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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

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Q-1900577/18
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Topun Kumar Puras

Spotal chunder Das

शारदा देवचंद्र दास

Kiran Nathrao Bhosale

FOR SUBHAM CONSTRUCTIONS

Uma Soucar Kesh

PARTNER
FOR SUBHAM CONSTRUCTIONS

Sushobham Kesh

PARTNER
FOR SUBHAM CONSTRUCTIONS

Biswajit Das

PARTNER
FOR SUBHAM CONSTRUCTIONS

Sivanta Das

PARTNER

Certified that the Endorsement
 Signer's and the Signature Sheet's
 attached to this document
 are part of the Document.

**AGREEMENT FOR DEVELOPMENT
 AND
 DEVELOPMENT POWER OF
 ATTORNEY**

Additional District Sub-Registrar
 BURDWAN

20 DEC 2018

THIS DEED OF AGREEMENT FOR DEVELOPMENT AND/CUM
 DEVELOPMENT POWER OF ATTORNEY IS MADE ON THIS 18TH DAY OF
 DECEMBER, TWO THOUSAND AND EIGHTEEN (2018)

BETWEEN

8800 29/12/18

शुभ संस्कार

गोपनीय

20631 9/12/18

05 DEC 2018



- Tapun Kumar Paul,

LTI-2170
18/12/18

- Tapun Kumar Paul,

LTI-2171
18/12/18

- शारदा देवी शर्मा

LTI-2172
18/12/18



FOR SUBHAM CONSTRUCTIONS

- Uma Sankar Kesh,

PARTNER

LTI-2173
10/12/18

Additional District Sub-Registrar
BURDWAN

18 DEC 2018

FOR SUBHAM CONSTRUCTIONS

Sushobhan Kesh

PARTNER

Tapan Kumar Pal
Gokul Chandra Pal
21/24 BAZAR STREET

Kiran Dasrath Bharate
FOR SUREM CONSTRUCTIONS
Uma Sankar Das
PARTNER

FOR SUREM CONSTRUCTIONS
Sushobhan Kish
PARTNER

FOR SUREM CONSTRUCTIONS
Biswajit Das
PARTNER

FOR SUREM CONSTRUCTIONS
Briksanta Das
PARTNER

1. **MR. TAPAN KUMAR PAL**, Son of Late Gokul Chandra Pal, by faith- Hindu, by occupation- Business, by Nationality - Indian, residing at Shyamlal, P. O.- Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104, PAN. **AEJPP2599A**;
2. **MR. GOPAL CHANDRA DEY**, Son of Late Umapati Dey, by faith- Hindu, by occupation- Business, by Nationality - Indian, residing at B.C. Road, Barabazar, P. O.- Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin - 713104, PAN. **ADJPD4330J**;
3. **MRS. SARADA DASHARATH BHARTE**, Wife of Late Dasrath Sopan Bharate, by faith- Hindu, by occupation- Housewife, by Nationality - Indian at present residing at B.C. Road, Barabazar, P. O.- Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104, PAN. **AIHPB5499D**; and
4. **MR. KIRAN DASRATH BHARATE**, Son of Late Dasrath Sopan Bharate, by faith- Hindu, by occupation- Business, by Nationality - Indian at present residing at B.C. Road, Barabazar, P. O.- Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104, PAN. **AMIPB7625E**; hereinafter called and referred as the **OWNERS** (which express or shall unless excluded his /their respective heirs, executors, administrators, legal representative and assigns) of the party of the **FIRST PART**.



LJ-I-2174
18/12/18

FOR SUBHAM CONSTRUCTIONS
Biswajit Das
PARTNER



LJ-I-2175
18/12/18

FOR SUBHAM CONSTRUCTIONS
Simanta Das
PARTNER



LJ-I-2176
18/12/18

Gopal chandra Das

Akhil School
S/o Ananta School
Bhabani Prakash Lane
P.O - Rajbati, Burdwan
Pin - 713104



REGISTRATION OFFICE
BURDWAN

18 DEC 2018

Tapan Kumar Paul
S/o. Paul Chandra Das

21221 92221 91221

Kirtan Dattirath Biswas
S/o. Dattirath Biswas

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Uma Sankar Kesh

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Sushoban Kesh

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Biswajit Das
S/o. Late Bibhutibhusan Das

11111 11111 11111

Srikanta Das
S/o. Late Sukumar Chandra Das

And

"SUBHAM CONSTRUCTION" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at 103, Mithapukur Road, P. O.- Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104, PAN. ACZFS4683G, represented by its All Representative Partner namely

- 1) **SRI UMA SANKAR KESH**, S/o Late Biswanath Kesh, by Nationality Indian, by faith Hindu, by occupation Business, resident of Joramandir, P.O. Burdwan, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713101; PAN. AKIPK2379J;
- 2) **SRI SUSHOBAN KESH**, S/o Sri Asok Kumar Kesh, by Nationality Indian, by faith Hindu, by occupation Business, resident of By Pass, Tejganj More, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713102; PAN. BRXPK8152L;
- 3) **SRI BISWAJIT DAS**, S/o Late Bibhutibhusan Das, by Nationality Indian, by faith Hindu, by occupation Business, resident of Golapbag More, P.O. Rajbati, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713104; PAN. BSNPD3623C; and
- 4) **SRI SRIKANTA DAS**, S/o Late Sukumar Chandra Das; by Nationality Indian, by faith Hindu, by occupation Business, resident of 4 No Ichlabad, P.O. Sripally, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713103; PAN. AZKPD9095R; hereinafter called the **DEVELOPER** (which express or shall unless excluded its/his/their und each of its/his/their respective heirs,

Tanpura 1000 sqm
Goyal chandani 2000
2000 sqm

Kiran Nathu with Chausabe
1000 sqm
Uttara Sankar kash

1000 sqm

1000 sqm
Sushobhan Kashi

1000 sqm

1000 sqm
Biswajit Das

1000 sqm

1000 sqm
Srinivasa Das

executors, administrators, legal representative and assigns) of the party of the **SECOND PART**.

- A. **WHEREAS:** the OWNERS are the sole and absolute owners in respect of the **First Schedule** mentioned Land and is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Lands, hereditaments and premises, free from all encumbrances, charges, liens, attachments, trusts whatsoever to howsoever morefully described in the **First Schedule** hereinafter written (hereinafter referred to as the "**SAID PROPERTY**");
- B. **AND WHEREAS,** the **First Schedule** mentioned Plot Numbers which are previously comprising in R.S. Khatian No. 5359 R.S. Plot No. 7261 and presently appertaining L.R. Khatian No. 16614, 16615, 20237 and 20238 comprising in L.R. Plot No. B2B1 of "Bastu" Class of Land along with Building thereon under the Burdwan Mouza, J.L. No. 30, total measuring 10.6 Decimals situated within the jurisdiction of Burdwan Municipality appertaining to present Holding No. 28 under Ward No. 29 of B. C. Road Mahalla under the jurisdiction of P.S. Bardhaman, Dist. Purba Bardhaman within Sub-Registry Office at Burdwan was previously belonged to Sir Uday Chand Mahatab. While being the absolute owner and possessor of the land, Sir Uday Chand Mahatab, on 22/11/1957 sold the said property by virtue of a Registered Deed of Sale being Deed No. 1-6996 for 1957 in favour of one Jyotilal Mukherjee and from

For the purpose of
Global Charitable Trust
2012/12/20/2012/2012

Kiran Dayanath Dhruvate
FOR GLOBAL CHARITABLE TRUST
Umm Sanskar Wash
MUMBAI

FOR GLOBAL CHARITABLE TRUST
Sushobham Keshi
MUMBAI

FOR GLOBAL CHARITABLE TRUST
Bhimsingh Dan
MUMBAI

FOR GLOBAL CHARITABLE TRUST
Srinivasa Das
MUMBAI

then on the said Sir Uday Chand Mahatab relinquished his entire right, title and interest in respect of the said property in favour of the said Jyotilal Mukherjee absolutely and the said Jyotilal Mukherjee from then on became absolute owner and possessor in respect of the land the building constructed thereon.

C. **AND WHEREAS** while being the absolute owner and possessor in respect of the property as mentioned in the First Schedule hereunder, the said Jyotilal Mukherjee initiated to give the property in tenancy to the desiring tenants and in lieu of such tenancy also started to collect the rents from the said tenants. Subsequently the said Jyotilal Mukherjee sold the said property inclusive of the ownership and the tenants inclusive of the right to collect the rent with right of atonement in favour of Smt. Suvra Agnihotry and Sri Shyamal Kumar Agnihotry by virtue of a Registered Deed of Sale being Deed No. J-703 for 1971 and from then on the said Smt. Suvra Agnihotry and Sri Shyamal Kumar Agnihotry became the owners of the property and the landlords of the existing tenants with the absolute and sole right and authority to collect the rents from the tenants of the property. Subsequently the said Smt. Suvra Agnihotry and Sri Shyamal Kumar Agnihotry rented out portions of the Premises to Abhijit Bhattacharya and one Sk Ainul and one Sitaram Banerjee at the tune of fixed and agreed rent.

Tapan Kuma Pal
Gopal Chandra Dey
DASHARATH SOPAN BHARTE

Mrs. Suvra Agnihotry
Mrs. Sushobha Kesh

RAJESH
Sushobha Kesh

DR. BHARATI DEB
DR. BHARATI DEB

DR. BHARATI DEB
DR. BHARATI DEB

DR. BHARATI DEB
DR. BHARATI DEB

- D. **AND WHEREAS** the said Smt. Suvra Agnihotry and Sri Shyamal Kumar Agnihotry sold the said property inclusive of the ownership and the tenants inclusive of the right to collect the rent with right of atonement in favour of Tapan Kuma Pal, Gopal Chandra Dey and Dasharath Sopan Bharte by virtue of a Registered Deed of Sale being Deed No. 1-4275 for 2005 registered in the Office of the ADSR, Burdwan and from then on the said Tapan Kuma Pal, Gopal Chandra Dey and Dasharath Sopan Bharte became the owners of the property and the landlords of the existing tenants with the absolute and sole right and authority to collect the rents from the tenants of the property.
- E. **AND WHEREAS** the present OWNER No. 1 and 2 namely Tapan Kuma Pal and Gopal Chandra Dey and the erstwhile owner cum predecessor of the present OWNER No. 3 and 4 namely Dasharath Sopan Bharte since their time of purchase, became absolute owner & possessor of the scheduled property & got his name recorded in the L.R. record of rights & mutated their names in the office of the Burdwan Municipality & are paying and revenues and taxes of the scheduled property accordingly and accordingly started the process to discharge their legal obligations of payment of Govt. rents etc. in the name on appropriate receipt thereof and thereby have acquired absolute title in the said property to which they are entitled.

22/06/2018
 Global Hospital, Mumbai
 2018/06/22

Kiran Dashrath Bharate
 100, Sahay Road, Calcutta
 Uman Sankar Bhosh
 PARTNER

Sushobhan Kesh
 PARTNER

Binwajit Das
 PARTNER

Binwajit Das
 PARTNER

F. AND WHEREAS the aforesaid Dasharath Sopan Bharte died intestate on 26/06/2018 at Global Hospital, Mumbai leaving behind his widow namely Mrs. Sarada Dasharath Bharte, Wife of Late Dashrath Sopan Bharte, by faith-Hindu, by occupation- Housewife, by Nationality - Indian at present residing at B.C. Road, Barabazar, P. O.- Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104 and his son namely Mr. Kiran Dashrath Bharate, Son of Late Dasrath Sopan Bharte, by faith- Hindu, by occupation- Business, by Nationality - Indian at present residing at B.C. Road, Barabazar, P.O.- Rajbati, P.S. - Burdwan, District - Purba Burdwan, West Bengal, Pin - 713104 as his legal heirs and successors as the provisions of the Hindu Succession Act, 1956 and as the legal heirs and successors the said Mrs Sarada Dasharath Bharte and Mr. Kiran Dasharath Bharate equally inherited 50% i.e., Half Share each individually in respect of the entire property left by the said Late Dasrath Sopan Bharte and together they became the rightful owners of the properties of the said Late Dasrath Sopan Bharte. Subsequently they mutated their names in L.R. Khatian Nos. 20237 and 20238 in respect of the First Schedule mentioned L.R. Plot Number appertaining to the First Schedule mentioned property and has been paying the rent against their shares and also mutated their names in the Burdwan Municipality Records and started to pay tax against their shares.

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 Gopal chandra Das
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 Miran Dasthewadh Ghoshate
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 Sushobhan Kishu
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 Binoyjit Das
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 Binoyjit Das
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G. AND WHEREAS during this time among the subsisting tenants Abhijit Bhattacharya surrendered his tenancy right to the landlords by virtue of a Deed of Surrender of tenancy and terminated the tenancy of the premises which he has taken in his part and from the date of the said surrender the landlords got back their premises in their exclusive possession without any interruption of any person. Subsequently the landlords initiated the eviction suit for eviction of the tenant from the tenanted property against the said Sk Ainul and the said suit was decreed and subsequently the decree was executed by the Hon'ble Court and the by the said execution by the Hon'ble Court the landlords got back their premises in their exclusive possession without any interruption of any person. Afterwards during subsistence of the tenancy the said Sitaram Banerjee died intestate and in his place Smt. Shefalli Banerjee being his widow, Sri Suprobhat Banerjee being his son and Sri Sumojit Banerjee being his another son became his legal heirs and successors as per the provisions of the Hindu Succession Act, 1956 and as the successors, they became the tenants in respect of the tenanted premises and while enjoying the tenancy, they faced inconveniences from their part and found other suitable accommodation of their own and they surrendered their tenancy right to the landlords by virtue of a Deed of Surrender of tenancy and terminated the tenancy of the premises which they have obtained in their part

Tapan Kumar Paul
Gopal Chandra Das
21/12/2018

Kinun Nathuath Bhattacha

Uma Sankar Das

FIRST SCHEDULE

Sushobhan Kashi

FIRST SCHEDULE

Bibhuti Das

Srinivasa Das

and from the date of the said surrender the landlords got back their premises in their exclusive possession without any interruption of any person.

H. AND WHEREAS since all the tenants vacated the entire premises as mentioned in the FIRST SCHEDULE below, the owners as the landlords finally got back their exclusive possession in respect of the entire FIRST SCHEDULE mentioned property and for such the OWNERS have acquired a good title over the **First Schedule** mentioned property without any interference or intervention of any or by any other person.

A. AND WHEREAS there was a large portion of vacant land with huge structure thereon being the First Schedule mentioned Property which was not maintained and which was more specifically described below and due to the passage of time the existing structure became old and dilapidated and the entire property being the First Schedule mentioned property is being depreciated and damaged due to non-maintenance and thereby the **OWNERS** have taken decision to construct multistoried residential building inclusive of Flats/Residential Units and Car Parking Spaces by constructing building/s and to develop the premises which is not being looked after by the **OWNERS** due to their inexperience in the field of maintenance of property and also occupational dilemma as well as health and habitation uncertainty in the City of Burdwan and thereby the **OWNER** has taken decision to construct the

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Gopal chandra Das
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Kiran Pathrath Bhawan
Uma Sankar Mishra

Sushobhan Kesh

Biswanjit Das
Biswanjit Das

multistoried residential building along with residential building inclusive of Flats/Residential Units and Car Parking Spaces and to develop the premises.

I. AND WHEREAS the **OWNERS** in order to construct of Residential building comprised of Multiple Flats/Residential Units/Car Parking Spaces and to develop the premises i.e., the property which is more specifically described in the First Schedule below, initiated to execute their plan and vision into reality and approached before the Municipality of Burdwan and submitted their scheme before the concerned authority in order to construct the aforesaid multistoried building in specified demarcated and properly delineated landed property measuring 4498.85 Sq. Ft. (A Little More or Less) with structure thereon out of the aforesaid total Land Area of 10.6 Decimals (A Little More or Less) and in that regard the **OWNERS** got their proposed plan sanction and obtained Municipal Plan being Memo No. 495/E/VII-4 dated 15/09/2018 along with the Map of Plan bearing Regd. (Encl.) No. 1196 dated 12/09/2018 with the permission to construct one Ground (G) Plus (+) Six (6) Storied Residential Building consisting of several Flats and Parking Spaces. Subsequently, after obtaining the said Plan the **OWNERS** tried to raise the construction over the said Landed Property as specifically detailed in the Schedule herein under and they intended to initiate the process of demolition of the existing structure in order to make the said Land vacant and

Tapan Kumar Paul
Babul Chandra Das
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Kiran Pathyreddy Bhisekar
Lata Sanjivan Mesh

Sushobhan Mesh

Biswanjit Das

Sankanta Das

between the parties as follows: -

- 1.1 **PREMISES:** shall mean the premises with land as stated in the **First Schedule** of this agreement.
- 1.2 **BUILDING/S:** shall mean the proposed multi-storied building/buildings along with multi-storied residential building cum housing inclusive of Flats/Residential Units and Car Parking Spaces to be constructed as per the Architect's drawings/documents, and as per Municipal Plan being Memo No. 495/E/VII-4 dated 15/09/2018 along with the Map of Plan bearing Regd. (Encl.) No. 1196 dated 12/09/2018 with the permission to construct one Ground (G) Plus (+) Six (6) Storied Residential Building consisting of several Flats and Parking Spaces which is duly approved by the Burdwan Municipality i.e., Burdwan Municipal Authority via its sanction Plan in order to construct Multi- Storied Building comprised with Flats/Residential Units and Car Parking Spaces and to utilize the land to aid and support the process of construction of the Multistoried Residential building inclusive of Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities which is regarded as part and parcel of the said project, within the said premises and the said building is to be constructed by the manner and way with all specifications as stated in the **Third**

Tapan Kumar Pal
Gokul Chandra Dey
21/12/2018 21/12/2018

Kiran Nathrath Bharate
FOR SIGNATURE PURPOSES
Uma Sansar Kulkarni

MAITREYI
Sushobham Kulkarni

Rajwajit Das

Sankanta Das

Schedule of this Indenture.

1.3 OWNERS: shall mean

- a) **MR. TAPAN KUMAR PAL**, Son of Late Gokul Chandra Pal, by faith- Hindu, by occupation- Business, by Nationality - Indian, residing at Shyamlal, P. O.- Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104, **PAN. AEJPP2599A**;
- b) **MR. GOPAL CHANDRA DEY**, Son of Late Umapati Dey, by faith- Hindu, by occupation- Business, by Nationality - Indian, residing at B.C. Road, Barabazar, P. O.- Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104, **PAN. ADJPD4330J**;
- c) **MRS. SARADA DASHARATH BHARTE**, Wife of Late Dasrath Sopan Bharate, by faith- Hindu, by occupation- Housewife, by Nationality - Indian at present residing at B.C. Road, Barabazar, P. O.- Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104, **PAN. AIHPB5499D**; and
- d) **MR. KIRAN DASRATH BHARATE**, Son of Late Dasrath Sopan Bharate, by faith- Hindu, by occupation- Business, by Nationality - Indian at present residing at B.C. Road, Barabazar, P. O.- Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104, **PAN. AMIPB7625E**; and shall include his/her/their respective heirs, executors,

72-10-10-10-10-10-10
 80-10-10-10-10-10-10
 90-10-10-10-10-10-10
 Kiren Pathrathy Bhattacharjee
 Umapati Sankar Kesh
 Sushobhan Kesh
 Biswanath Das
 Srikanta Das

administrators, representatives, transferees, assignees and nominees.

1.4 DEVELOPER: shall mean "SUBHAM CONSTRUCTION" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at 103, Mithapukur Road, P. O.- Rajbati, P.S – Burdwan, District – Purba Burdwan, West Bengal, Pin -713104; **PAN: AMIPB7625E;** represented by its All Representative Partner namely **1) SRI UMA SANKAR KESH, S/o Late Biswanath Kesh, by Nationality Indian, by faith Hindu, by occupation Business, resident of Joramandir, P.O. Burdwan, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713101; PAN. AKIPK2379J; 2) SRI SUSHOBAN KESH, S/o Sri Asok Kumar Kesh, by Nationality Indian, by faith Hindu, by occupation Business, resident of By Pass, Tejganj More, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713102; PAN. BRXPK8152L; 3) SRI BISWAJIT DAS, S/o Late Bibhutibhusan Das, by Nationality Indian, by faith Hindu, by occupation Business, resident of Golaphag More, P.O. Rajbati, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713104; PAN. BSNPD3623C; and 4) SRI SRIKANTA DAS, S/o Late Sukumar Chandra Das, by Nationality Indian, by faith Hindu, by occupation Business, resident of 4 No Ichlabad, P.O. Sripally, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713103; PAN. AZKPD9095R; and shall include his/it's/their respective legal heirs, successors, officers, managers, executors, administrators, representatives, transferees, assignees and nominees.**

Tapan Kumar
General Manager

General Manager

21/11/2018

Mirun Pathrath Choudhary

FOR SPECIAL INSTRUCTIONS

Usha Sankar Kishor

STARTER

FOR GENERAL INSTRUCTIONS

Subhojit Kishor

PAINTER

FOR GENERAL INSTRUCTIONS

Binwajit Deb

STARTER

FOR GENERAL INSTRUCTIONS

Srinivasa Rao

1.5 **COMMON FACILITEIS:** shall include corridors, hall ways, drive ways, lifts, stairways, landings, water reservoir, pump room, passage-ways, drive-ways, generator space/room, community room, meter room, transformer, electrical sub-station and other spaces and facilities, whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the building/buildings and/or common facilities or any of them thereon as the case may be as stated in details in the **Fourth Schedule** of this Indenture.

1.6 **OWNER'S ALLOCATION**

1.6.1. Shall mean the prospective right of the OWNERS in regard to their share as agreed upon to be developed by virtue of this agreement and in that regard the allocation of the OWNERS was held to be total consideration amount Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) and save and except the retainable entire share in the Roof the OWNERS shall have no share percentage in the any other floor up to 6th (Sixth) Floor of the proposed building/buildings being the residential building cum housing complex in relation to the construction according to the sanctioned plan of the Burdwan Municipality being Municipal Plan being Memo No. 495/E/VII-4 dated 15/09/2018 along with the Map of Plan bearing Regd. (Encl.) No. 1196 dated 12/09/2018 with the permission to construct one

Tapan / Karmakar
 Bipul Choudhary
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 Karmakar Pathinath Bhaskar
 Urmil Sanyal
 Sushobhan Kesh
 Biswajit - Das
 Binayak
 Binayak
 Binayak

Ground (G) Plus (+) Six (6) Storied Residential Building comprised with Residential Flats and Parking Spaces and to utilize the land for the process of construction of the Multi-Storied Residential Building(s) comprised with Residential Flats and Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities which is regarded as part and parcel of the said project, within the said premises as per their respective share over land more specifically mentioned in the **First Schedule**. Here it must be mentioned that OWNERS will not retain and will not enjoy their entitlement of the aforesaid share in land and will also not get any allotment in the Total Constructed Portion of the proposed Multi-Storied Residential Building(s) comprised with Residential Flats and Parking Spaces but they will have 100% Allocation of share in the Roof of the said proposed Building appertains to further construction right and they will simply take the total consideration amount Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) in lieu of their share in land and in lieu of the said allocation of the Owners in respect of the constructed portion in the G+6 Storied Residential Flat Building, the Owners hereby grant exclusive and absolute right to the Developer to sale out the entire land with the proposed structure and the proposed flats and parking spaces to the



Tafan lara pur

Gotaul chandray day.

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Isinur Pathroth Bhawak

10/09/2018

Uma Suman Mesh

10/09/2018

Sushobhan Kesh

10/09/2018

10/09/2018

10/09/2018

Bhaurajit Das

10/09/2018

10/09/2018

Shankar Das

10/09/2018

prospective purchasers by the Developer as the Power of Attorney Holder of the Owners and the OWNERS also grant all right, title and interest in favour of the DEVELOPER to receive and collect the consideration amount against the aforesaid the share of OWNERS from purchasers and the OWNER also grant all right, title and interest in favour of the DEVELOPER to keep and retain the aforesaid sale proceeds and the consideration amount against the aforesaid share of OWNERS in order to make adjustment in respect of the aforesaid consideration money amounting Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) and the OWNER hereby grant exclusive and absolute right to the Developer to sale out the 100% allocation of the proposed project which is schedule to be constructed as per sanctioned plan of the Burdwan Municipality being Municipal Plan being Memo No. 495/E/VII-4 dated 15/09/2018 along with the Map of Plan bearing Regd. (Encl.) No. 1196 dated 12/09/2018 with the permission to construct one Ground (G) Plus (+) Six (6) Storied Residential Building comprised with Residential Flats and Parking Spaces by the Developer in favour of the prospective purchasers along with the Allocation of the Developer and the OWNERS will simply take the consideration amount being Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) as described in this Agreement to reimburse and to make

20/01/2019
Gopal Chandra Sen

20/01/2019

Kiran Dattarath Bhushale

Umasa Sankar Mesh

10/01/2019

Sushobhan Kesh

10/01/2019

Binwajit Das

10/01/2019

THE GENERAL CONDITIONS

Banknote etc

10/01/2019

adjustment in respect of their expenses and the consideration amount advanced to the OWNERS and the OWNERS will directly not sale the said Unit/Flat/Parking Space or will not directly do any documentation or will not execute any document and agreement for Sale and all such work will be done by their Power of Attorney Holder being the Partners of the Developer Firm on their behalf and the OWNERS will take the Monetary Consideration in lieu of their share in land from the Developer Firm but not directly from any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank but all such payment are to be taken by the DEVELOPER and the said consideration money against the allocated share of the owners which is described in this Development Agreement, will either be paid directly or may be deposited in the Bank Account of the OWNERS as per their shares in the FIRST SCHEDULE mentioned property and the DEVELOPER as the duly constituted Power of Attorney and Authorized Agent(s) of the OWNERS will deal with any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank and will receive the Money/Consideration Amount from all such persons or institutions and will retain the said money for making the adjustment of the consideration sum forwarded to the OWNERS and to make adjustment in regard to the cost of construction. It is further mentioned here that the

21/2/21 42024 MITA
Gopal chandra Das

21/2/21 42024 MITA

Mirun Nathrath Bhosale

21/2/21 42024 MITA

Uma Samsankarsh

21/2/21 42024 MITA

Sushobhan Kesh

21/2/21 42024 MITA

Bhargat Das

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aforesaid amount will be paid in different instalments only as mutually agreed and discussed and the payment process of the said amount has been described in the SECOND SCHEDULE of this Deed. It is further mentioned here that the owners shall have absolute and exclusive right, title and interest in the Roof of the said proposed Building and the Developer shall have no right, title and interest in respect of the said Roof ever.

1.6.2 Roof area which shall be the roof/roves directly above the flat/flats and/or room/rooms including every right over the roof will be allotted in favour of the OWNERS alone; during the tenure of this Agreement, if the OWNERS obtains any further permission by way of Burdwan Municipality Sanctioned Plan, then the OWNERS, at their own cost may raise construction over the said roof of the said building which is to be constructed in accordance with the said Plan i.e., Burdwan Municipality Sanctioned Plan and the DEVELOPER shall not have and shall not claim any allocation or any right or title or interest in respect of such construction which means that the OWNERS will get and obtain 100% allocation from that particular floor or/and new construction and they will have the full power and privilege by the force to sale out the said allocated portion in favour of the prospective purchasers and will keep and retain

For the purpose of
Bilateral Exchange only.
21/2/2019 21/2/2019

Mirun Dattathreya Bhattacharya
FOR OWNER'S REPRESENTATIVE
Urmil Sankar Kerkar

FOR DEVELOPER'S REPRESENTATIVE
Sushobhan Kesh
PARTNER

FOR JOINT DEVELOPER'S REPRESENTATIVE
Bhuvanraj Das
FOR OWNER'S REPRESENTATIVE
Srinivasa Das

the consideration money and the OWNERS will deal with all persons and/or the intending purchaser(s) and/or the Financial Institution and/or Bank directly and will receive the Money/Consideration Amount from all such persons or institutions and will retain the same and the present DEVELOPER admit and agree and declare not to raise any objection whatsoever in this regard in future.

1.7 DEVELOPER'S ALLOCATION:

Shall mean the absolute right of the DEVELOPER in regard to compulsory 100% inclusive of the share of the owners and the share of the developer which means the DEVELOPER's absolute right is 100% share of the Entire total constructed portion of the proposed building/buildings being the Multi-Storied Residential Building(s) comprised with Residential Flats and Parking Spaces in relation to the construction according to the sanctioned plan of the Burdwan Municipality being Municipal Plan being Memo No. 495/E/VII-4 dated 15/09/2018 along with the Map of Plan bearing Regd. (Encl.) No, 1196 dated 12/09/2018 with the permission to construct one Ground (G) Plus (+) Six (6) Storied Residential Building comprised with Residential Flats and Parking Spaces and to utilize the land for the process of construction of the Multi-Storied Residential Building(s) comprised with Residential Flats and Parking Spaces by constructing building and pathway and driveway and area

To our law firm
Global chartered acy.

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Hirun Nuthrath Bhussate
FOR SUSHAM CONSTRUCTIONS
Uma Samsar Nath.

PARTNER

FOR SUSHAM CONSTRUCTIONS

Sushobham Kesh

PARTNER

FOR SUSHAM CONSTRUCTIONS

Bhargavi Des


PARTNER

FOR SUSHAM CONSTRUCTIONS

Shrikanta. D.

PARTNER

of ingress and egress and other necessary facilities and amenities which is regarded as part and parcel of the said project, within the said premises as per their respective share over the entire **First Schedule** mentioned property including Car Parking/Garages and Flats/Residential Units and Parking Spaces in all the floors and since the DEVELOPER is in agreement with the OWNERS to pay Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only), the DEVELOPER will also have the all right, title and interest in regard to the Authority and Power given by the OWNERS in favour of the DEVELOPER to transfer, convey and sale the portion defined in the OWNERS' ALLOCATION i.e., the DEVELOPER will have exclusive right to enjoy the entire proposed Multi-Storied Residential Building(s) comprised with Residential Flats and Parking Spaces and will have all right, title and interest by virtue of this Agreement to hold and also to Sell the entire allocation of its and of the owner also i.e., all the Flats and Parking Spaces in the said proposed Multi-Storied Residential Building(s) comprised with Residential Flats and Parking Spaces. It is further mentioned here that only the owners shall have absolute and exclusive right, title and interest for further floor construction in the Roof of the said proposed Building and the Developer shall have no right, title and interest in respect of the said Roof ever.

 1.8 ARCHITECT : shall mean any person or persons firm or firms appointed or

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Statulchandra Das

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Hiran Chakraborty Ghose
Usha Sanyal Kalyan

Sushobhan Kesh

Bijoyjit Das

Pratik Das

Srinanta Das

nominated by the DEVELOPER as the Architect of the building at it's own cost and sole responsibility.

1.9 BUILDING PLAN: shall mean the plan/plans i.e., Municipal Plan being Memo No. 495/E/VII-4 dated 15/09/2018 along with the Map of Plan hearing Regd. (Encl.) No. 1196 dated 12/09/2018 with the permission to construct one Ground (G) Plus (+) Six (6) Storied Residential Building consisting of several Flats and Parking Spaces for construction of the building, duly approved by the OWNER and submitted by at the costs of the DEVELOPER to the Burdwan Municipal Authority in order to construct multistoried residential building/buildings along with residential building cum housing complex inclusive of Flats/Residential Units, Car Parking Spaces and to utilize the land to aid and support the process of construction of the multistoried residential building/buildings along with residential building cum housing complex inclusive of Flats/Residential Units, Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities which is regarded as part and parcel of the said project, within the said premises and shall include any amendments thereto or modifications thereof made or caused by the DEVELOPER which is duly sanctioned by the Burdwan Municipal Authority i.e., Burdwan Municipality it will also include any further permission by way of Burdwan

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Kiran Dattarath Bhawate
FOR GENERAL CONTRACTING
Uttara Sanskar Nash

FOR GENERAL CONTRACTING
Sushobhan Kesh

FOR GENERAL CONTRACTING
Bhimajit Das
PARTNER

FOR GENERAL CONTRACTING
Srinivasa Das
PARTNER

Municipality Sanctioned Plan in order to raise and construct further floors over the top floor.

- 1.10 **CONSTRUCTED SPACE:** shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities.
- 1.11 **SALEABLE SPACE:** means, and include the Allocation of the DEVELOPER being the 100% Allocation of the entire Building except the Roof Right of further development or construction and the space in the Building which will be available for independent use and occupation after making due provision for common facilities and the spaces required therefore.
- 1.12 **CARPET AREA:** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the office or shop or flat or apartment.
- 1.13 **COVERED AREA:** shall mean the Plinth area of the said Residential Unit/ Flat including the Bathrooms and Balconies and also thickness of the walls and pillars which includes proportionate share of the Plinth area of the common portions PROVIDED THAT if any wall be common between two Residential as well as Commercial Unit / Flats then one - half of the area under such wall

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Global Chambers
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Hiran Dattreth Ghosankar
FOR SUBHAD CONSTRUCTIONS
Usha Sanskar. Kash.

FLAT/UNIT
FOR SUBHAD CONSTRUCTIONS
Sushobhan Kesh

FOR SUBHAD CONSTRUCTIONS
Bhavrajit Dora

FOR SUBHAD CONSTRUCTIONS
Sankar. D. D.

shall be included in each Residential Unit / Flat.

1.14 UNDIVIDED SHARE: shall mean the undivided proportionate share in the land attributable to the each Flat and Residential Unit / Parking Space comprised in the said Holding and the common portions held by and / or here in agreed to be sold to the respective Purchaser and also wherever the context permits.

1.15 CO - OWNER: shall according to its context mean and include all persons who acquire or agree to acquire Residential Unit / Flat / Parking space in the Building, including the Developer for the Residential Unit/ Flats / Parking Spaces not alienated or agreed to be alienated.

1.16 FLAT/UNIT: shall mean the Residential Unit/flats and / or other space or spaces intended to be built and or constructed and / or the covered area capable of being occupied.

It shall also mean that according to the context, mean all Purchaser/s and/or intending Purchaser/s of different Residential Unit/flats in the Building/s and shall also include the Developer herein in respect of such Residential Unit/flats which are retained and/or not alienated and/or not agreed to be alienated of the time being.

1.17 COMMON EXPENSES: shall include all expenses to be incurred by the Co - owner for the maintenance, management and upkeep of the building in the

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Mirun Dathrath Bhattacha

FOR SUPER BUILT UP AREA
Lenses Sansar Kesh.

FLATMEN

FOR BUDHAN (2022) 2022/22

Bushobhan Kesh

FLATMEN

FOR BUDHAN (2022) 2022/22

Biswanjit Das

FLATMEN

FOR BUDHAN (2022) 2022/22

Srinivanta Das

FLATMEN

said Holding for common purposes and also the charges to installation of Electricity.

1.18 COMMON PURPOSES: shall mean the purpose of managing and maintaining the building of the said Holding and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the Co - Owner relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the common perorations in common.

1.19 SUPER BUILT-UP AREA: Shall mean in context to a Unit/Flat as the area of a Unit/Flat computed by adding an agreed fixed percentage of **25% (Twenty Five Percent) (More or Less)** over the built-up and/or the covered area of the Unit/Flat i.e. Residential Unit and such will be used and utilized for the selling and also for the registration purpose in order to pay the Stamp Duty and Registration Fees to the Government of West Bengal as per its standing rules and regulations. Be it mentioned here that during the continuation of this Agreement if any new Rules in respect of any Law relating to Development and Real Estate including the WBHR Act, 2017 is formed by the Government and If such rule becomes effective by making the concept of "Super-Built Up Area" obsolete than in that case the Flats are to be sold either by way of measuring the Flat in terms of "Covered Area" and/or measuring

Tapan Kumar
 Global Chennai
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 Kiran Bhatnagar Bhawan
 FOR NATIONAL CONSTRUCTION
 Usha Sankar Kesh
 FOR NATIONAL CONSTRUCTION
 Sushobhan Kesh
 FOR NATIONAL CONSTRUCTION
 Anurag Datta
 FOR NATIONAL CONSTRUCTION
 Srinanta Das
 FOR NATIONAL CONSTRUCTION

the Flat in terms of "Carpet Area" whichever is applicable.

1.20 DEVELOPER'S ADVOCATE: Shall mean Sri Rajdeep Goswami, Ld. Advocate of Burdwan District Judges' Court who has prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion and erection and sale, transfer, grant, conveyance, demised, devise and provide of the premise, its parts and parcels and the Building/s and the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.

1.21 TRANSFER: with its grammatical variations shall include a transfer by and/or of possession and by any other means adopted for effecting what is understood as a transfer of space in a multistoried building/s to purchasers thereof although the same may not amount to a transfer in law.

1.22 TRANSFEREE/INTENDING PURCHASER: shall mean a person or persons to whom any space in the building/s has been transferred by the DEVELOPER including the rights of transfer to the fullest extent of the DEVELOPERS ALLOCATION and the OWNER'S ALLOCATION or any space in the building/s including the rights of transfer to the extent of the entire 100% share as defined and described in the **Clause No. 1.6 and 1.7.**

1.23 MASCULINE GENDER: shall include feminine gender and vice versa.

1.24 SINGULAR NUMBER: shall include plural number and vice versa.

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Hirun Dethrathi Bhuzade
FOR DESIGN CONSULTANTS
Lorna Sansour North

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FOR INTERNAL CONSULTANTS
Sushobhan Kesh

FOR ARCHITECTURAL CONSULTANTS
Bhujrajit Das

FOR INTERNAL CONSULTANTS
Srinantha D'Sa
FOR ARCHITECTURAL CONSULTANTS

ARTICLE II - TITLE INDEMNITIES AND REPRESENTATIONS:

The OWNERS do and doth hereby declare and covenant with the DEVELOPER as follows:-

- 2.1 That the OWNERS are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said premises as mentioned in the **First Schedule** below.
- 2.2 That the said premises is free from all encumbrances, charges, liens, lis-pendenses, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature and if such is not still then the OWNERS hereby unconditionally undertake to make the said **First Schedule** mentioned property free form all encumbrances, charges, liens, lis-pendenses, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature within 3 Months from this very date of execution of this Agreement.
- 2.3 That the DEVELOPER will bear the cost of demolishing, dismantling, disintegrating and dissolving the existing construction and will take the possession of the vacant land provided that all the debris and rubbish will be retained by the DEVELOPER and shall be the property of the DEVELOPER and the DEVELOPER will bear the cost and expense of the query of earth or soil for the purpose of setting up the foundation.
- 2.4 That the DEVELOPER will bear all expenditure of construction and cost of all necessary and essential materials and equipments which will be required for

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Babul Chandra Paul
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Kirun Dasthath Bhushan
Uma Sankar Kesh

PARTNER
Sushobhan Kesh

PARTNER
Binoyjit Das

PARTNER
Biswanath Das

the purpose of construction of the said building premises and the **OWNER** will co-operate with the **DEVELOPER** in all aspects except Financially.

2.5 That the **OWNERS** by self or through their constituted attorney shall sign in all other necessary papers, documents, affidavits, declarations etc. require for modification of building plan/revised plan if necessary, and for construction of building which may be required by the Developer for the purpose of construction and development of the said property in the said premises.

2.6 The **DEVELOPER** is hereby authorized and empowered in relation to the said construction, so far as may be necessary for apply of quotas of cement, steels bricks and other materials for the construction or the electric meter waster & drainage and other Imputes and facilities and for other necessities required for which purpose the **OWNERS** hereby agree upon to execute a Power of Attorney through this indenture in favour of "**SUBHAM CONSTRUCTION**" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at 103, Mithapukur Road, P. O.- Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin - 713104; PAN: AMIPB7625E; represented by its All Representative Partner namely 1) **SRI UMA SANKAR KESH**, S/o Late Biswanath Kesh, by Nationality Indian, by faith Hindu, by occupation Business, resident of Joramandir, P.O. Burdwan, P.S, Burdwan & Dist. Purba Burdwan, Pin - 713101; PAN.

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 Kirtan Nath Youth Bhawan
 Umi Sankar Kesh
 Sushobhan Kesh
 Biswajit Das
 Srikanta Das

AKIPK2379J; 2) **SRI SUSHOBAN KESH**, S/o Sri Asok Kumar Kesh, by Nationality Indian, by faith Hindu, by occupation Business, resident of By Pass, Tejgunj More, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713102; **PAN. BRXPK8152L**; 3) **SRI BISWAJIT DAS**, S/o Late Bibhutibhusan Das, by Nationality Indian, by faith Hindu, by occupation Business, resident of Golapbag More, P.O. Rajbati, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713104; **PAN. BSNPD3623C**; and 4) **SRI SRIKANTA DAS**, S/o Late Sukumar Chandra Das, by Nationality Indian, by faith Hindu, by occupation Business, resident of 4 No Ichlabad, P.O. Sripally, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713103; **PAN. AZKPD9095R**; whereas such power or authority to be executed by a registered Power of Attorney as required by the DEVELOPER to sign by the OWNERS all such application as to be require for the purpose and in connection with the construct of the proposed building/s and to sell flats and car parking spaces with share in land.

- 2.7 That except the OWNERS no one else have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said **First Schedule** mentioned premises or any portion thereof.
- 2.8 The DEVELOPER shall pay all revenue and taxes to the competent authority till the transfer of the flat or space premises to the intending purchaser or transferee in respect of the **OWNER'S ALLOCATION**.

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Uma Sankar Das

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Biswajit Das

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- 2.9 The OWNERS have absolute right and authority to enter into the agreement with the DEVELOPER in respect of their title in the said premises agreed to be developed.
- 2.10 That there is no arrear of taxes and / or other levies of impositions of the said property due and payable to any statutory authority.
- 2.11 That neither any proceeding for acquisition of the said property or any portion thereof is pending nor any notice has been received in respect thereof.
- 2.12 That the said land is not a Debottor or Pirottor property.
- 2.13 That no proceeding of Income Tax Act, Wealth Tax Act or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 2.14 That there is absolutely no impediment or bar in matter of this agreement/understanding or sale or the said property as contemplated in these present.
- 2.15 The OWNERS do not own any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1978 in respect of the said premises.
- 2.16 The OWNERS hereby undertake to indemnify and keep indemnified the DEVELOPER from and against any and all actions, charges, liens, claims,



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Kiran Dattarath Bhattacharya
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Sushobham Kesh

Rishwanjit Das

Chintanika Das

damages, encumbrances and mortgages or any Third Party Possessory Rights or any Third Party Claim in the said premises arising out of or due to the negligence or non compliance of any law, bye-laws rules and regulations of the Burdwan Municipality i.e., Burdwan Municipal Authority or Government or local bodies including the Municipality as the case may be by the OWNERS and shall attend to answer and be responsible for any deviation, omission, commission, negligence, violation and/or breach of any of the said laws, bye-laws, rules and regulations or any accident in or relative to or concerning prior to execution of this Deed and the Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of the Deeds of Conveyance and/or other documents relating to Developer's Allocation shall be entirely borne by the Developer or its nominee or nominees. Likewise the Stamp duty, registration charges and expenses in connection with the execution of the deed of conveyance and other documents relating to Owner' allocation will be borne by the Developer or their nominee or nominees as the Developer has obtained the allocation of entire 100% share. Here it must be mentioned that the Owners will not be liable for any consideration received by the Developer from the intending Purchaser/Purchasers regarding the Owner's and Developer's Allocation after the development of the said premises.

For purchase from
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Kiran Oathreddy Bhuzante
FOR SUBMISSION TO THE
LAW SOCIETY

FOR SUBMISSION TO THE
Sushobham Kesh
PARTNER

Rinrajit Das
PARTNER
Sudhakar Das

2.17 That during the continuance of this Agreement the OWNER shall not any way cause any impediment or obstruction whatsoever in the construction or development of complex and building in the said **First Schedule** mentioned Property and hereunder empower the DEVELOPER to take up the construction work of the new building as per sanctioned plan of Burdwan Municipality i.e., Burdwan Municipal Authority

2.18 The DEVELOPER will be free and will be eligible and entitled and will have all the right and/or all authorities and/or all privileges to give and/or to make and/or to use and/or to keep the credential of the firm and the units of said project and the land and it's title deeds in all kind of mortgage and/or pledge and/or hypothecate and/or charge and/or concur in pledging and/or hypothecating and/or charging with, to or in favour of any Private Bank and/or Nationalize Bank or any other Financial Institutions and/or individual and/or body may it be a juristic or non-juristic entity and will have all and absolute and unfettered right and/or all and absolute and unfettered authority and/or all and absolute and unfettered privilege to execute and/or deliver any instruments and/or any deed of mortgage and/or charge and/or encumbrance, hypothecation and/or pawn and/or pledge and/or lien and/or trust receipt and/or to receive any consideration money and/or loan amount by executing as well as if necessary by registering deed and/or otherwise for

Tapan Kumar Das

General Chartered Surveyor

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Usha Sankar Das

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Sushobhan Kesh

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such mortgage and/or charge and/or hypothecation and/or pawn and/or pledge and/or lien and/or the like and the Owners will initiate all endeavours and aid to make such mortgage and/or charge and/or convenient and/or hypothecation and/or pawn and/or pledge and/or lien and the OWNERS will also sign, endorse and execute and will be duty bound to do and execute all such work for the purpose of obtaining the loan amount by the DEVELOPER in respect of and out of the aforesaid mortgage and/or charge and/or convenient and/or hypothecation and/or pawn and/or pledge and/or lien and will cooperate with the DEVELOPER but the DEVELOPER shall alone be responsible for the payment of the loan and discharging the liabilities under the mortgage and in the event of failure of the project to return the original title deeds of the Owners.

ARTICLE III - COMMENCEMENT:

- 3.1 This agreement shall commence or shall deem to have commenced on and with effect from the date of execution of this agreement.

ARTICLE IV - DEVELOPER'S RIGHT OF CONSTRUCTION:

- 4.1 The OWNERS hereby grant exclusive right to the DEVELOPER to build upon and to commercially exploit the said premises in any manner (but subject to the provisions contained herein) as the DEVELOPER may choose by constructing a building thereon by way of the said construction is to be done

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Sushobhan Kesh

Partner
Rishwajit Das

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according to the Burdwan Municipality i.e., Burdwan Municipal Authority by-laws, rules and regulations and not otherwise. The entire cost of construction of the building or whatsoever nature shall be borne by the Developer. Such cost shall include the cost of all service amenities, fittings and fixtures, all over heads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers in respect of the construction costs for the purpose of obtaining all other permission and approvals. The OWNERS shall not be required to contribute any amount in that regard. Be it mentioned here that the DEVELOPER will have sole right and authority and shall be entitled to receive the price of the Lift, Transformers, Generators from the Purchasers and in that regard the OWNERS shall have no right to demand any share from the share of the price paid by the intending Flat Owner in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER and the DEVELOPER will have sole right and authority and shall be entitled to receive the price cum consideration amount of any excess work including the additional and excess work in the Flats from the intending Purchasers and in that regard the OWNERS shall have no right to demand any share from the share of the price paid by the intending Flat Owner in favour of the

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DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER. The Owners shall not bear any cost and expenses of the price of the lift and transformer and their installations.

- 4.2 The OWNERS have approved/will approve and signed/will sign the said ARCHITECT'S DRAWINGS, which have been SUBMITTED/or will be SUBMITTED to the various statutory bodies, including the Burdwan Municipality i.e., Burdwan Municipal Authority by the DEVELOPER in the name of the owners, and/or the same is/will be awaiting SANCTION/APPROVAL from the Burdwan Municipality i.e., Burdwan Municipal Authority, after obtaining clearances from all other statutory bodies.
- 4.3 In the event the Burdwan Municipality i.e., Burdwan Municipal Authority or any statutory authority requires any modification of the plan/plans submitted by the OWNERS either by themselves or through their Power of Attorney Holder, the DEVELOPER shall cause the Architect's Drawings/Plans to be altered and/or changed as may be required, by the said Architect and the DEVELOPER shall submit the modified plans/drawings in addition to the original plan submitted prior to this submission, and the DEVELOPER shall bear all costs thereof for sanctioning the drawings/plans by the

Deepan Kumar
Gopall Choudhary Sanyal

অবৈধ প্রায়শচিত্র
Kiran Dathroth Choudhary
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Lama Sanikar Wash.

সুব্রত কিশোর
Subroto Kishor

অবৈধ প্রায়শচিত্র
Abirajit Das

অবৈধ প্রায়শচিত্র
Brimanta Das

Burdwan Municipality i.e., Burdwan Municipal Authority and/or the other statutory authorities.

- 4.4 The OWNERS hereby executed a Power of Attorney through this Deed only in favour of the DEVELOPER only for the purpose of sanction/corrections and/or amendment of the plan of the building at the said premises, and with sale right, including enter into agreement with the intending purchaser and received the earnest money as well as consideration amount in respect of the allocation of the DEVELOPER.
- 4.5 All applications, plans and other papers including the ARCHITECTS DRAWINGS/DOCUMENTS referred to above shall be submitted by the DEVELOPER in the name of the OWNERS of the said premises, but otherwise at the cost and expenses of the DEVELOPER only and the DEVELOPER shall pay and bear the EXPENSES for submission of Architects drawings/documents and other like fees, charges and expenses, required to be paid or deposited for SANCTION of the said project design and construction thereon provided always that the DEVELOPER shall be exclusively entitled to all REFUNDS of any and all payments and/or deposits and made by it in that account.
- 4.6 After getting free and vacant possession of the said premises, demolition of the existing building/structures on the said premises (which will be done by

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সুকান্তা দাস

the DEVELOPER or at the cost of the DEVELOPER) and removal of the debris shall be the responsibility and at the cost of the DEVELOPER only, provided, however, that the debris, salvage and materials arising there from shall belong solely to the DEVELOPER and the OWNERS by any and all means will be barred from the right to claim to the same.

- 4.7 That if at the time of the execution of this Deed of Agreement for Development the record of name of the property remains in the name of any other person except that of the OWNERS then within 15 days from the execution of the deed, the OWNERS will be duty bound to take all initiatives to mutate the names in his name without any further delay and in this respect the DEVELOPER will simply cooperate.
- 4.8 That if at the time of the execution of the Deed of Agreement for Development the record of nature and character of the property remains in any nature other than as it recorded in the L.R.R.O.R then within 15 days from the execution of the deed, the OWNERS will be duty bound to take all initiatives to convert the nature and character of the property without any further delay and in this respect the DEVELOPER will simply cooperate.
- 4.9 That if any sort of amalgamation or enamel is needed in regard to the First Schedule mentioned properties, then in that event within 15 days from the execution of the deed, the OWNER will be duty bound to take all initiatives to

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 ১০৫ (১০০০) কোম্পানী
 শ্রীমন্তা ডায়
 PARTNER

amalgamate or enamel the property without any further delay and in this respect the DEVELOPER will simply cooperate.

ARTICLE V - TITLE DEEDS:

- 5.1 Immediately after the execution of this agreement the OWNERS shall hand over Original Title Deeds and other Papers to the DEVELOPER and other papers and writings including the last paid up Municipality bills and the other Bills including Revenue Receipt issued by the Government of West Bengal through B.L.L.R.O relating to the said **First Schedule** mentioned premises of and/or for necessary searches and will make them available to the DEVELOPER for inspection and record.
- 5.2 The DEVELOPER shall be entitled to retain the all original papers of the OWNERS for detailed inspection of the original title deeds. The OWNERS shall strictly unconditionally keep the original Title Deeds deposited with the DEVELOPER to make such inspection convenient.
- 5.3 Subject to the provisions contained herein, the OWNERS have and possess a marketable title to the said premises and the same is free from all encumbrances, charges, liens, lis-pendenses, attachments, trusts whatsoever or howsoever as mentioned above.
- 5.4 The deed of conveyance or deeds of conveyance shall be executed by the OWNERS and/or the DEVELOPER as the case may be in such part or parts as

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the DEVELOPER shall require. The cost and expenses involved for construction shall be borne and paid by the DEVELOPER alone.

ARTICLE VI - EXECUTION OF THE PROJECT:

- 6.1 As per the plan which will be sanctioned by the Burdwan Municipality i.e., Burdwan Municipal Authority and the OWNERS by themselves or through their constituted Power of Attorney holder namely "**SUBHAM CONSTRUCTION**" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at 103, Mithapukur Road, P. O.- Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin - 713104; PAN: AMIPB7625E; represented by its All Representative Partner namely 1) **SRI UMA SANKAR KESH**, S/o Late Biswanath Kesh, by Nationality Indian, by faith Hindu, by occupation Business, resident of Joramandir, P.O. Burdwan, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713101; PAN. AKIPK2379J; 2) **SRI SUSHOBAN KESH**, S/o Sri Asok Kumar Kesh, by Nationality Indian, by faith Hindu, by occupation Business, resident of By Pass, Tejjanj More, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713102; PAN. BRXPK8152L; 3) **SRI BISWAJIT DAS**, S/o Late Bibhutibhusan Das, by Nationality Indian, by faith Hindu, by occupation Business, resident of Golaphag More, P.O. Rajbati, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713104; PAN. BSNPD3623C; and 4) **SRI SRIKANTA DAS**, S/o Late Sukumar Chandra Das, by

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Gopal Chandra Das

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Kiran Dasgupta Bhattacharya
Lama Samsar Wash.

FOR BURDWAN MUNICIPALITY
Sushobhan Kesh

FOR BURDWAN MUNICIPALITY
Rajivjit Das

FOR BURDWAN MUNICIPALITY
Sankar Das

Nationality Indian, by faith Hindu, by occupation Business, resident of 4 No Ichlabad, P.O. Sripally, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713103; PAN: AZKPD9095R, having obtained all necessary permission, approvals and sanctions, the DEVELOPER will *ipso-facto* get the privilege to commence construction in respect of the portion of the premises in the possession of the OWNERS. The construction will be in accordance with the Burdwan Municipality i.e., Burdwan Municipal Authority sanctioned plan. The OWNERS shall allow the DEVELOPER to enter and stay in the premises for the purposes of construction and all other activities during the continuation of this agreement and until such time till the proposed building is completed in all and every respect. During such period the OWNERS shall not prevent the DEVELOPER of the said premises from constructing the building in accordance with the plans sanctioned by the Burdwan Municipality i.e., Burdwan Municipal Authority, provided all the terms and conditions are duly complied with by the Developer.

6.2 In as much as the construction on the said premises is concerned the DEVELOPER shall act as licensee of the OWNERS and shall be entitled to be in occupation of the said premises as and by way of licensee of the OWNERS to carry out the construction of the proposed building which is to be completed within 42 Months from the date of execution of this Agreement

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FOR SANKAR CHAUDHARY
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FOR SANKAR CHAUDHARY
Sushobhan Kesh

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unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including *VIS MAJOR / FORCE MAJEURE* such as riots, flood, earthquake, Act of God & other natural calamities and hindrances due to procedural delays and subject to *force majeure*, save and except that the DEVELOPER shall not be entitled to create any possessory right over the said property which could be construed as transfer within the meaning of Transfer of Property Act. The DEVELOPER shall be entitled to use the said property for any other purposes other than the purpose of construction of the building in accordance with the sanctioned plan, if such usage of the said property is collaterally or parallelly connected with the said construction work. The time limit to finish the project shall be extended for completion of the project proportionate to the force-majeure stoppage.

- 6.3 The OWNERS will not resume to be in possession over the said **First Schedule** mentioned property ever even after the completion of the project. The OWNERS or any of their agent/s or any other representative/s will have no right and interest over the SAID PREMISES and during construction period and afterwards and will not hamper or cause impediment to the construction work during the subsistence of the Agreement and the DEVELOPER will enjoy the right of absolute possession over the SAID PROPERTY subject to the Developer complying with all terms of this Agreement.

Team members
Gopal Chakravarty

21/2/2019

Kiran Pathrath Bhattacharya
FOR BURDWAN MUNICIPALITY WORK
Ultra-Save-lease

PREPARED BY

Sushobhan Kish

FOR BURDWAN MUNICIPALITY WORK

Rishavjit Das

FOR BURDWAN MUNICIPALITY WORK

Srinanta Das

ARTICLE VII - SPACE ALLOCATION

- 7.1 The DEVELOPER represents and declares that the proposed building shall be constructed with building materials, as may be deemed fit and proper by the DEVELOPER only and no one else but the said building is to be constructed by the manner and way with all specifications as stated in the **Third Schedule** of this Indenture.
- 7.2 The OWNERS shall be ENTITLED to the benefits as per the OWNER'S ALLOCATION as defined in **Clause 1.6** of this agreement.
- 7.3 The OWNERS shall not be entitled to sell, transfer and/or otherwise deal with the owner's allocation of space and also the vacant space, e.g. lawn or/and drive way or/and garden etc., the transfer of which is prohibited under Rules of Burdwan Municipality i.e., Burdwan Municipal Authority as well as West Bengal Municipal Act and/or by any other law for the time being in force.
- 7.4 In consideration of the DEVELOPER'S having constructed the building at its own costs and provided for benefits as per the OWNERS' ALLOCATION as stated above, the DEVELOPER shall be entitled to the total Super Built Up space in the said building including common parts and areas.
- 7.5 The common area/facilities shall be solely owned by the DEVELOPER for the common use and enjoyment of owners/developers allocation of space. Here it

to the company
Gopal Choudhary
श्री गुरुदेव अर्जुन
 Hiran Dathraath Bhosale
 THE COMPANY PROPRIETOR
 Uma Sankar Mishra
 PARTNER
 Sushobhan Kish
 PARTNER
 FOR SUBRAM CONSTRUCTIONS
 PARTNER
 Rajrajit Das
 PARTNER
 PARTNER
 PARTNER
 PARTNER

must be mentioned that OWNERS shall get and obtain a fixed and total consideration amount of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) and no share percentage or any further allocation or allotment in the proposed building/buildings being the residential building cum housing in relation to the construction according to the sanctioned plan of the Burdwan Municipality being Municipal Plan being Memo No. 495/E/VII-4 dated 15/09/2018 along with the Map of Plan bearing Regd. (Encl.) No. 1196 dated 12/09/2018 with the permission to construct one Ground (G) Plus (+) Six (6) Storied Residential Building comprised with Residential Flats and Parking Spaces and to utilize the land for the process of construction of the Multi-Storied Residential Building(s) comprised with Residential Flats and Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities which is regarded as part and parcel of the said project, within the said premises as per their respective share over land more specifically mentioned in the **First Schedule**. Here it must be mentioned that OWNERS will not retain and will not enjoy their entitlement of any share in the Total Constructed Portion of the proposed Multi-Storied Residential Building(s) comprised with Residential Flats and Parking Spaces but they will simply take the total consideration amount Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) in


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 Hiren Nathrath Bhavsarkar
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 Chitra Sankar Das
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 1/25 3/2014 10/11/2018
 Sushobhan Kesh
 10/11/2018
 Bismajit Das
 10/11/2018
 Srinanta Das
 FATHER

lieu of their share in land and in lieu of the said relinquished allocation of the Owners, the Owners hereby grant exclusive and absolute right to the Developer to sale out the entire land with the proposed structure and the proposed flats and parking spaces to the prospective purchasers by the Developer as the Power of Attorney Holder of the Owners and the OWNERS also grant all right, title and interest in favour of the DEVELOPER to receive and collect the consideration amount against the aforesaid the share of OWNERS from purchasers and the OWNER also grant all right, title and interest in favour of the DEVELOPER to keep and retain the aforesaid sale proceeds and the consideration amount against the aforesaid share of OWNERS in order to make adjustment in respect of the aforesaid consideration money amounting Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) and the OWNER hereby grant exclusive and absolute right to the Developer to sale out the 100% allocation of the proposed project which is schedule to be constructed as per sanctioned plan of the Burdwan Municipality being Municipal Plan being Memo No. 495/E/VII-4 dated 15/09/2018 along with the Map of Plan bearing Regd. (Encl.) No. 1196 dated 12/09/2018 with the permission to construct one Ground (G) Plus (+) Six (6) Storied Residential Building comprised with Residential Flats and Parking Spaces by the Developer in favour of the prospective purchasers along with



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Gopalchandrabai
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Kirun Dattarath Bhuzante
FOR SUBRAJ SONS
Uttara Sanskar - West.

PARTNER

FOR PARTIAL CONSTRUCTION

Subhobhava Keshu

PARTNER

FOR SUBRAJ SONS

Rishrajit Das

PARTNER

FOR PARTIAL CONSTRUCTION

Srinivasa Rao

PARTNER

the Allocation of the Developer and the OWNERS will simply take the consideration amount being Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) as described in this Agreement to reimburse and to make adjustment in respect of their expenses and the consideration amount advanced to the OWNERS and the OWNERS will directly not sale the said Unit/Flat/Parking Space or will not directly do any documentation or will not execute any document and agreement for Sale and all such work will be done by their Power of Attorney Holder being the Partners of the Developer Firm on their behalf and the OWNERS will take the Monetary Consideration in lieu of their share in land from the Developer Firm but not directly from any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank but all such payment are to be taken by the DEVELOPER and the said consideration money against the allocated share of the owners which is described in this Development Agreement, will either be paid directly or may be deposited in the Bank Account of the OWNERS as per their shares in the FIRST SCHEDULE mentioned property and the DEVELOPER as the duly constituted Power of Attorney and Authorized Agent(s) of the OWNERS will deal with any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank and will receive the Money/Consideration Amount from all such persons or institutions and will retain the said money for

Tapu Saman Sam
 Gopal Chandra Das
 21221 GATEWAY MIRA
 Kiran Dattatreya Ghoshal
 1012001
 Urmil Sankar Ghosh
 PARTNER
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 Sushobhan Ghosh
 PARTNER
 1012001
 Bhanu Pratap Das
 PARTNER
 1012001
 Srinanta Das
 PARTNER

making the adjustment of the consideration sum forwarded to the OWNERS and to make adjustment in regard to the cost of construction

- 7.7 The DEVELOPER shall be entitled to sell or transfer or otherwise deal with the DEVELOPER'S allocated portion along with the already relinquished share of the owner which means the DEVELOPER shall have absolute right is 100% share of the Entire total constructed portion of the proposed building/buildings being the Multi-Storied Residential Building(s) comprised with Residential Flats and Parking Spaces in relation to the construction according to the sanctioned plan of the Burdwan Municipality in order to raise construction of the Multi-Storied Residential Building(s) comprised with Residential Flats and Parking Spaces and to utilize the land for the process of construction of the Multi-Storied Residential Building(s) comprised with Residential Flats and Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities which is regarded as part and parcel of the said project, within the said premises as per their respective share over the entire **First Schedule** mentioned property including Car Parking/Garages and Flats/Residential Units and Parking Spaces in all the floors and since the DEVELOPER is in agreement with the OWNER to pay Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only), the DEVELOPER will also have the all right, title and interest in

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 Kiran Deydharth Bhattacha
 FOR AND ON BEHALF OF
 Usha Sankar Mishra
 PARTNER
 FOR SUBHAM CONSTRUCTION
 Sushobhan Mishra
 PARTNER
 FOR SUBHAM CONSTRUCTION
 Biswajit Das
 FOR AND ON BEHALF OF
 FOR SUBHAM CONSTRUCTORS
 Sankanta Das
 FOR AND ON BEHALF OF

regard to the Authority and Power given by the OWNERS in favour of the DEVELOPER to transfer, convey and sale the portion defined in the OWNER'S ALLOCATION i.e., the DEVELOPER will have exclusive right to enjoy the entire proposed Multi-Storied Residential Building(s) comprised with Residential Flats and Parking Spaces and will have all right, title and interest by virtue of this Agreement to hold and also to Sell the entire allocation of its and of the owner also i.e., all the Flats and Parking Spaces in the said proposed Multi-Storied Residential Building(s) comprised with Residential Flats and Parking Spaces and the DEVELOPER may let out, sale out, convey, transfer or any type of settlement in regard and respect to any Flat or Residential Unit and/or Car Parking Space/Garage with the third parties to the extent of 100% Space of the total constructed area of the all floors as stated in the aforesaid Clause No. 1.7 of this indenture and the OWNERS will have no right over the said floors and he by any or/and all means and also is debarred from claiming any right, title and interest in the near and remote future and since the DEVELOPER is in agreement with the OWNER to pay Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only), the DEVELOPER will also have the all right, title and interest in regard to the Authority and Power given by the OWNER in favour of the DEVELOPER to transfer, convey and sale the portion defined in the OWNER'S ALLOCATION i.e., the DEVELOPER will have exclusive right to enjoy

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Sushobhan Kash
PARTNER
FOR SUDAMA CONSTRUCTIONS

SRINIVASA
FOR SUDAMA CONSTRUCTIONS

Srinivasa D
PARTNER

the entire 100% allocation of Proposed multistoried Residential Building and will have all right, title and interest by virtue of this Agreement to hold and also to Sell the entire allocation of its and of the OWNER.

- 7.8 Both the OWNER and the DEVELOPER shall extend their best efforts in selling the constructed floor space at the maximum price.
- 7.9 In so far as the roof right in the terms of allocation barring the common facilities attached with the roof such as water tanks, antenna etc, the entire roof right will be devolved upon the OWNER solely.
- 7.10 That the DEVELOPER shall alone have the right to allocate flats and parking spaces to the intending purchasers in the proposed project and the OWNERS shall have no right whatsoever to enter into any agreement personally with the intending purchasers for sale of any of the flats or parking spaces to be constructed by the DEVELOPER over the land owned by the First Part (OWNERS).

ARTICLE VIII - COMMON FACILITIES:

- 8.1 As soon as the building is completed, the DEVELOPER shall be entitled to obtain and get Completion Certificate from the Municipality and also the DEVELOPER shall be entitled to obtain and get "Full Satisfaction Certificate" from the OWNERS and the DEVELOPER shall give written notice cum Completion Certificate to the Purchasers requiring them to take possession of

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Sardar Chandra
21/01/2018

Mitran Dasthewath Bhawal
PUNJAB CONSTRUCTION
Lena Sankar Kish

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PUNJAB CONSTRUCTION
Sudhobhan Kish

15/01/2018
PUNJAB CONSTRUCTION
Sudhobhan Kish

PATNER
PUNJAB CONSTRUCTION
Sudhobhan Kish

Sudhobhan Kish
PATNER

their units in the building and as from date of service of such notice or issuance of such Certificate and for all times thereafter the parties shall be exclusively responsible for the payment of the Burdwan Municipality i.e., Burdwan Municipal Authority and property taxes, rate, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as THE SAID RATES) payable in respect of their respective units, such rates to be apportioned pro rata with reference to the total super built up space in the building if they are levied on the building as a whole.

8.2 The DEVELOPER on behalf of the OWNERS shall punctually and regularly pay the proportionate share of the said rates to the concerned authorities or otherwise as specified hereinafter and the OWNERS shall keep the DEVELOPER indemnified against all claims, actions, demand, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the DEVELOPER as the case may be consequent upon a default by the OWNERS this behalf in respect of their proportionate share of the said rates before execution and registration of this Agreement.

8.3 As and from the date of receipt the completion certificate, the Purchaser of the Unit shall also be responsible to pay and bear and shall forthwith pay on demand to the DEVELOPER or to the flat owner's allocation or other entity/person specified hereinafter service charges for the common facilities

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Shri. Anant Chavan
21/1/2018 9/12/18
Kiran Dattatray Chavan
FOR SIGNATURE
Laxmi Sanyal Gupta
Sushobham Kulkarni
PARTNER
Sushobham Kulkarni
21/1/2018
Sushobham Kulkarni

in the building payable, and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for electrical and mechanical equipment, switchgear, transformers, generators, pump motor and other electrical and mechanical installations, appliances and equipments, stairways corridors, halls, passage ways and other common facilities whatsoever PROVIDED THAT if additional insurance premium is required to be paid for the insurance of the building by virtue of any particular use and/or storage or any additional maintenance or repair is required by virtue thereof in the entire building(s) or any part thereof the DEVELOPER shall be exclusively liable to pay and bear the additional premium and/or maintenance or repair charges as the case may be.

ARTICLE IX - CONSIDERATION

9.1 That the OWNERS are entitled to receive earnest consideration against and in lieu of the "OWNER'S ALLOCATION" as defined in Clause 1.6 of this agreement from the DEVELOPER and will not have any right, title and interest in respect of the proposed building due to their relinquishment of shares and due to their receipt of the said consideration money. The OWNERS shall not retain their undivided proportionate share or interest share or interest in their land of the said First Schedule mentioned property.

9.2 In consideration of the DEVELOPER agreeing to build and complete in all

Pravin Kumar
Sahil Chaudhary
21/2/2018 11:27 AM
Miran Dattarath Bhaskar
The Owners
Usha Sankar Singh

Pravin Kumar

Sushobhan Kish

Usha Sankar Singh

Pravin Kumar

Biswajit Das

Pravin Kumar

Usha Sankar Singh

Sushobhan Kish

Pravin Kumar

respect the OWNER'S ALLOCATION to the building at the said premises and since the OWNERS hereby entitled to get the consideration amount specifically detailed in the Second Schedule together with the roof right of the building which is to be constructed upon the Land mentioned in the First Schedule, the OWNERS hereby grant exclusive and absolute right to the Developer to sale out the entire project along with their entire share in the land and relinquished share in the Building by the Developer as the Power of Attorney Holder of the OWNERS and the OWNERS also grant all right, title and interest in favour of the DEVELOPER to receive and collect the consideration amount against the share in land of OWNERS and the OWNERS also grants all right, title and interest in favour of the DEVELOPER to keep and retain the aforesaid sale proceeds and the consideration amount against the aforesaid relinquished allocation and the share in the land of OWNERS in order to make reimbursement and adjustment in respect of the aforesaid consideration money amounting Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) and the OWNERS hereby grant exclusive and absolute right to the Developer to sale out the said entire 100% share in the said project by the Developer in favour of the prospective purchasers along with the Allocation of the Developer and will simply take the share in the consideration amount as described in this Agreement to reimburse and to make adjustment in respect of their expenses

Tejendra Kumar
Global Enterprises
अग्रगण्य ग्राहक

Minori Nathrath, Dhule
FOR BIRWAJ GROUP
Laxmi Sankar Mishra

PATNA

THE BIRWAJ GROUP

Sushobhan Kish

FAFALAH

FOR BIRWAJ CONSTRUCTIONS

Birwaj Dns

INDIA

FOR BIRWAJ CONSTRUCTIONS

Trivikanta Das

INDIA

and the consideration amount advanced to the OWNERS and the DEVELOPER by all virtue, in any and all consequence will be entitled to get, receive, keep and retain that said consideration amount from the purchasers without any prejudice and the amount of total consideration amount as specified in the **Second Schedule** is the fully and finally determined amount against the Allocation of the OWNERS and the said amount shall be considered as the "CONSIDERATION MONEY" against the Allocation of the OWNERS and also the Undivided Share of the OWNERS in the property which is specifically mentioned in the FIRST SCHEDULE below and the OWNERS will not claim any constructed area and/or any further consideration money from the DEVELOPER in regard to this Agreement and this Project and if any claim is made, then such shall be invalid and unenforceable and non-operative and will have no legal standpoint in the eyes of Law and the Competent Court of Law.

9.3 That OWNERS will be entitled to get a total sum Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) [The payment system is specifically detailed in the Second Schedule of this Agreement] as the Earnest Consideration Amount of the Project which will be duly reimbursed and adjusted in favour of the DEVELOPER for realization of the said amount at the time of Booking and Selling/Transferring/Conveying of the Residential

Tapan Kumar Das
 Total Constructed
 21221.42 SQ. FT.
 Kishor Dattarath Chakrabarti
 105 SQ. FT. CONSTRUCTION
 Uma Sankar Dasg.
 PARTNER
 105 SQ. FT. CONSTRUCTION
 Subhojit Das
 713 SQ. FT. CONSTRUCTION
 PARTNER
 105 SQ. FT. CONSTRUCTION
 Santanuj Das
 PARTNER

Units/Flats and Parking Spaces and also Selling Out of Flats in respect of the allocated proportion of share of the OWNERS as per this Deed which is detailed in the Clause No. 1.6 of this Agreement along with the allocated proportion of share of the DEVELOPER as per this which is detailed in the Clause No. 1.7 of this Agreement and the said amount of **Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only)** shall be considered as the "CONSIDERATION MONEY" against the Allocation of the OWNERS and also the Undivided Share of the OWNER in the property which is specifically mentioned in the FIRST SCHEDULE below and the OWNERS will not claim any constructed area and/or any further consideration money from the DEVELOPER in regard to this Agreement and this Project and if any claim is made, then such shall be invalid and unenforceable and non-operative and will have no legal standpoint in the eyes of Law and the Competent Court of Law.

9.4 That in respect of the Total Constructed Portion of the Building/s, the DEVELOPER shall receive the earnest money and full and final consideration money from the intending purchasers as per the agreed upon consideration amount and schedule of payment, payable by the intending purchasers and that will be used for reimbursement for the aforesaid "CONSIDERATION MONEY" payable to the OWNERS and will be adjusted after receiving advance

Tapan Kumar Singh
 Global Chandra Ray
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 Nitin Ananthrao Bhamburda
 THE GLOBAL CHANDRA RAY
 Usha Sankar Singh
 PARTNER
 THE GLOBAL CHANDRA RAY
 Sushobhan Kish
 PARTNER
 THE GLOBAL CHANDRA RAY
 Rishabh Datta
 PARTNER
 THE GLOBAL CHANDRA RAY
 Ananta Singh
 PARTNER

from the intending purchasers against each Flat and/or Car Parking Space at the time of execution of Agreement of Sale and the same will/may also be adjusted from the consideration amount of the Flat/Residential Units and/or Garage/Car Parking Space at the time of Execution of the Deed of Conveyance/Sale/Transfer.

ARTICLE X - TIME FOR COMPLETION:

- 10.1** The building shall be completed within 42 Months from the date of execution of this Agreement unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VIS MAJOR/ FORCE MAJURE such as riots, flood, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure, in which event the time of completion shall stand extended proportionate to the time lost due to the VIS MAJOR/ FORCE MAJURE.

ARTICLE XI - MISCELLANEOUS:

- 11.1** The OWNERS and the DEVELOPER have entered into this agreement purely on principal to principal basis and nothing stated therein shall be deemed or constructed as a joint venture between the OWNERS and the DEVELOPER nor shall the OWNERS and the DEVELOPER in any manner constitute an association of persons.
- 11.2** The DEVELOPER shall be entitled to assign this agreement in favour of any

20/01/2019
Gopal Choudhary
21/2/2019 9:12 AM

Kiran Dattatray Chavate
UPON SIGNATURE OF
UPON SIGNATURE OF

PARTNER
FOR GENERAL CONTRACTOR
Sushobham Kesh

FOR GENERAL CONTRACTOR
Bhanujit Das

FOR GENERAL CONTRACTOR
Srinivasa Das
PARTNER

Private Limited Company or a Partnership Firm or LLP provided that the both the present Partners of the DEVELOPER Firm must be the Director of the said proposed Private Limited Company or must be the Partner of the proposed Partnership Firm or LLP and in that event this agreement would be considered to have been executed between the OWNERS and the said Private Limited Company or the Partnership Firm or LLP, and the terms and conditions contained herein shall be applicable to the said assignee.

11.3 All dealings to be made by the DEVELOPER in respect of the construction of the buildings and development of the complex along with obtaining Bank Loan from any Financial Institution and/or any Bank as well as for Booking and executing Agreement for Sale and also Sale Deed of Flats and Car Parking Space and moreover the receiving of earnest consideration amount, advance money etc for sale proceedings from the intending purchaser/customer to be taken and obtained by the DEVELOPER itself and in certain cases with legal necessity it may be made in the name of the OWNERS but any such dealings shall not create or foster in any manner any financial, civil and/or criminal liability of the OWNERS and the OWNERS will not be liable in any case or circumstance in respect of the said project to any Third Party including the Purchaser/Customers and also any Financial Institution and/or any Bank.

11.4 The DEVELOPER shall be entitled to enter into separate contract or

20/01/2019
 Anil Chaudhary
 20/01/2019
 Kinan Dattarath Chavate
 20/01/2019
 Usha Sankar Wadhwa
 Sushobham Kulkarni
 PARTNER
 PARTNER
 PARTNER
 PARTNER
 PARTNER
 PARTNER

agreements in its name with building contractor, architects and others for carrying out the development at the risk and costs of THE DEVELOPER.

11.5 *FORCE MAJEURE* shall mean riot, war, tempest, civil commotion strike or any other act or commission beyond the control of the party affected thereby.

11.6 The DEVELOPER as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a *FORCE MAJEURE* with a view that obligation of the party affected by the *FORCE MAJEURE* shall be suspended for the duration of the *FORCE MAJEURE*.

11.7 It is understood that from time to time to enable the construction of the building by the developer, various deeds, matters and things not herein specifically referred to may be required to be done by the DEVELOPER for which the DEVELOPER may required the authority of the OWNERS and various applications and other documents may be required to be signed or made by the OWNERS relating to which no specific provision has been made herein, the OWNERS hereby authorizes the DEVELOPER to do all such acts, deeds, matters and things and undertakes, forthwith upon being required by the DEVELOPER in this behalf to execute any such additional powers or authorities as may be required by the DEVELOPER for the purpose as also undertakes to sign and execute all such additional applications and other

Tapan Kumar Pur

Atul Chandra Ray

अतुल चन्द्रा राय

Kiran Dattarath Bhavsate

किरण दत्तारथ भवसते

Uma. Sankar Kash.

उमा संकर काश

Sushobhan Kush

सुशोभन कुश

FANTINER

FOR ALL RISE CONSTRUCTION

विनोयिंत डूव

विनोयिंत डूव

FOR ALL RISE CONSTRUCTION

Srikantha Das

श्रीकान्ता दास

documents as may be reasonably required for the purpose with prior approval of the OWNERS and by giving prior information.

- 11.8** The DEVELOPER shall frame the rules and regulations regarding the user and rendition of common services and also the common restrictions, which have to be normally kept in the same and transfer of the ownership flats/offices/shops/parking spaces.
- 11.9** The OWNERS and DEVELOPER hereby agree to abide by all the rules and regulations of such management Society/Association/holding organization and hereby give their its consent to abide by the same.
- 11.10** Any notice required to be given by the DEVELOPER shall be without prejudice to any other mode of service available be deemed to have been served on the OWNERS if delivered by hand or sent by prepaid registered post.
- 11.11** Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the OWNERS or the said premises or any part thereof to the DEVELOPER or creating any right, title or interest in respect thereof in favour of the DEVELOPER other than exclusive license to the DEVELOPER to commercially exploit the same in terms thereof.
- 11.12** As and from the date of receipt of the completion certificate or the building the DEVELOPER and/or its transferees shall be liable to pay and bear proportionate charges on account of all other taxes payable in respect of their

Prasanna Ram
Prasad Chandra Rao

21/2/2018 2:12:10 PM

Mirun Dattatray Chazake
Ume Sureshwar Kesh
PARTNER

101 SUDHAKAR
Sushobhan Kesh
PARTNER

Bhujjit Dew
PARTNER

Pratiksha D
PARTNER

respective spaces.

11.13 The DEVELOPER shall install any equipment or/and erect and maintain in the said premises at his own cost all facilities required for execution of the project.

11.14 The OWNERS shall pay and bear all property taxes and other dues and outgoings in respect of the said premises accruing and due as and till the date of handing over possession of the premises (for the commencement of work at the said premises) to the DEVELOPER by the OWNERS.

ARTICLE XII - POWER OF ATTORNEY:

12.1 In respect of the Allocation of the Developer, i.e., the Developer shall have and will enjoy all the direct, collateral and ancillary power in regard to negotiate for sale in respect of its entire 100% allocated Share in respect of the multi-storied building on and over the **First Schedule** mentioned property and to settle the consideration amount and to receive the consideration amount by its own in regard to its share and to deposit the said amount in the Bank Accounts of the DEVELOPER; to enter into an agreement for sale on behalf of the Executants/Executors of this Power of Attorney being the Owners and execute the agreement for sale by receiving the advance amount and if required, to appear before the registering authority and presenting the same & shall admit execution and registration and to receive the consideration

Pravin Kampan

Botal Chaudhary

अभिषेक शर्मा

Mirun Dattatreya Bhasale

FOR HUSBAND ONLY

Uma Sankar Keshk.

PARTNER

Sushobham Keshk.

PARTNER

Biswajit Das

PARTNER

Srinantha Das

PARTNER

amount in respect of its allocated portion of the proposed multi-storeyed building on and over the **First Schedule** mentioned property and to deposit the said amount in the Bank Accounts of the Developer; to execute the sale deed in favour of the prospective purchasers and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the owner/ executant and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount in respect of its allocated portion of the proposed multi-storeyed building on and over the **First Schedule** mentioned property and to deposit the said amount in the Bank Accounts of the Developer; to receive the entire amount of the consideration amount from the all purchasers and to receive the consideration amount in respect of its allocated portion of the proposed multi-storeyed building on and over the **First Schedule** mentioned property and to deposit the said amount in the Bank Accounts of the Developer in respect of its allocation and remaining amount of the said consideration amount of the remaining flats and parking spaces are to be adjusted by the Developer being the Power of Attorney Holder in lieu of the expenses and investment the DEVELOPER incurred and made as per the terms and conditions of this Agreement; to

Tapan Kumar Pal
Gokul Chandra Pal
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Kiran Dashrath Bhavsate
Lama Souvenor West,
PARTNER

Sushobhan Kish
PARTNER

Biswajit Das
PARTNER

Prasanta Das
PARTNER

deliver the possession in favour of the buyer in respect of its allocated portion of the proposed multi-storeyed building on and over the **First Schedule** mentioned property.

12.2 In pursuance of this Agreement since one Power of Attorney for Development and also for selling the Flats and Parking Spaces on behalf of the OWNERS are required, hence for the said reason the OWNERS hereby decided to execute one Power of Attorney by virtue of this Agreement itself so that the DEVELOPER may smoothly and uninterruptedly carry on and continue its works and the DEVELOPER may be able to absolutely transfer and sale the residential and commercial units and parking spaces in favour of the Purchaser and execute all required Deed which are necessary for that purpose as the Power of Attorney Holder of the present OWNERS. Hence the Power of Attorney for Development Purpose, for Selling Purpose as well for other associated and ancillary Purpose is being executed on the following effects;

TO ALL TO WHOM THESE PRESENTS SHALL COME, THE OWNERS,

1. **MR. TAPAN KUMAR PAL**, Son of Late Gokul Chandra Pal, by faith- Hindu, by occupation- Business, by Nationality - Indian, residing at Shyamal, P. O- Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104, **PAN. AEJPP2599A;**

Satom Sampan
 Gobul Chandra Ray
 PARTNER
 Miran Dashrath Bharate
 PARTNER
 Usha Sankar Dasgupta
 PARTNER
 Subhojan Kesh
 PARTNER
 Birendra Das
 PARTNER
 Srikanta Das
 PARTNER

2. **MR. GOPAL CHANDRA DEY**, Son of Late Umapati Dey, by faith- Hindu, by occupation- Business, by Nationality - Indian, residing at B.C. Road, Barabazar, P. O.- Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104, **PAN. ADJPD4330J**;
3. **MRS. SARADA DASHARATH BHARTE**, Wife of Late Dasrath Sopan Bharate, by faith- Hindu, by occupation- Housewife, by Nationality - Indian at present residing at B.C. Road, Barabazar, P. O.- Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104, **PAN. AIHPB5499D**; and
4. **MR. KIRAN DASRATH BHARATE**, Son of Late Dasrath Sopan Bharate, by faith- Hindu, by occupation- Business, by Nationality - Indian at present residing at B.C. Road, Barabazar, P. O.- Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104, **PAN. AMIPB7625E**; **SEND GREETINGS:-**

WHEREAS the Executants/Executors of this Power of Attorney are the Owners of the immovable properties consisting of plot of land and structure thereon and which is more particularly described in **First Schedule** hereunder written.

AND WHEREAS Executants/Executors of this Power of Attorney being the Owners intended and proposed to develop the said **First Schedule** mentioned property construction and erecting and constructing new multi-storied building with flats and car parking spaces therein and to utilize the land to aid and support the process of construction of the multi-storeyed residential building inclusive of

Pravin Kumar
Pravin Kumar
 21/11/2018
 Kishor Datt Nath Bhosale
 FOR SHRIAM CONSTRUCTION
 Urmil Samsar Singh
 PARTNER
 FOR SHRIAM CONSTRUCTION
 Sushobhan Kesh
 PARTNER
 FOR SHRIAM CONSTRUCTION
 Rajrajit Das
 PARTNER
 FOR SHRIAM CONSTRUCTION
 Suresh Chandra
 PARTNER

Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities and intended to sell on ownership basis to the intending purchaser/purchasers:

AND WHEREAS in connection to such proposal, Executants/Executors of this Power of Attorney being the Owners hereby execute this Development Agreement being this Indenture in favour of the Developer only for Development and Construction of the said project over the **First Schedule** mentioned land and in the said Agreement the Executants/Executors of this Power of Attorney being the Owners have already confirmed that for purpose of the said Agreement, one Registered Power of Attorney will be executed in favour of the Developer, i.e., the Holder of this Power of Attorney and for the same purpose Executants/Executors of this Power of Attorney being the Owners are hereby executing this Power of Attorney.

AND WHEREAS Executants/Executors of this Power of Attorney being the Owners are currently unable to attain and manage all matters regarding the construction and also regarding the other paper-works due to their health problem and also due other occupations and habitation issues,

AND WHEREAS due to the physical ailments and other businesses Executants/Executors of this Power of Attorney being the Owners frequently reside


 Subham Kesh
 211221 221221 211221
 Partner
 Mivan Dandhroth Bhattacharya
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 Partner
 Umm Sansar Kesh
 Partner
 Sushobhan Kesh
 Partner
 Biswajit Das
 Partner
 Srikanta Das
 Partner

out of the town which clearly disables the Executants/Executors of this Power of Attorney being the Owners from appending their signatures to various deeds, documents, consents and other instruments therefore Executants/Executors of this Power of Attorney being the Owners appoint the DEVELOPER namely **"SUBHAM CONSTRUCTION"** (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at 103, Mithapukur Road, P. O.- Rajhati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104; PAN: **AMIPB7625E**; represented by its All Representative Partner namely **1) SRI UMA SANKAR KESH**, S/o Late Biswanath Kesh, by Nationality Indian, by faith Hindu, by occupation Business, resident of Joramandir, P.O. Burdwan, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713101; PAN. **AKIPK2379J**; **2) SRI SUSHOBAN KESH**, S/o Sri Asok Kumar Kesh, by Nationality Indian, by faith Hindu, by occupation Business, resident of By Pass, Teiganj More, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713102; PAN. **BRXPK9152I**; **3) SRI BISWAJIT DAS**, S/o Late Bibhutibhusan Das, by Nationality Indian, by faith Hindu, by occupation Business, resident of Golapbag More, P.O. Rajhati, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713104; PAN. **BSNPD3623C**; and **4) SRI SRIKANTA DAS**, S/o Late Sukumar Chandra Das, by Nationality Indian, by faith Hindu, by occupation Business, resident of 4 No Ichlabad, P.O. Sripally, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713103; PAN. **AZKPD9095R**; as the attorney or agent of the Executants / Executors of this Power of Attorney being the Owners with full power to

Tapan Kumar Pal

Gopal Chandra Dey
গোপাল চন্দ্র দেয়

Kirun Dashrath Bharte
কিরুন দাশরথ ভারতে

Uma-Sansar Beah
উমা-সানসার বেহা

Sushobhan Kesh
সুশোভন কেশ

Subrajit Dey
সুব্রজিত দেয়

Smritanta Dey
স্মৃতিতা দেয়

construct proposed new building/apartments by developing the same in the **First Schedule** mentioned land and thereafter stated on the behalf of the Executants/Executors of this Power of Attorney being the Owners and in the names of the Executants/Executors of this Power of Attorney being the Owners and which the said attorney have agreed to do and the same hereby been executed in regard to the terms to which Executants/Executors of this Power of Attorney being the Owners agreed upon as per the Agreement for Development.

NOW KNOW ALL MEN BY THESE PRESENTS THAT, EXECUTANTS / EXECUTORS OF THIS POWER OF ATTORNEY BEING THE OWNERS NAMELY:

1. **MR. TAPAN KUMAR PAL**, Son of Late Gokul Chandra Pal, by faith- Hindu, by occupation- Business, by Nationality - Indian, residing at Shyamal, P. O.- Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104, **PAN. AEJPP2599A;**
2. **MR. GOPAL CHANDRA DEY**, Son of Late Umapati Dey, by faith- Hindu, by occupation- Business, by Nationality - Indian, residing at B.C. Road, Barabazar, P. D.- Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin - 713104, **PAN. ADJPD4330J;**
3. **MRS. SARADA DASHARATH BHARTE**, Wife of Late Dasrath Sopan Bharte, by faith- Hindu, by occupation- Housewife, by Nationality - Indian at present

Sopan / Anantam
Global Chambers, Durg
ANRZT 421224 2121A
Miran Dasrath Bharate
103 SUBHAM CONSTRUCTION
Uma Sankar Kesh
PARTNER
Sushobhan Kesh
PARTNER
SUBHAM CONSTRUCTION
Biswajit Das
PARTNER
SRIKANTA DAS
PARTNER

residing at B.C. Road, Barabazar, P. O.- Rajbati, P.S – Burdwan, District – Purba Burdwan, West Bengal, Pin -713104, PAN. AIHPB5499D; and

4. **MR. KIRAN DASRATH BHARATE**, Son of Late Dasrath Sopan Bharate, by faith-Hindu, by occupation- Business, by Nationality – Indian at present residing at B.C. Road, Barabazar, P. O.- Rajbati, P.S – Burdwan, District – Purba Burdwan, West Bengal, Pin -713104, PAN. AMIPB7625E; do hereby nominate constitute and appoint **"SUBHAM CONSTRUCTION"** (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at 103, Mithapukur Road, P. O.- Rajbati, P.S – Burdwan, District – Purba Burdwan, West Bengal, Pin -713104; PAN: AMIPB7625E; represented by its All Representative Partner namely 1) **SRI UMA SANKAR KESH**, S/o Late Biswanath Kesh, by Nationality Indian, by faith Hindu, by occupation Business, resident of Joramandir, P.O. Burdwan, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713101; PAN. AKIPK2379J; 2) **SRI SUSHOBAN KESH**, S/o Sri Asok Kumar Kesh, by Nationality Indian, by faith Hindu, by occupation Business, resident of By Pass, Tejganj More, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713102; PAN. BRXPK8152L; 3) **SRI BISWAJIT DAS**, S/o Late Bibhutibhusan Das, by Nationality Indian, by faith Hindu, by occupation Business, resident of Golaphag More, P.O. Rajbati, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713104; PAN. BSNPD3623C; and 4) **SRI SRIKANTA DAS**, S/o Late Sukumar Chandra Das, by Nationality Indian,

Pravin Kumar Pr
Ghoshlehandaraj

স্বাক্ষরিত হইবে

Kiran Dathreath Bhusale

Pravin Kumar Pr
Ghoshlehandaraj

Pravin Kumar Pr
Ghoshlehandaraj
Subhash Kish

Pravin Kumar Pr
Ghoshlehandaraj
Pravin Kumar Pr

Pravin Kumar Pr
Ghoshlehandaraj

Pravin Kumar Pr
Ghoshlehandaraj

by faith Hindu, by occupation Business, resident of 4 No Ichlabad, P.O. Sripally, P.S. Burdwan & Dist. Purba Burdwan, Pin - 713103; PAN: AZKPD9095R; to be their true & lawful Attorney with full authority & power to do and execute all acts, deeds and things mentioned below from and on behalf of them and in their names viz:

1. To work, manage, control and supervise the management of all and administer the properties of the Executants/Executors of this Power of Attorney being the Owners as mentioned in below.
2. To sign all letters (including the written consent of the Executants/Executors of this Power of Attorney being the Owners to the developer or prospective buyers or agreements with such prospective buyers) deeds, documents consents, applications, receipts and discharges for moneys received on the behalf of the Executants/Executors of this Power of Attorney being the Owners, assurances or any other instruments requiring the signature of the Executants/Executors of this Power of Attorney being the Owners.
3. To appear before the Burdwan Municipality and to do all acts deeds and things in relation to the completion of mutation in the names of the Executants/Executors of this Power of Attorney being the Owners and to



[Handwritten signature]
Sushobhan Kesh

अभिषेक शर्मा

Kiran Dattatray Bhusante
अभिषेक शर्मा

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Sushobhan Kesh

[Handwritten signature]
Rishrajit Devi

[Handwritten signature]
Srinivasa Rao

sign on giving acknowledgements receipt on behalf of the Executants/Executors of this Power of Attorney being the Owners.

4. For the more better and more effectual execution of the powers and authorities aforesaid, the attorneys of this Power of Attorney shall be entitled to present and/or to acknowledge any of the various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Owners before the Registrar, Notary, Oath Commissioner or other public authorities as if the same was duly executed by the Executants/Executors of this Power of Attorney being the Owners and to do and perform all or any other acts, deeds and things in connection therewith, as may be necessary or expedient if such registration or presentation shall be necessary as fully and effectually as could be done by the Executants/Executors of this Power of Attorney being the Owners personally.
5. To receive for safe custody various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executants/Executors of this Power of Attorney being the Owners, assurances or any other instrument requiring the signature of the Executants/Executors of this Power of Attorney being the Owners and

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 Gopal Chandra Das
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 Himan Dasthreddh Bhazante
 21221 32122 21221
 Laxmi Santanur hupl.
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 Sushobhan Kesh
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 Bhusanjit Dew
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 21221 32122 21221

signed by them under these presents and hand over the same for safe custody.

6. To represent the Executants/Executors of this Power of Attorney being the Owners if necessary before all courts of law in any legal proceeding that may arise in consequence of the development of the said immovable property and for that purpose to engage and appoint any Solicitor or Advocate or Advocates or Counsel and to give instructions to them on behalf of the Executants/Executors of this Power of Attorney being the Owners for the purpose of conducting the litigations, if any, as the said attorney of the Executants/Executors of this Power of Attorney being the Owners shall think fit and proper to do so, whether as plaintiff or defendant, or as appellant or respondent as the case may be.
7. To sign verify and affirm by affidavit, if the occasion so arises, of all plaints written statements, petitions, Memorandum of Appeal, Stay Applications and all other legal document for the purpose of filing the same in Court and to give all necessary instructions for the due prosecution or the defence of such litigation of the said immovable property specifically mentioned in the **First Schedule** hereinafter.
8. For the aforesaid purpose or any of them to do everything which is generally required to be done in connection with the signing or execution



[Handwritten signature]
Sudhakar Sharma

21/22/1 21/22/1 21/22/1

Kiran Dattarath Bhuzat
THE POWER OF ATTORNEY
Usha Samskar Bank

FOR THE BANK OF INDIA
Sushobham Kesh

FOR THE BANK OF INDIA
Bhawaji Dasa

FOR THE BANK OF INDIA
Srinivasa Rao

of any of the abovementioned documents usually to be done by the Executants/Executors of this Power of Attorney being the Owners and to sign generally on behalf of any in our name including the approval of the said document or documents. Purchaser of flats may required if necessary and for that purpose the said attorney of the Executants/Executors of this Power of Attorney being the Owners is hereby authorized and empowered to appear before the Registrar or Sub-Registrar or Joint- Registrar or Deeds and Assurances or any other registering authority officer of officers as occasioned shall or may require.

- 9. To ratify and confirm and agree to ratify and confirm and agree to whatsoever the attorney of the Executants/Executors of this Power of Attorney being the Owners shall lawfully do or purport to do or cause to be done by virtue of these presents and the Executants/Executors of this Power of Attorney being the Owners further agree and undertake that all the signatures executed by them on any indentures or deeds or documents or applications or receipts or discharges of money received on behalf of the Executants/Executors of this Power of Attorney being the Owners or any other instrument requiring our signature in connection with and all acts, deeds and things in connection therewith and lawfully done by the said attorney of the Executants/Executors of this Power of Attorney being

[Handwritten signature]

पुस्तक / कर्म पर
गोपाल चन्द्रावत

विवरण

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the Owners shall be construed as being signed and/or executed by the Executants/Executors of this Power of Attorney being the Owners and/or done by themselves.

10. To execute and effect all repairs, alterations, constructions major or minor, that may be deemed necessary for the purpose of maintenance of the property mentioned above and to engage labours, contractors, job-men, technicians and engineers for such purpose and to enter into contracts for the same in the name of the Executants/Executors of this Power of Attorney being the Owners.
11. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
12. To enter into, make sign, execute and register and do all such things, contracts, agreements, receipts, deeds, payment assignments, transfers, conveyances, mortgages, releases, assurances, instruments, notices and things and may be in the opinion of the said attorney necessary, usual or convenient for the exercise of any of the power herein conferred on the said attorney.
13. To prepare building plan, design work and to put signature on behalf of the Executants/Executors of this Power of Attorney being the Owners as the lawful attorney of the Executants/Executors of this Power of Attorney

Tapan Kumar Das

Jointed Chandra Das

অন্য পক্ষের মিত্র

Misun Das Pradip Bhattacharya

Letina Sankar Das

PARTNER

Sushobhan Kesh

PARTNER

Biswajit Das

Jointed

Sankar Das

Jointed

being the Owners in the building plan drawings and other allied necessary papers and apply for the sanction of building plan and deposit all fees to the concerned authority in the name of the Executants/Executors of this Power of Attorney being the Owners and on behalf of the Executants/Executors of this Power of Attorney being the Owners in connection with the building plan or necessary modify the building plan and regularize the modification or changes and sign in the modified plan all papers, documents, affidavits declaration & register boundary declaration, splayed corner, and strip of land relating thereto and receive the same from the said Burdwan Municipality or any other competent authority against acknowledgement receipt on behalf of the Executants/Executors of this Power of Attorney being the Owners as the lawful attorney of the Executants/Executors of this Power of Attorney being the Owners.

- 14. To appear for and on behalf of the Executants/Executors of this Power of Attorney being the Owners in office of the WBSEDCL, West Bengal Electricity Supply, Burdwan Municipality or any local or any statutory authority and all Government Offices, Police Station and to apply for and obtain necessary sanction, permit, license, supply service and to apply for


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 Kiran Dattaradh
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 Uma Sankar
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 Sushabhin
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 Binrajit Das
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 Sankar
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and obtain permanent connection of water, electricity drainage and sewerage to the said premises.

15. To sign, execute and verify and file all plaints, suits, written statement, written objection, pleadings, application, complaints, memorandum of appeal, arose objection reply affidavit and sign all other papers to be filed before Civil Court, Criminal Court, administrative authorities Tribunal, High Court and Arbitration and to accept all service of summons and other process and to appoint lawyer and sign Vakalatnama and compromise any suit and proceeding for protection of any interest in the said subject on behalf of the Executants/Executors of this Power of Attorney being the Owners. And the Executants/Executors of this Power of Attorney being the Owners do hereby ratify, agree and undertake to ratify and conform all acts deeds the attorney of the Executants/Executors of this Power of Attorney being the Owners shall lawfully do, execute, and perform or cause to be done executed or performed by virtue of power of attorney.

16. To appear and act in all the Courts, Criminal, Civil, Revenue Office, Block Land and Land Reform Office, District Registrar Office, Additional District Registrar Office, District Magistrate, Sub-Divisional Office, District Board or any other local authority.



Partner

Global Chandrapur
अधिकार प्राप्त

Kiran Nathrath Bhaskar

Partner
Uma Sankar Singh

Partner

Sushobhan Keshi

Partner

Binoyjit Das

Partner

Partner

Binoyjit Das

Partner

17. To appoint an architect and to get the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities concerned in respect of the proposed building.
18. To make necessary applications and signed all papers, to appear before the Burdwan Municipality, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and things as may be necessary for getting the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities.
19. To develop and construct proposed building on the said plot and to utilize the land to aid and support the process of construction of the multistoried residential building inclusive of Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities as per the sanctioned plans and according to specifications & other requirements of the Burdwan Municipality and for the purpose to imply contractors, architects, structural engineer, surveyors and other professionals as may be required in the construction of the building.
20. To enter into and sign and contract with the contractor or contractors for construction as well as contractors for labour and to sign such agreement.

To partner

Atul Chandra

शिवजी गणेश मिरा

Kiran Dattatreya Bhavsare

FOR SUBMIT CONSTRUCTIONS

Uma Sankar Singh

FOR SUBMIT CONSTRUCTIONS

Sushobhan Kish

FOR SUBMIT CONSTRUCTIONS

Blowfit Das

FOR SUBMIT CONSTRUCTIONS

Srinivasa DS

PARTNER

- 26. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
- 27. To file and receive back any documents, to deposit money by challan or receipt and to withdraw money from any Court, cases or from any office or offices and to grant proper acknowledgment receipt.
- 28. To accept service of any summons, notice, writ issued by any court and to represent in such court of Civil, Criminal or Tribunal or before any office whatsoever.
- 29. To apply for the inspection of and to inspect any judicial records any records of any office or offices.
- 30. To enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed for any of the purposes of this present or to or in which the Executants/Executors of this Power of Attorney being the Owners are or may be party or any way interested.
- 31. To negotiate for sale of the **First Schedule** mentioned property and to settle the consideration amount and to receive the consideration amount in respect of the Owner's and also the Developer's Allocation.

Tapan Kumar
 Spalal chandrashekar
 अतिरिक्त अधिकारी
 Kivan Dattatreya Bhaskar
 FOR SUBRAM COMPANY
 Umia Sankar Das
 श्री सुभाष सुभाष (001)
 Subhash Kish
 FOR SUBRAM COMPANY
 Binsayit Das
 श्री सुभाष सुभाष (001)
 FOR SUBRAM COMPANY
 श्री सुभाष सुभाष (001)
 श्री सुभाष सुभाष (001)

32. To negotiate for sale of the Flat(s)/Residential Unit(s) and Parking Space(s) in the multi-storeyed commercial and residential building inclusive of Flats/Residential Units and Car Parking Spaces on **First Schedule** mentioned property and to settle the consideration amount and to receive the consideration amount on behalf of the OWNERS in respect of the Owners' Allocation as well as of the Developer's Allocation and to keep and retain the said amount to reimburse and to make adjustment in respect of their expenses and the consideration amount advanced to the OWNERS.
33. To execute, sign and enter into an agreement for sale on behalf of the Executants/Executors of this Power of Attorney being the Owners in respect of the Owner's Allocation as well as of the Developer's Allocation and execute the agreement for sale by receiving the advance amount in respect of the Owner's Allocation as well as of the Developer's Allocation and to appear before the registering authority and presenting the same & shall admit execution and registration in respect of the Owner's Allocation as well as of the Developer's Allocation and to receive the consideration amount on behalf of the OWNERS in respect of the Owner's Allocation as well as of the Developer's Allocation and to keep and retain the said

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श्री. ए. चंद्रिका देवी

किरण ओम्कार भवसाठे

विकास साठे

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amount to reimburse and to make adjustment in respect of their expenses and the consideration amount advanced to the OWNERS.

34. To sign, admit and execute the sale deed in favour of the prospective purchasers in respect of the Owner's Allocation as well as of the Developer's Allocation and to receive consideration from them in respect of the Owner's Allocation as well as of the Developer's Allocation and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the Owners /Executant in respect of the Owner's Allocation as well as of the Developer's Allocation and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the OWNERS and to keep and retain the said amount to reimburse and to make adjustment in respect of their expenses and the consideration amount advanced to the OWNERS.

35. To receive the entire amount of the consideration amount directly from the Purchaser(s) and/or from any Financial Institution and/or Bank and/or Investor (individual or Juristic Entity) for selling of the flats and parking spaces from the all purchasers and to receive the consideration amount on behalf of the OWNERS in respect of their allocation and to keep

Tapan Kumar Paul
 Special. Shareholder Buy
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 Kiran Datta + with Bhaskar
 Uma Souvenir Nest.
 Sushobhan Keshi.
 Babrajit Das
 Srinivasa Das

and retain the said amount to reimburse and to make adjustment by the Developer being the Power of Attorney Holder in lieu of the expenses and investment the DEVELOPER Firm incurred and made as per the terms and conditions of this Agreement.

36. To Sign, Execute, Present and Register the Agreement for Sale Deed and/or also to Sign, Execute, Present and Register Sale Deed in favour of the prospective purchasers on behalf of the Executor of this Power of Attorney Deed i.e., the OWNERS, in respect of the OWNER'S ALLOCATION and also DEVELOPER'S ALLOCATION in any Registration Office by representing the OWNER and by signing on their behalf and by admitting any document and deed on their behalf and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the OWNERS/EXECUTANTS and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount on behalf of the OWNERS and to keep and retain the said amount to reimburse and to make adjustment in respect of their expenses and the consideration amount advanced to the OWNERS.

Tapan Kumar Das
 Gopal Chandra Das
 ANITA KETAL MITRA
 Kiran Dashrath Bhavsar
 Uma Sankar Mishra
 Sushobhan Kesh
 Binwaji Des
 Anurag Das

- 37. To deliver the possession in favour of the buyer on behalf of the Executants/Executors of this Power of Attorney being the Owners.
- 38. Generally to Act as the Attorney or Agent of the Executants/Executors of this Power of Attorney being the Owners in relation to the matter aforesaid and all other matters in which the Executants/Executors of this Power of Attorney being the Owners may be interested or concerned and on behalf of the Executants/Executors of this Power of Attorney being the Owners to execute and to do all deeds, acts, or things as fully and effectual in all respect as the Executants/Executors of this Power of Attorney being the Owners and/or themselves to do if personally present.

ARTICLE XIII - ARBITRATION:

13.1 In case of any dispute, difference or question arising between the parties with regard to the interpretation meaning or scope of this agreement or any rights and liabilities of the parties under the agreement or out of the agreement or in any manner whatsoever concerning this agreement and touching the same in these presents or any term or condition herein contained and/or relating to interpretation hereof shall be referred to the Arbitration in accordance with the Arbitration and Conciliation Act as amended from time to time and the parties have agreed that the sole Arbitrator shall have summary powers and may make and publish interim

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 Gopal Chandra Pan.
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 Nitin Dattvech Bhosale
 21226 21227 21228
 Urmil Samikar Kash.
 PARTNER
 Sushobham Kash.
 PARTNER
 Brijrajit Pan
 PARTNER
 Srinanta Das
 PARTNER

orders and final orders and awards and/or non-speaking awards, whether interim or final. The Award/Awards made by the Arbitrator shall be final and binding upon the parties hereof as agreed.

ARTICLE XIV - JURISDICTION:

14.1 Burdwan Court alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties.

The Stamp Duty over the value assessed by A.D.S.R., Burdwan has been paid duly by the Party to the SECOND PART.

The photos, finger prints, signatures of **OWNERS**, the **DEVELOPER** is annexed herewith in separate sheets, which will be treated as the part of this Deed.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Property Details)

ALL THAT PIECE AND PARCEL OF THE LAND appertaining to previously appertaining in R.S. Khatian No. 5359 to comprising in R.S. Plot No. 7261 and presently appertaining L.R. Khatian Nos. 16614, 16615, 20237 and 20238 comprising in L.R. Plot No. 8281 of "Bastu" Class of Land along with Building thereon under the Burdwan Mouza, J.L. No. 30, total measuring 10.6 Decimals situated within the jurisdiction of Burdwan Municipality of Ward No. 29 appertaining to Present Holding No. 28 of B. C. Road Mahalla under the jurisdiction of P.S. Bardhaman, Dist. Purba

Tapan Kumar Das
 General Chartered Surveyor
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 Kiran Dattatraya Bhaskar
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 Uma Sankar Nath
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 Sushobhan Nath
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 Binrajit Das
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 Shrikanta Das
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Bardhaman within Sub-Registry Office at Burdwan out of the said total area of Land given for development is measuring 4498.85 Sq. Ft. (a little more or less) which is demarcated and specifically portrayed in the Burdwan Municipality Sanctioned Plan i.e., the **TOTAL AREA OF LAND GIVEN FOR DEVELOPMENT AS PER THIS AGREEMENT** is measuring **10.31 Decimals (A Little More or Less) i.e., 0.1031 Acres (A Little More or Less) i.e., 4498.85 Sq. Ft. (A Little More or Less)** which is demarcated and properly delineated and approved in the Sanctioned Plan of the Burdwan Municipality being Municipal Plan Memo No. 495/E/VII-4 dated 15/09/2018 along with the Map of Plan bearing Regd. (Encl.) No. 1196 dated 12/09/2018 with the permission to construct one Ground (G) Plus (+) Six (6) Storied Residential Building to be comprised with Residential Flats and Parking Spaces:

AND THE SAID PREMISES IS BUTTED AND BOUNDED BY:

- On the North:** *Two Storied Building of Mr. Dilip Chandra;*
- On the South:** *B.C. Road (38 Ft. to 46.5 Ft. Wide);*
- On the East:** *Two Storied Building of Ramji and Premji;*
- On the West:** *B.T. Lane,*

TOTAL AREA OF LAND GIVEN FOR DEVELOPMENT AS PER THIS AGREEMENT:-

10.31 Decimals (A Little More or Less) i.e., 0.1031 Acres (A Little More or Less)

TOPRA BANWA PANE

STOTAL CHUNDER SINGH

सुहासि गौरी मिश्र

KIRAN DATTREDDH BHARADWAJ

FOR SURNAM CONSTRUCTIONS
Umesh. Sankar Kesh

PARTNER
FOR SURNAM CONSTRUCTIONS

Sushobhan. Kesh

PARTNER
FOR SURNAM CONSTRUCTIONS

Biswajit Das

PARTNER
FOR SURNAM CONSTRUCTIONS

Suresh Das

PARTNER

i.e., 4498.85 Sq. Ft. (A Little More or Less) which is specifically demarcated and properly delineated as per Burdwan Municipal Plan being Memo No. 495/E/VII-4 dated 15/09/2018 along with the Map of Plan bearing Regd. (Enclo.) No. 1196 dated 12/09/2018.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Details of Payment System Consideration Amount)

1. On this Day (18th December, 2018) of execution and registration of the Agreement for Development between Developer and the Owner:- **Rs. 5,00,000/- (Rupees Five Lakhs Only)** obtained by OWNER NO. 3 & OWNER NO. 4 jointly through Cheque Payments out of which OWNER NO. 3 obtained **Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only)** vide Cheque No "106753" of Yes Bank, Burdwan Branch Dated 17/12/2018 and OWNER NO. 4 obtained **Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only)** vide Cheque No "106754" of Yes Bank, Burdwan Branch Dated 17/12/2018.
2. After the Execution and Registration of this Deed of Agreement for Development **Rs. 5,00,000/- (Rupees Five Lakhs Only)** will be obtained by OWNER NO. 1.
3. After the Execution and Registration of this Deed of Agreement for Development but on or within 7th December, 2019:- **Rs. 20,00,000/- (Rupees Twenty Lakhs Only)** out of which OWNER NO. 1 will obtain **Rs. 10,00,000/- (Rupees Five Lakhs Only)**

To Anwar Puri
Personal Charitable Trust
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Kiran Dattatray Chavhan

Urmil Sanjay Kash

Sushobham Kash

Binwaji Puri

Srinivasa DS

and OWNER NO. 3 & 4 will jointly obtain Rs. 10,00,000/- (Rupees Five Lakhs Only).

4. After the Execution and Registration of this Deed of Agreement for Development but on or within:- Rs. 20,00,000/- (Rupees Twenty Lakhs Only) out of which OWNER NO. 1 will obtain Rs. 10,00,000/- (Rupees Five Lakhs Only) and OWNER NO. 3 & 4 will jointly obtain Rs. 10,00,000/- (Rupees Five Lakhs Only).

5. After the completion of the Selling of the Flats and Parking Spaces:- Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) to be paid to the OWNER NO. 2.

(Total Agreed Consideration Amount:- Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only)

(Note: The Earnest Consideration Amount will be adjusted by the Developer by way of reimbursement at the time of Booking and Selling of Flat/Parking Space and also Registration of Flat/Car Parking Spaces/Garages from the entire Project)

**THE THIRD SCHEDULE ABOVE REFERRED TO
(Construction of Flats and Building Details)**

BUILDING STRUCTURE:- Reinforced Cement Concrete (1:2:4).

MAIN WALLS & PARTITION WALLS:- 200 MM/250 MM Thick Cement Brick Work for Main Walls and 125 MM Thick and 75 MM Thick Cement brickwork (1:4) for Flat Separating Wall and Partition Walls inside the respectively,

Topan Venkatesh
 Global Chemodays
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 Kitchen Dairymilk Chocoroute
 Uma Sanyasini Wash
 Sushobhan Kishu
 Binimajit Ban
 Shrikantha Das
 21221 21221 21221

FLOOR:- 1 Ft. 9 Inch x 2 Ft. 9 Inch Cut Piece Marble/Vitrified Floor Tiles for All Rooms, Veranda, Hall, Kitchen, Bath/Toilet.

SKIRTING AND DADO:- Cut Piece Marble, the height not to be exceeded 150 MM High and the Dado Not Exceeding 200 MM High (For Toilet Glazed Tiles will be used up to a height of 6 Ft. form Skirting).

PLASTERING:- Plastering to external walls will be of 20 MM, thick in 1:5 Cement, Sand and Mortar. Plastering to internal walls will be 15 MM thick in 1:6 Cement, Sand and Mortar and Ceiling will be 10 MM thick in 1:4 Cement, Sand and Mortar.

WOODWORK AND JOINERY:- 100 MM X 50 MM, Malaysian Sal Wood or equivalent section for Door frame, 32 mm. Thick solid core Flush door, Thickness of the shutter will be 32 mm. Main Door shutter for the owner will be made of quality Flush door.

M. S. GRILL WORKS:- All windows will be aluminium framed with necessary hardware fittings. The grill -works for the windows will be completely separately fixed. The balcony

Topon kam pur
Gopal chandani
21/2/2019

Kiran Dasthath Bhusante
Uma Samsar Math

Sushobhan Kesh
Vallabh

Blowagit Das

Trinantha DS

balustrades (if any) will be M.S. Flat. The Glasses of the windows will be Ground Glass or Frosted Glass.

PAINING:-

All the internal wall surfaces and the ceiling will be finished with Plaster of parish.

The external wall surfaces will be finished with snow-cem or equivalent cement based paint. All the wooden surfaces and the steel surfaces will be finished with enamel paint after necessary priming coat

FINISHING WORKS FOR GROUND FLOOR:- The Parking areas will be finished with neat cement finish.

HARDWARE FITTINGS AND FIXTURES:- All the hardware Fittings will be of aluminium. The internal doors will have all the necessary locking arrangements like tower bolts, hatch bolts, door knobs or rings etc. complete. One eye-whole will be fixed in the main entrance door to each flat. Door stoppers will be fixed in every door.

ELECTRICAL WORKS:- All the electrical lines will be concealed with copper wires. with PVC conduit. Each flat will have the following electrical points.

Tapan Kumar Das
Gopal Chandra Das
21/2/21 4/2/21 9/1/21

Kirun Dattarath Choudhary

Uma Sanyal with
/ 4/2/21

Sushobhan Kish
/ 4/2/21

Biswajit Das
/ 4/2/21

Srinandan Das
/ 4/2/21

Each Bed Room Two light points, One Plug point, One Fan Point.

Living Room cum Dining Space Three light Points Two Fan Point, One Plug Point, one Freeze point.

Kitchen One light Point, One Power Point, One Exhaust fan point.

Exhaust Fan points will be provided in each toilet, Geyser Line (except Geyser) including electrical point for the same will also be provided in one toilet.

WATER SUPPLY & DRAINAGE:- One overhead water reservoir will be provided the required capacity of pump will be installed for storage of water in the overhead water reservoir.

The drainage line will be connected to the existing sewer line through the Master trap. Each flat have separate water supply line from the overhead water reservoir through P.V.C. Pipes and fittings with proper necessary valves. For external drainage P.V.C. pipes will be used.

TOILET FITTINGS & FIXTURES:- Each toilet will be provided with one shower, one Anglo Indian/European commode. Necessary taps

2. P. M. P. P.
Gopal Chandra Singh
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Miran Dattaraj Chusante
Lina Sarsar Singh
FOUNDER

Sushobhan Kesh
PARTNER

1001
Biswajit Das
PARTNER

Sinsanta OS
PARTNER

will be provided in the toilets and the floor will be of cut pieces marble (1'6"X 1'6"). One basin with tap will be installed at Dining Hall.

KITCHEN SPACE:-

Each Kitchen space will be provided with one cooking platform finished with one still sink with required water connections.

OVER HEAD TANK:-

P.V.C.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Common Facilities and Common Parts)

1. Entrance and Exits to the Premises.
2. Stair Cases,
3. Stair Case Landings,
4. Stair Head Room and Lobbies on all the floors of the New Building,
5. Passage for Entrance,
6. Passage in between different blocks,
7. Pump (Deep Tube Well of adequate capacity to ensure round the clock),
8. Electric Meter & Electric Meter Space,
9. Common Room,

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Kirun Deethroth Bhasaale

Uma Sanna Mesh
PARTNER

Sushobhan Mesh
PARTNER

Biswajit Das
PARTNER

Srinivasa S
PARTNER

10. Electric/Utility room, Water Pump room, Generator Room (if any),
11. Septic Tanks,
12. Boundary Walls with Entrance Gate,
13. Underground water reservoirs (if any),
14. Overhead Water Tank,
15. Transformer and space (if any),
16. Lift/s (if any),
17. Electrical wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
18. Lighting of the Common Portions.
19. Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply,
20. Drainage and Sewage lines and other installation for the same (except only those as are installed within the exclusive area of any Unit and/or exclusively for its use).
21. Such other parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to

Tapan Kumar Panigrahy

Govind Chandra Das

सुशोभा केशव

Kirans Pathrath Bhavate

FOR SUSHAM CONSTRUCTIONS

Uma Sankar Mishra

FOR SUSHAM

FOR SUSHAM CONSTRUCTIONS

Sushobham Kushi

FOR SUSHAM

FOR SUSHAM CONSTRUCTIONS

Rajivrajit Das

FOR SUSHAM

FOR SUSHAM CONSTRUCTIONS

Sushanta Das

FOR SUSHAM

and/or user of the Units in common by the Co-Owner.

IN WITNESSES WHEREOF, the **OWNERS**, the **DEVELOPER** and **WITNESSES** after knowing the purpose and meaning of this Deed, made over and read over to them by the witnesses in their another tongue and after satisfaction put their signatures in good health and open mind on **18th of December, 2018**.

Memo of Consideration cum Receipt

The **OWNERS** hereby doth admit and confirm about **RECEIPT** and **RECEIVING** of and from the within named **DEVELOPER** the sum of total **Rs. 5,00,000/- (Rupees Five Lakhs Only)** received by **OWNER NO. 3 & OWNER NO. 4** jointly through Cheque Payments out of which **OWNER NO. 3** received **Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only)** vide Cheque No "106753" of Yes Bank, Burdwan Branch Dated 17/12/2018 and **OWNER NO. 4** received **Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only)** vide Cheque No "106754" of Yes Bank, Burdwan Branch Dated 17/12/2018 i.e., the **OWNERS** No. 3 and 4 together and jointly obtained total **Rs. 5,00,000/- (Rupees Five Lakhs Only)** which has been paid by the **DEVELOPER** on **18th December, 2018** through Cheque Payments as aforesaid and in respect of and out of the pre-settled amount as per pre-settled terms and conditions.

[This Deed is prepared on 1 (One) Stamp Paper, 89 (Eighty Nine) A4 Size Executive Bond Papers and 4 (Four) A4 Size Executive Bond Papers containing the Finger Prints and Photos of the Parties i.e., this Deed is prepared on and upon total 94 (Ninety Four) Pages].

WITNESSES:-

- | | |
|--|--|
| 1. Abhijit Ghosh
S/o Ananta Ghosh
Bhabani Prakash
P.O. Rajbati, Bardwan
713104 | 1. Tapankumar Paul
2. Gopal Chandra Das
3. सुशील प्रताप मिश्र
4. Kiran Dastguth Ghazala |
| 2. Sushant Paul
Tapan.K.P. Paul
Shantal. Bardwan
713104 | |

SIGNATURES OF THE OWNERS

- | | |
|----|--|
| 1. | FOR SUBHAM CONSTRUCTION
Uma Sankar Kesh. |
| 2. | PARTNER
FOR SUBHAM CONSTRUCTION
Sushobhan Kesh |
| 3. | FOR SUBHAM CONSTRUCTION
Bishajit Das |
| 4. | FOR SUBHAM CONSTRUCTION
Ananta ES
PARTNER |

SEAL & SIGNATURES OF THE DEVELOPER

Drafted by me & Depd in my Office



Rajdeep Goswami
Advocate
Bardwan Dist. Judges Court
Enrollment No. F/1922/1694/2011
Computerized Typed by Me

Sk. Sabir
Sk Sabir
Nerodighi, Bardwan



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BURDWAN, District Name :Burdwan







Signature / LTI Sheet of Query No/Year 02030001900577/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr TAPAN KUMAR PAUL Shyamal, P.O.- Rajbati, P.S.- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713104	Land Lord			Tapan Kumar Paul 18.12.18
2	Mr GOPAL CHANDRA DEY B.C. Road, Barabazar, P.O.- Rajbati, P.S.- Bardhaman Sadar, Burdwan, Distnct:- Burdwan, West Bengal, India, PIN - 713104	Land Lord			Gopal chandra Dey
3	SARADA DASHARATH BHARATA Alias SARADA DASRATH BHARTE B.C. Road, Barabazar, P.O.- Rajbati, P.S.- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713104.	Land Lord			সারদা দাশরথ ভারতা 18.12.18

Query No:-02030001900577/2018, 18/12/2018 03:55:07 PM, BURDWAN(A.D.S.R.)

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr KIRAN DASHRATH BHARATE B.C. Road, Barabazar, P.O.- Rajbati, P.S.- Bardhaman Sadar, Burdwan, District- Burdwan, West Bengal, India, PIN - 713104	Land Lord			
5	Mr UMA SANKAR KESH Joramandir, P.O.- Burdwan, P.S.- Bardhaman Sadar, Burdwan, District- Burdwan, West Bengal, India, PIN - 713101	Representative of Developer [SUBHAM CONSTRUCTION]			Uma Sankar Kesh 18/12/2018
6	Mr SUSHOBAN KESH By Pass, Teiganj More, P.O.- Alamgunj, P.S.- Bardhaman, Burdwan, District- Burdwan, West Bengal, India, PIN - 713102	Representative of Developer [SUBHAM CONSTRUCTION]			Sushoban Kesh 18/12/2018
7	Mr BISWAJIT DAS Golapbag More, P.O.- Rajbati, P.S.- Bardhaman Sadar, Burdwan, District- Burdwan, West Bengal, India, PIN - 713104	Representative of Developer [SUBHAM CONSTRUCTION]			Biswajit Das 18/12/18

Query No:-02030001900577/2018, 18/12/2018 03:55:07 PM, BI/BDWAN (A.D.S.R.)

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
8	Mr SRIKANTA DAS 4 No Ichtabad, P.O.- Sripally, P.S.- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713103	Represent -ative of Developer [SUBHAM CONSTR UCTION]			<i>Srikanta Das</i> 18/12/18
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr ABHIJIT GHOSH Son of Mr ANANTA GHOSH Bhabanithakurlane, Mithapukur, P.O.- Rajbati, P.S.- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713104	Mr TAPAN KUMAR PAUL, Mr GOPAL CHANDRA DEY, SARADA DASHARATH BHARATA, Mr KIRAN DASHRATH BHARATE, Mr UMA SANKAR KESH, Mr SUSHOSAN KESH, Mr BISWAJIT DAS, Mr SRIKANTA DAS		<i>Abhijit Ghosh</i>	

(Kaushik Bhattacharya)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BURDWAN
Burdwan, West Bengal

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



T. P. M. Kumar


SIGNATURE *T. P. M. Kumar*

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



G. S. Chandrashekar

SIGNATURE *G. S. Chandrashekar*

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE शारदा दशरथ शर्मा


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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE Kiran Dattarath Bhosale

3

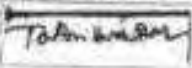
स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AEJPP2599A

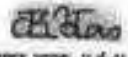


नाम / NAME
TAPAN KUMAR PAUL

पिता का नाम / FATHER'S NAME
GOKUL CHANDRA PAUL

जनम तिथि / DATE OF BIRTH
18-07-1956

हस्ताक्षर / SIGNATURE



 दिनांक अंग्रेजी, ५.४.१८
 COMMISSIONER OF INCOME-TAX, W.D. - II

इस कार्ड के खो / भ्रिज जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
 सहायक आयकर अधिकारी,
 पी-७,
 चौरींग्ही स्क्वैर,
 कलकत्ता - ७०० ०६९.

In case this card is lost/found, kindly inform/return to the issuing authority:
 Assistant Commissioner of Income-tax,
 P-7,
 Chowringhee Square,
 Calcutta- 700 069.

THE HON. MINS. / PERMANENT ACCOUNT NUMBER

ADJPD4330J



THE HON. MINS. NAME
GOPAL CHANDRA DEY

THE HON. MINS. FATHER'S NAME
UMAPATI DEY

THE HON. MINS. DATE OF BIRTH
14-02-1950

THE HON. MINS. SIGNATURE

Gopal Chandra Dey

K. Das

2007 2008. 1 & XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SARADA DASHARATH BHARATA

SANKAR CHANDRAGARA

29/07/1969

Permanent Account Number

AHPS5495D

www.irda.gov.in

Signature



For more information, visit the website of the Income Tax Department at:
Income Tax E-filing Services Unit, 1, 100/1
Plot No. 1, Sector 21, Cyber Enclave,
New Mumbai - 400 614.

For more information, visit the website of the Income Tax Department at:
आयकर ई-फाइलिंग सेवाएँ, 1, 100/1
प्लॉट नं. 1, सेक्टर 21, साइबर एंक्लेव,
नई मुंबई - 400 614.

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
KIRAN DASHRATH BHARATE
DASHRATH SOPAN BHARATE
12/11/1988
PAN: AALPB7825E
SIGNATURE



पत्राचार
आयकर विभाग, कोलकाता
आयकर विभाग, कोलकाता
आयकर विभाग, कोलकाता
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SIGNATURE *Uma Sankar Kesh*

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SIGNATURE *Sushobhan Kesh*

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE *Biswajit Das*

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SIGNATURE *Simanta Das*

Major Information of the Deed

Deed No :	I-0203-09891/2018	Date of Registration	20/12/2018
Query No / Year	0203-0001900577/2018	Office where deed is registered	
Query Date	17/12/2018 12:43:12 PM	A.D.S.R. BURDWAN, District: Burdwan	
Applicant Name, Address & Other Details	RAJDEEP GOSWAMI 2 No Dhopaparalane, Jhapantala, Burdwan, Thana : Bardhaman Sadar, District : Burdwan, WEST BENGAL, PIN - 713104, Mobile No. : 9002354575, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,68,63,636/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,061/- (Article:48(g))	Rs. 5,021/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



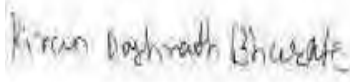
Land Details :

District: Burdwan, P.S:- Barddhaman, Municipality: BURDWAN, Road: B.C. Road, Mouza: Burdwan Pin Code : 713104

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-8281	LR-16614	Bastu	Bastu	3.54 Dec		56,31,818/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road,
L2	LR-8281	LR-16615	Bastu	Bastu	3.53 Dec		56,15,909/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road,
L3	LR-8281	LR-20237	Bastu	Bastu	1.76 Dec		28,00,000/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road,
L4	LR-8281	LR-20238	Bastu	Bastu	1.77 Dec		28,15,909/-	Width of Approach Road: 47 Ft., Adjacent to Metal Road,
		TOTAL :			10.6Dec	0 /-	168,63,636 /-	
	Grand Total :				10.6Dec	0 /-	168,63,636 /-	

Major Information of the Deed :- I-0203-09891/2018-20/12/2018

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Mr TAPAN KUMAR PAUL (Presentant) Son of Late Gokul Chandra Paul Shyamlal, P.O:- Rajbati, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEJPP2599A, Status :Individual, Executed by: Self, Date of Execution: 18/12/2018 , Admitted by: Self, Date of Admission: 18/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/12/2018 , Admitted by: Self, Date of Admission: 18/12/2018 ,Place : Pvt. Residence</p>			
2	<p>Mr GOPAL CHANDRA DEY Wife of Late Umapati Dey B.C. Road, Barabazar, P.O:- Rajbati, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADJPD4330J, Status :Individual, Executed by: Self, Date of Execution: 18/12/2018 , Admitted by: Self, Date of Admission: 18/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/12/2018 , Admitted by: Self, Date of Admission: 18/12/2018 ,Place : Pvt. Residence</p>			
3	<p>SARADA DASHARATH BHARATA, (Alias: SARADA DASRATH BHARTE) Wife of Late Dasrath Sopan Bharte B.C. Road, Barabazar, P.O:- Rajbati, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AIHPB5499D, Status :Individual, Executed by: Self, Date of Execution: 18/12/2018 , Admitted by: Self, Date of Admission: 18/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/12/2018 , Admitted by: Self, Date of Admission: 18/12/2018 ,Place : Pvt. Residence</p>			
4	<p>Name</p> <p>Mr KIRAN DASHRATH BHARATE Son of Late Dasrath Sopan Bharte Executed by: Self, Date of Execution: 18/12/2018 , Admitted by: Self, Date of Admission: 19/12/2018 ,Place : Office</p>	<p>Photo</p>  <p>19/12/2018</p>	<p>Fringefprint</p>  <p>LTI 19/12/2018</p>	<p>Signature</p>  <p>19/12/2018</p>
	<p>B.C. Road, Barabazar, P.O:- Rajbati, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMIPB7625E, Status :Individual, Executed by: Self, Date of Execution: 18/12/2018 , Admitted by: Self, Date of Admission: 19/12/2018 ,Place : Office</p>			

Developer Details :

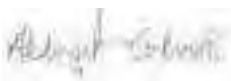
SI No	Name,Address,Photo,Finger print and Signature
1	<p>SUBHAM CONSTRUCTION 103, Mithapukur Road, P.O:- Rajbati, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713104 , PAN No.: ACZFS4683G, Status :Organization, Executed by: Representative</p>

Major Information of the Deed :- I-0203-09891/2018-20/12/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr UMA SANKAR KESH Son of Late Biswanath Kesh Joramandir, P.O:- Burdwan, P.S:- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKIPK2379J Status : Representative, Representative of : SUBHAM CONSTRUCTION (as Partner)
2	Mr SUSHOBAN KESH Son of Mr Asok Kumar Kesh By Pass, Tejganj More, P.O:- Alamgunj, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BRXPK8152L Status : Representative, Representative of : SUBHAM CONSTRUCTION (as Partner)
3	Mr BISWAJIT DAS Son of Late Bibhutibhusan Das Golapbag More, P.O:- Rajbati, P.S:- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BSNPD3623C Status : Representative, Representative of : SUBHAM CONSTRUCTION (as Partner)
4	Mr SRIKANTA DAS Son of Late Sukumar Chandra Das 4 No Ichlabad, P.O:- Sripally, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZKPD9095R Status : Representative, Representative of : SUBHAM CONSTRUCTION (as Partner)

Identifier Details :

Name & address	
Mr ABHIJIT GHOSH Son of Mr ANANTA GHOSH Bhabanithakurlane, Mithapukur, P.O:- Rajbati, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713104, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr TAPAN KUMAR PAUL, Mr GOPAL CHANDRA DEY, SARADA DASHARATH BHARATA, Mr KIRAN DASHRATH BHARATE, Mr UMA SANKAR KESH, Mr SUSHOBAN KESH, Mr BISWAJIT DAS, Mr SRIKANTA DAS	
	19/12/2018

Major Information of the Deed :- I-0203-09891/2018-20/12/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR PAUL	SUBHAM CONSTRUCTION-3.54 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr GOPAL CHANDRA DEY	SUBHAM CONSTRUCTION-3.53 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SARADA DASHARATH BHARATA	SUBHAM CONSTRUCTION-1.76 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr KIRAN DASHRATH BHARATE	SUBHAM CONSTRUCTION-1.77 Dec

Land Details as per Land Record

District: Burdwan, P.S:- Barddhaman, Municipality: BURDWAN, Road: B.C. Road, Mouza: Burdwan Pin Code : 713104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 8281(Corresponding RS Plot No:- 7261), LR Khatian No:- 16614	Owner:তপন কুমার পাল, Gurdian:গোকুল চন্দ্র পা, Address:শ্যামলাল,বর্ধমান , Classification:বাস্তু, Area:0.03540000 Acre,	Mr TAPAN KUMAR PAUL
L2	LR Plot No:- 8281(Corresponding RS Plot No:- 7261), LR Khatian No:- 16615	Owner:গোপাল চন্দ্র দে, Gurdian:উমাপতি দ, Address:শ্যামলাল,বর্ধমান , Classification:বাস্তু, Area:0.03530000 Acre,	Mr GOPAL CHANDRA DEY
L3	LR Plot No:- 8281(Corresponding RS Plot No:- 7261), LR Khatian No:- 20237	Owner:সারদা দশরথ ভার্তে, Gurdian:স্বর্গীয় দশরথ সোপান ভার্তে, Address:নিজ , Classification:বাস্তু, Area:0.01760000 Acre,	SARADA DASHARATH BHARATA
L4	LR Plot No:- 8281(Corresponding RS Plot No:- 7261), LR Khatian No:- 20238	Owner:কিরন দশরথ ভার্তে, Gurdian:স্বর্গীয় দশরথ সোপান ভার্তে, Address:নিজ , Classification:বাস্তু, Area:0.01770000 Acre,	Mr KIRAN DASHRATH BHARATE

Endorsement For Deed Number : I - 020309891 / 2018

Major Information of the Deed :- I-0203-09891/2018-20/12/2018

On 18-12-2018

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 19:42 hrs on 18-12-2018, at the Private residence by Mr TAPAN KUMAR PAUL , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,68,63,636/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 18/12/2018 by 1. Mr TAPAN KUMAR PAUL, Son of Late Gokul Chandra Paul, Shyamlal, P.O: Rajbati, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession Business, 2. Mr GOPAL CHANDRA DEY, Late Umapati Dey, B.C. Road, Barabazar, P.O: Rajbati, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession Business, 3. SARADA DASHARATH BHARATA, Alias SARADA DASRATH BHARTE, Wife of Late Dasrath Sopan Bharte, B.C. Road, Barabazar, P.O: Rajbati, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession House wife

Indetified by Mr ABHIJIT GHOSH, , Son of Mr ANANTA GHOSH, Bhabanithakurlane, Mithapukur, P.O: Rajbati, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 18-12-2018 by Mr UMA SANKAR KESH, Partner, SUBHAM CONSTRUCTION (Partnership Firm), 103, Mithapukur Road, P.O:- Rajbati, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713104

Indetified by Mr ABHIJIT GHOSH, , Son of Mr ANANTA GHOSH, Bhabanithakurlane, Mithapukur, P.O: Rajbati, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

Execution is admitted on 18-12-2018 by Mr SUSHOBAN KESH, Partner, SUBHAM CONSTRUCTION (Partnership Firm), 103, Mithapukur Road, P.O:- Rajbati, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713104

Indetified by Mr ABHIJIT GHOSH, , Son of Mr ANANTA GHOSH, Bhabanithakurlane, Mithapukur, P.O: Rajbati, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

Execution is admitted on 18-12-2018 by Mr BISWAJIT DAS, Partner, SUBHAM CONSTRUCTION (Partnership Firm), 103, Mithapukur Road, P.O:- Rajbati, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713104

Indetified by Mr ABHIJIT GHOSH, , Son of Mr ANANTA GHOSH, Bhabanithakurlane, Mithapukur, P.O: Rajbati, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

Execution is admitted on 18-12-2018 by Mr SRIKANTA DAS, Partner, SUBHAM CONSTRUCTION (Partnership Firm), 103, Mithapukur Road, P.O:- Rajbati, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713104

Indetified by Mr ABHIJIT GHOSH, , Son of Mr ANANTA GHOSH, Bhabanithakurlane, Mithapukur, P.O: Rajbati, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal

Major Information of the Deed :- I-0203-09891/2018-20/12/2018

On 19-12-2018

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 19/12/2018 by Mr KIRAN DASHRATH BHARATE, Son of Late Dasrath Sopan Bharte, B.C. Road, Barabazar, P.O: Rajbati, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession Business

Indetified by Mr ABHIJIT GHOSH, , , Son of Mr ANANTA GHOSH, Bhabanithakurlane, Mithapukur, P.O: Rajbati, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal

On 20-12-2018

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021/- (B = Rs 5,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/12/2018 5:34PM with Govt. Ref. No: 192018190319263531 on 19-12-2018, Amount Rs: 5,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 300502498 on 19-12-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,061/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,061/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4450, Amount: Rs.5,000/-, Date of Purchase: 17/12/2018, Vendor name: K Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/12/2018 5:34PM with Govt. Ref. No: 192018190319263531 on 19-12-2018, Amount Rs: 35,061/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 300502498 on 19-12-2018, Head of Account 0030-02-103-003-02



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal

Major Information of the Deed :- I-0203-09891/2018-20/12/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2019, Page from 6799 to 6908

being No 020309891 for the year 2018.



(Kaushik Bhattacharya) 1/4/2019 11:52:38 AM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BURDWAN

West Bengal.

(This document is digitally signed.)