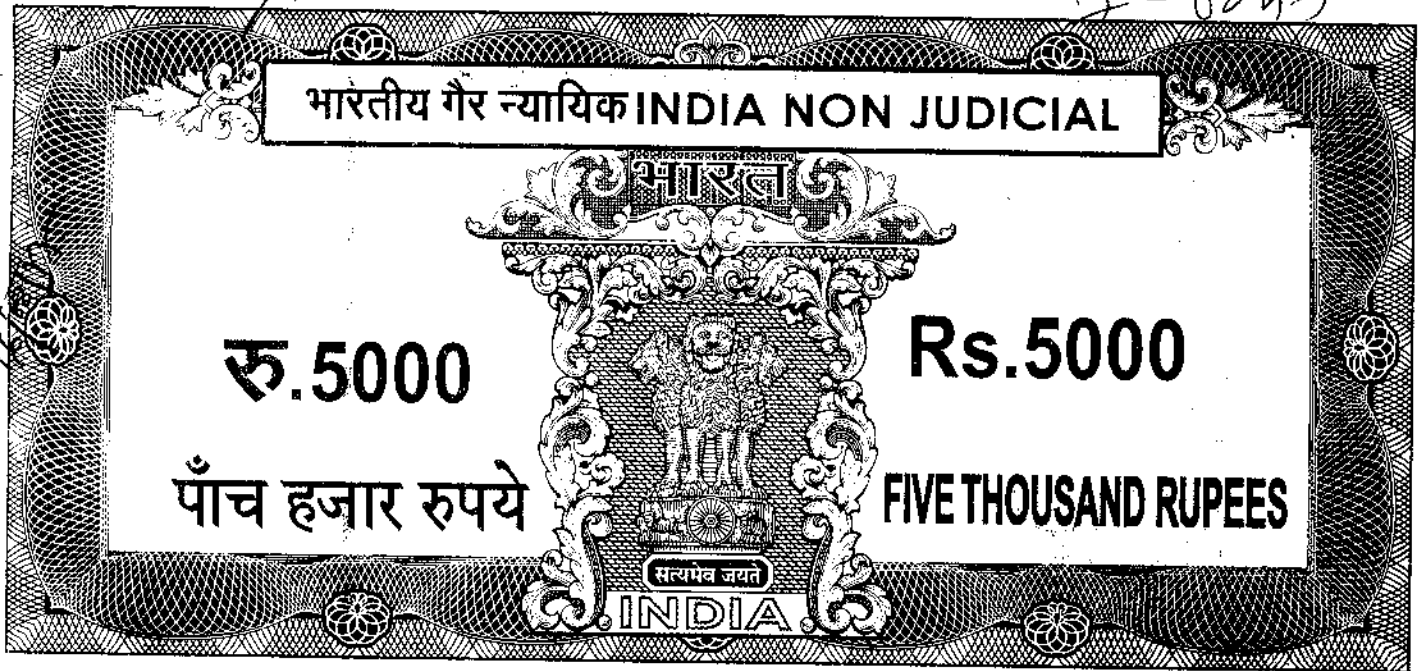


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Kanak Dutta
 Subhendu Dutta
 Sumita Mondal
 Indrani Mondal
 Nabendu Dutta.

NIRMAN INFRASTRUCTURES
 Proprietor
 Shankar Ghosh

certified that the Endorsement
 on this Sheet's
 is correct

**DEVELOPMENT AGREEMENT OR
 CONSTRUCTION AGREEMENT**

THIS AGREEMENT is made on this the 16th day of August,

BETWEEN

- (1) **SMT KANAK DUTTA, PAN : CGOPD9097E**, Wife of Late Shyamal Kumar Dutta , Nationality Indian, by faith Hindu, by occupation Household works, resident of Chotonilpur, Balidanga, Burdwan Municipality Ward No. 14, P.O. Sripally, P.S. & District Burdwan (Presently Purba Bardhaman), PIN - 713103 (W.B.),

Additional District Sub-Registrar
 BURDWAN
 2017

16 AUG 2017

KANAK DUTTA
SUBHENDU DUTTA
SUMITA MONDAL @
INDRANI MONDAL
NABENDU DUTTA.

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(2) **SRI SUBHENDU DUTTA , PAN : AMSPD1013G**, son of Late Shyamal Kumar Dutta , Nationality Indian, by faith Hindu, by occupation Business, resident of Chotonilpur, Balidanga, Burdwan Municipality Ward No. 14, P.O. Sripally, P.S. & District Burdwan (Presently Purba Bardhaman), PIN - 713103 (W.B.),

(3) **SMT SUMITA MONDAL @ INDRANI MONDAL, PAN : CWRPM2563H**, wife of Sri Tapas Mondal & daughter of Late Shyamal Kumar Dutta , Nationality Indian, by faith Hindu, by occupation Household works, resident of Chotonilpur, Balidanga, Burdwan Municipality Ward No. 14, P.O. Sripally, P.S. & District Burdwan (Presently Purba Bardhaman), PIN - 713103 (W.B.) & Presently residing at Debinagar Bagpota Road, Sursuna, Kolkata - 61;

&

(4) **SRI NABENDU DUTTA , PAN : ALNPD0672K**, son of Late Shyamal Kumar Dutta , Nationality Indian, by faith Hindu, by occupation Business, resident of Chotonilpur, Balidanga, Burdwan Municipality Ward No. 14, P.O. Sripally, P.S. & District Burdwan (Presently Purba Bardhaman), PIN - 713103 (W.B.), hereinafter referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART.**

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NIRMAN INFRASTRUCTURES

Bhaskar Ghosh

Proprietor

AND

"NIRMAN INFRASTRUCTURES", PAN: AHWPG6681J, a Proprietorship Firm., having its Principal office at R.N. Guha Road, P.S. - Dum Dum, District - 24 Paraganas (North), Kolkata - 700028, Represented herein by its sole proprietor :-

MR BHASKAR GHOSH, PAN : AHWPG6681J, son of Sri Bhabani Ghosh, nationality Indian, by occupation Business, resident of "Swastik Apartment", Chotonilpur, Near "Nabin Sangha" club, Burdwan Municipality Ward No. 15, P.O. Sripally, P.S. & District Burdwan (Presently Purba Bardhaman), PIN - 713103 (W.B.), hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its / their / his heirs, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS the landed property (defined & demarcated) classified as "**Bastu**", appertaining to **R.S. Plot No. 601, under R.S. Khatian No. 629**, corresponding to the **L.R. Plot No. 1108 under L.R. Khatian Nos. 7422, 7807, 7808 & 7809** respectively, of **Mouza - Balidanga**, J.L. No. 75, P.S. & District Burdwan (Presently Purba Bardhaman), within the area of Ward No. 14 of the Burdwan Municipality, measuring an area about **0.065** acre or **4** (four) Cottha or more or less **2880 Sft.** (defined & demarcated) was lawfully owned

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NIRMAN INFRASTRUCTURE

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Proprietor

and exclusively possessed by one Mr. Motilal Dey , whose name too stands recorded in the R.S.R.O.R., under the R.S. Khatian No. 629.

WHEREAS said Motilal Dey while owning and possessing (since before the R.S. operation) the said defined and demarcated land as proclaimed sell of it one Sudhangsu Narayan Basu, in lieu of valid consideration purchased the same from him vide a Registered Deed of Sale, dated 05-07-1957, being Deed No. 5140 for the year 1957 of the Burdwan Sadar S.R.O. .

AND WHEREAS thereafter said Sudhangsu Narayan Basu, since the said purchase, becoming the exclusive owner of the said plot of land when was in exclusive possession of the same as proclaimed sell of it, one Debi Prosad Roy, lawfully purchased the same from him vide a Registered Deed of Sell dated 17-06-1959, being Deed No. 4464 for the year 1959 of the Burdwan Sadar S.R.O..

AND WHEREAS said Debi Prosad Roy since his said purchase, becoming the exclusive owner of the said plot of land possessed the same adversely & contineously for more than a period of twelve years, without any hindrance or interruption of others whatsoever and thus he also acquired therein the said plot of land, a better title by way of adverse possession. Thus while owning and possessing the said plot of land, when said Debi Prosad Roy proclaimed sell of it one Biseswar Bandopadhyay and another Shibeswar Bandopadhyay, the two brothers, in equal shares, lawfully purchased the same from him in

of (K)

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lieu of valid consideration, vide a Registered Deed of Sell dated 10-07-1976, being Deed No. 7843 for the year 1976 of D.S.R., Burdwan.

AND WHEREAS thereafter said Biseswar Bandopadhyay and said Shibeswar Bandopadhyay, the two brothers, as jointly proclaimed sell of the said plot of land , one Smt. Saila Bala Dutta, wife of Late Krishna Kumar Dutta one Smt. Kanak Dutta (the owner No. 1 herein), wife of Shyamal Kumar Dutta and another Sri Shyamal Kumar Dutta , son of Late Krishna Kumar Dutta in equal shares, purchased the same from them vide a **Registered Deed of Sell dated 10-04-1986 , being Deed No. 3117 for the year 1986, entered in Book No. 1, Volume No.47, in pages from 259 to 264 of the office of the A.D.S.R., Burdwan Sadar, Burdwan.**

AND WHEREAS said Smt. Saila Bala Dutta wife of Late Krishna Kumar Dutta, said Smt. Kanak Dutta (the owner No. 1 herein) wife of Shyamal Kumar Dutta and said Sri Shyamal Kumar Dutta, son of Late Krishna Kumar Dutta while were in joint & exclusive ownership and possession of the said plot of land, as said Smt. Saila Bala Dutta died intestate in the year 1990, said Sri Shyamal Kumar Dutta, her only son, also being her only legal heir (Class -1 heir as per Hindu law of succession), stepped into her shoes.

AND WHEREAS thereafter said Sri Shyamal Kumar Dutta also died intestate on 02-05-2008 , leaving behind the owner No. 1 herein as his wife/widow, the owners No. 2 & 4, as his sons and the owner No. 3 as his married daughter, the Owners herein, being his only

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Rohankumar Ghosh

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legal heirs (Class -1 heirs as per Hindu law of succession), together stepped into his shoes.

AND WHEREAS thus the **Owners** herein becoming the lawful & exclusive owners of the said plot of land (also more specifically described in the Schedule herein below), got their names lawfully mutated in the L.R.R.O.R. under L.R. Khatian Nos. 7422, 7807, 7808 and 7809 respectively and even got their names mutated with the Burdwan Municipality in respect of the said Holding and also till date are discharging their all liabilities towards the State Of West Bengal & also towards the Burdwan Municipality by jointly paying its rents towards the State & the Municipal tax towards the Burdwan Municipality. The Owners till date are in joint possession of the said property as aforesaid and as also more specifically described in the Schedule below. The said Plot of land measuring an area about 2880 Sft. be a little more or less, under the jurisdiction of the Burdwan Municipality is free from all sorts of encumbrances whatsoever.

AND WHEREAS the Owners of the First Part with an intent to construct a **G+3 Residential Building** thereon their said property, accordingly mutated their respective names with the Burdwan Municipality in respect of their said property and even jointly proposed to get a building plan sanctioned from the said authority.

AND WHEREAS the OWNERS even now jointly with an intent thus to develop their said plot of land together desired to give an effect to their said willingness being agreed to develop through the

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Proprietor

in the said 40 % allocation), shall exclusively be entitled to be allotted with a **900 Sq.Ft.** (super built up area) independent finished habitable flat (3BHK) in the **First Floor**, in the Road front side of the said building along with a **150 Sq.Ft. (front side)** dependable parking space in the **Ground Floor** of the said building to be constructed in the Schedule mentioned property, with exclusive right to sell / transfer or otherwise deal or dispose of the said flat & parking space for his share. Beyond the said allotment of the said Flat (of said Nabendu Dutta), the other **Owners No. 1 to 3** shall be allotted with the rest portion in proportion to their respective shares in the said allocation of **40% (allocation of all the Owners, jointly)** of the said building to be constructed in the Schedule mentioned property, with exclusive right to sell / transfer or otherwise deal or dispose of the said flat & parking space for their respective shares, considering, calculating and deducting the portion specifically agreed to be allotted to the Owner No. 4 in that behalf ; and that shall be mutually done on or before sanction of the concern Building Plan for the purpose.

The super built up area for the purpose, to be considered and to be calculated upon the built up area , as per the prevailing market norms.

3. The Developer shall be exclusively entitled to the rest of the building i.e to say all the other **60% (Sixty Percent)** only (Super

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Blankor Ghosh
Proprietor

built up area) of the said building to be constructed (save & except the Owners' allocations as aforesaid) with exclusive right to sell / transfer/mortgage/let out on rent/let out on lease or otherwise deal or dispose of the same.

The super built up area for the purpose, to be considered and to be calculated upon the built up area , as per the prevailing market norms.

4. That is so far as necessary all dealings by the Developer in respect of the new several storied building shall be in the name of the OWNERS and for which the OWNERS undertake to give the Developer a **General Power of Attorney (after the Registered Development Agreement)** in a form and manner fasten of creating any financial liability upon the OWNERS.

Further the OWNERS hereby also undertake if necessary to sign any such Building Plan to be sanctioned for the proposed Building (G+3) **and/or for any additional floor/s as stated earlier** & even undertake to execute and register any deed of conveyance or any Deed of transfer in respect of the Developer's allocation as aforesaid of the said multi storied building (to be constructed) along with all its amenities, or any part thereof in favour of the Developer or in favour of any intended purchaser/s nominated for the purpose by the Developer.

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Proprietor

5. That the Developer shall at its/his own costs construct erect and complete the building on the schedule land (if necessary upon demolishing any existing structures on any of its part) in accordance with the building plan to be sanctioned in the name of the Owners . Further the Developer shall not make any deviation of the sanctioned plan while constructing the building on the schedule land and even if they deviate such or if any accident occur while such construction, the owners shall not be responsible for the same and all such liability will caste upon the Developer.
6. That the decision of the Developer regarding the quality of the materials (for the overall project) shall be final and binding between the parties hereto but the developer shall execute all the construction works as per Indian Standard Code of practices and also as per sanctioned plan (to be sanctioned by the local Municipal authority) for the purpose of developing the said land/ property. Further if any accident occur for the materials used in such construction or for negligence on the part of the Developer and / or for any act of its Engineer, in such case /s the owners shall not be liable in any way and all such liabilities shall caste upon only the Developer.
7. That the Developer shall be authorized in the name of the owners in so far as is necessary to apply for and obtain sanctioned building plan / addition or alteration plan from the

of (A-2)

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Burdwan Municipality; similarly apply for to obtain temporary and permanent connection of water, electricity, power, drainage, sewerages and/or gas to the construction or enjoyment of the building & for these purposes, the OWNERS shall execute in favour of the Developer an irrevocable Power of Attorney and other authorities as shall be required by the Developer.

8. That the Developer shall at its/their own costs and expenses and without creating any financial or other liability on the owners, shall take every measures to get the concern building plan sanctioned and shall even construct and complete the said newly several storied building.
9. That all costs, charges and expenses for the purpose shall be discharged by the Developer and the OWNERS shall have no responsibility in this context. Even the Developer only shall bear all the costs in the matter of construction and all other matters concerning and /or arising out of the construction of the said building.
10. That the Developer is at liberty to engage any workers VIZ. Masons, Carpenters, Electricians, Plumbers and Engineer/s, Advocate/s, which it/he think deem fit and proper with a view to complete the several storied building & for any legal necessity for the overall project.
11. That the OWNERS shall handover the vacant possession entirely of the SCHEDULE property and all the concerned original

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NIRMAN INFRASTRUCTURES

Blender Laha

Proprietor

- documents to the Developer simultaneously with the execution of these presents for construction of the building on the said property is terms of this agreement.
12. That the OWNERS hereby agreed and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing if any of the Developer's Allocation in the building at the said property.
 13. That the OWNERS shall not let out, grant lease, mortgage and/or charge the SCHEDULE property or any portion thereof without the consent in writing of the Developer during the period of construction.
 14. That all allocations and/or allotments of the building (with regard to the Developer's allocations) to the intended buyers etc. shall be made only at the Developer's full discretion and that shall be made only after sanction of the Building Plan by the competent authority and for the purpose of allocations of the owners, the scheme which has been framed & settled and laid under clause G (six) herein, has only been settled & agreed upon mutual discussion amongst the parties herein.
 15. That for the purpose the Developer, shall not be bound to install any lift or to keep any provision for the same.

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NIRMAN INFRASTRUCTURES

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Proprietor

16. That if any extra work is done or is required to be done by the Developer, the cost of such extra work shall be fixed by the Developer at his full discretion & it/he shall be entitled to such.
17. That it is agreed in between the parties that the Developer for the purpose shall always be at liberty to borrow loan from any Bank or financial institution at its/his own risk and liabilities and in such case the OWNERS shall always give their full consent and if required for the purpose shall execute bond/s to that effect and the Developer shall only be liable for such financial transactions / advances.
18. That the DEVELOPER shall at its/his discretion enter into any agreement with third parties and/or enter into any agreement for sale/mortgage/lease/let out on rent (of the Developer's allocation) of the flats including parking/garage spaces and super built up area & for the purpose the DEVELOPER only shall fix the cost of such flat/s at its/his full discretion & even shall be at liberty to accept any consideration money from them.
19. That if it become necessary for the overall project to install a Transformer for electrification of the said building and even if it become necessary for the project to install a sub-mersible pump for water supply to the occupants of the proposed premises, the developer shall do so at his full discretion and the entire costs of such installations shall be calculated and be

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NIRMAN INFRASTRUCTURES

Abanindya Ghosh

Proprietor

- charged / fixed proportionately among all the flat owners and occupiers/allottees and Developer shall be entitled for fixing the same. However it is agreed that the Owners shall for the said purpose shall only contribute and/or pay an amount of Rupees Thirty Thousand only towards their share.
20. That the OWNERS are absolutely seized and possessed of and/ or otherwise well and sufficiently entitled to the SCHEDULE property & none other than the OWNERS has any right, title, interest, claim and/or demand over and in respect of the same.
21. That the SCHEDULE property is free from all encumbrances, charges, liens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever. Moreover the OWNERS hereby undertake to compensate the DEVELOPER for any future complication, if arises in respect of their title and possession in respect of the Schedule property.
22. That it is also agreed that the said building to be constructed shall be named as "**LOKENATH ABASAN**" and such name shall be engrossed on a suitable part (external facia) of the said building by the Developer.
22. That the Developer with its/his every endeavour shall try to complete the overall project within 2 (Two) years from the date of Sanction of the Building Plan by the Burdwan Municipality. But, if it/he is prevented to do so for the Act of God or for such other natural calamity and for local or any political

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disturbances , the tenure may be extended on mutual discussion between the Owners and the Developer.

22. That this Agreement shall be deemed to have commenced on and with effect from the date of its execution.

SCHEDULE (OF LAND/PROPERTY)

All that the "Bastu" class of land measuring a total area of **2880 Sft.** (little more or less) or **0.065 Acre** lying and situated within the Burdwan Municipality , bearing Holding No. 250 of Ward No. 14 at Mohalla - Chotobalidanga, also appertaining to, **R.S. Plot No. 601**, under **R.S. Khatian No. 629**, corresponding to the present **L.R. Plot No. 1108** under **L.R. Khatian Nos. 7422, 7807, 7808 & 7809** respectively, of **Mouza - Balidanga**, J.L. No. 75, P.S. & District Burdwan (Presently Purba Bardhaman).

Butted and bounded : to the **North** by **14 Ft.** wide Municipal Road (having no name) ; to the **South** by a tank; to the **East** by house of Narayani Mitra; to the **West** by house of Gayatri Basu.

SCHEDULE OF SPECIFICATION OF CONSTRUCTION WORKS

1. STRUCTURE : Reinforcement for columns, beams, slabs etc, as per the approved design by the BMC. Concrete (M-15/M-30 as per requirement) with stone-chips, full course / medium course sand Cement as per IS code.

of (see)

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Proprietor

2. BRICK WORK : 1st class or burnt clay bricks / fire clay bricks will be used for 8" and 3" brick work, Mortar ratio will be as per IS code.
3. PLASTER WORK : All wall plaster (inside or outside) 6:1 and all ceiling plaster will be irrespective of only 5:1 Ratio, Ceiling will be 5:1 ratio.
4. FLOOR WORK : All flooring work by Vitrified Tiles .
5. SKIRTING : 6"x4" Skirting will be provided.
6. DOOR FRAME : 4"x2.5" good quality wooden frames according to the door size will be provided.
- 7 .DOORS : Main door and inside doors will be all wooden doors will be flush doors with necessary fittings such as handle, tower-bolt-hinges, locking system, peep-hole etc.
8. WINDOWS : Aluminum Sliding Windows fitted with 3mm thick glass with necessary fittings.
9. SANITARY & PLUMBING : Septic Tank will be as per the C.C, Specification connected to the main Sewerage line of the BMC as and when this system is introduced. All the sewerage pipes of 4" Dia G.I. Pipes, properly mounted, on the wall and connected to the septic Tank.

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NIRMAN INFRASTRUCTURES

Bhaskar Ghosh

Proprietor

10. BATHROOM

: Western Commode/ Indian Pan (as per choice) with low level plastic cistern, 02 Taps, 01 Shower to be provided in the Bath room, bath room flooring by skirting fitted with glazed tiles on the wall up-to a height 6'-0" from the floor level.

11. BASIN

: 2/2/3 Standard Basin/s will be provided either in the Dining room or in the Toilet with necessary fittings as per No. of rooms.

12. WALLS

: Internal portion will be finished by plaster or Paris/putty,

13. PAINTING

: External portion of the building will be finished with water proof cement based Paint.

14. STAIRCASE

: By plaster of Paris/Putty.

15. MAIN GATE

: Made by M.S. Patti Rod, designed with locking arrangement.

16. KITCHEN

: Flooring by glazed tiles on the wall with height of 3'x5" over the Cooking platform, Kitchen Sink made of black Stone and Granite will be provided. One drinking water point and 01 Tap Water point on the Sink will be provided.

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Bhaskar Singh

Proprietor

17. ELECTRICAL POINTS :

- a) COMMON POINTS: For Common Passage, Stairs, Main gate, Roof, Pump Room and Meter room.
- b) BED ROOM: 02 light, 01 Fan, 1 No. 5 Amp. Plug on board will be provided. One A/C point 15 Amp. at the master Bed Room.
- c) DRAWING: 02 light, 01 Fan, 1 No. 5/15 Amp. Plug Point, 1 No. 15 Amp. Plug.
- d) DINNING ROOM : Two Points on board for T.V., Cable and Refrigerator etc.
- e) BATHROOM: 01 Light and 01 Exhaust Fan Point.
- f) KITCHEN: 01 Light and 01 Exhaust Fan Point.
- g) VERANDAH: 01 Light and 1 No. 5 Amp Plug point.

Extra payment to be made by the Allottees/Purchasers/Owners for any additional work in the Flat.

Meter, Bulbs, Tubes, decoration Lamps. Fans, exhaust fan, calling Bell etc. will be Allottee's/Purchaser's/Owners' expenses.

As (see)

Contd. next page

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IN WITNESS WHEREOF the parties have here unto put their respective hands and seals the day, month & year first above written.

Witnesses :

1) *Dubjendra Ghimsh*
Tehsildar,
Burdwan.

K. NAK Dutta

Subhendu Dutta

Sumita Mondal & Indrani Mondal

Alabendu Dutta.

2) *Sourav Barua*
Choto Nilpur
Burdwan-3

Signatures of the parties of the FIRST PART

NIRMAN INFRASTRUCTURES

Bhaskar Ghosh











Proprietor

3) *Hari Sankar Ghosh*
Boronilpur More
Burdwan-3

Signature of the party of the SECOND PART

Drafted by me
Sourav Ray
(Sourav Ray)
Advocate











Enrol. No. 7197/187 of 1997
District Judges' Court, Burdwan
Computerised typed by:

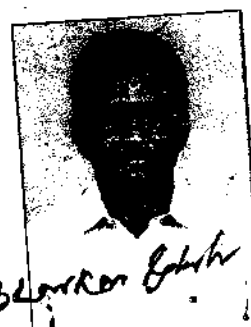
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SIGNATURE: *Nabendu Dutta*

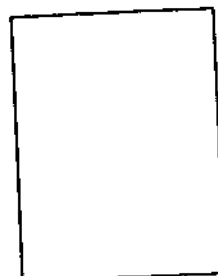
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Shankar Ghosh

SIGNATURE: *Shankar Ghosh*

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Right Hand Impression	Thumb	Index	Middle	Ring	Little



Karak Dutta

SIGNATURE: Karak Dutta

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Right Hand Impression	Thumb	Index	Middle	Ring	Little



Subhendu Dutta

SIGNATURE: Subhendu Dutta

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Sumita Mondal

SIGNATURE: Sumita Mondal @ Indrani Mondal

Major Information of the Deed



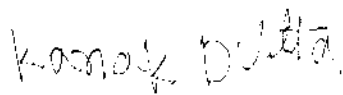
Deed No :	I-0203-06047/2017	Date of Registration	16/08/2017
Query No / Year	0203-0001162922/2017	Office where deed is registered	
Query Date	11/08/2017 11:44:18 AM	A.D.S.R. BURDWAN, District: Burdwan	
Applicant Name, Address & Other Details	SOURAV ROY Thana : Barddhaman, District : Burdwan, WEST BENGAL, Mobile No. : 9832166703, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value		Market Value	
Rs. 1/-		Rs. 22,80,006/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,000/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



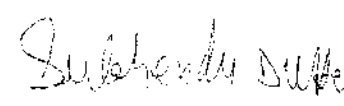
District: Burdwan, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W14, Mouza: Balidanga, Ward No: 14

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-1108	LR-7422	Bastu	Bastu	2880 Sq Ft	1/-	22,80,006/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
Grand Total :					6.6Dec	1 /-	22,80,006 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Smt KANAK DUTTA Wife of Late SHYAMAL KUMAR DUTTA Executed by: Self, Date of Execution: 16/08/2017 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office	 <small>16/08/2017</small>	 <small>LTI 16/08/2017</small>	 <small>16/08/2017</small>
CHOTONILPUR BALIDANGA, P.O:- SRIPALLY, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CGOPD9097E, Status :Individual, Executed by: Self, Date of Execution: 16/08/2017 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office				

2

Name	Photo	Fingerprint	Signature
Shri SUBHENDU DUTTA Son of Late SHYAMAL KUMAR DUTTA Executed by: Self, Date of Execution: 16/08/2017 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office	 16/08/2017	 LTI 16/08/2017	 16/08/2017

CHOTONILPUR BALIDANGA, P.O:- SRIPALLY, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMSPD1013G, Status :Individual, Executed by: Self, Date of Execution: 16/08/2017 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office

3

Name	Photo	Fingerprint	Signature
Smt SUMITA MONDAL, (Alias: Smt INDRANI MONDAL) Wife of Shri TAPAS MONDAL Executed by: Self, Date of Execution: 16/08/2017 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office	 16/08/2017	 LTI 16/08/2017	  16/08/2017

CHOTONILPUR BALIDANGA, P.O:- SRIPALLY, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CWRPM2563H, Status :Individual, Executed by: Self, Date of Execution: 16/08/2017 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office

4


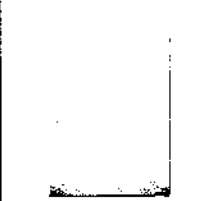
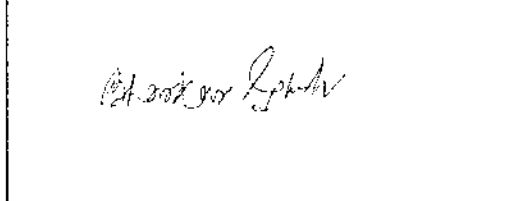
Name	Photo	Fingerprint	Signature
Shri NABENDU DUTTA (Presentant) Son of Late SHYAMAL KUMAR DUTTA Executed by: Self, Date of Execution: 16/08/2017 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office	 16/08/2017	 LTI 16/08/2017	 16/08/2017

CHOTONILPUR BALIDANGA, P.O:- SRIPALLY, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALNPD0672K, Status :Individual, Executed by: Self, Date of Execution: 16/08/2017 , Admitted by: Self, Date of Admission: 16/08/2017 ,Place : Office

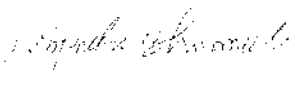
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NIRMAN INFRASTRUCTURES R N GUHA ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: AHWPG6681J, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BHASKAR GHOSH Son of Mr BHABANI GHOSH Date of Execution - 16/08/2017, , Admitted by: Self, Date of Admission: 16/08/2017, Place of Admission of Execution: Office			
		Aug 16 2017 1:39PM	LTI 16/08/2017	16/08/2017
CHOTONILPUR NEAR NABIN SANGHA CLUB, P.O:- SRIPALLY, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHWPG6681J Status : Representative, Representative of : NIRMAN INFRASTRUCTURES (as PROPRIETOR)				

Identifier Details :

Name & address	
Mr DIBYENDU BHUIMALI Son of Mr DILIP KUMAR BHUIMALI 5 NO. ICHALABAD, P.O:- SRIPALLY, P.S:- Barddhaman, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Smt KANAK DUTTA, Shri SUBHENDU DUTTA, Smt SUMITA MONDAL, Shri NABENDU DUTTA, Mr BHASKAR GHOSH	
	16/08/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt KANAK DUTTA	NIRMAN INFRASTRUCTURES-1.65 Dec
2	Shri SUBHENDU DUTTA	NIRMAN INFRASTRUCTURES-1.65 Dec
3	Smt SUMITA MONDAL	NIRMAN INFRASTRUCTURES-1.65 Dec
4	Shri NABENDU DUTTA	NIRMAN INFRASTRUCTURES-1.65 Dec

Land Details as per Land Record

District: Burdwan, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W14, Mouza: Balidanga, Ward No: 14

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1108(Corresponding RS Plot No:- 601/ 607/ 608), LR Khatian No:- 7422	Owner:কনক দত্ত, Gurdian:শ্যামল কুমার, Address:নিজ, Classification:বাস্ত, Area:0.03200000 Acre,

Endorsement For Deed Number : I - 020306047 / 2017

On 16-08-2017

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:34 hrs on 16-08-2017, at the Office of the A.D.S.R. BURDWAN by Shri NABENDU DUTTA, 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 22,80,006/-

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

Execution is admitted on 16/08/2017 by 1. Smt KANAK DUTTA, Wife of Late SHYAMAL KUMAR DUTTA, CHOTONILPUR BALIDANGA, P.O: SRIPALLY, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession House wife, 2. Shri SUBHENDU DUTTA, Son of Late SHYAMAL KUMAR DUTTA, CHOTONILPUR BALIDANGA, P.O: SRIPALLY, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 3. Smt SUDAMONDAL, Alias Smt INDRANI MONDAL, Wife of Shri TAPAS MONDAL, CHOTONILPUR BALIDANGA, P.O: SRIPALLY, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession House wife, 4. Shri NABENDU DUTTA, Son of Late SHYAMAL KUMAR DUTTA, CHOTONILPUR BALIDANGA, P.O: SRIPALLY, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business

Identified by Mr DIBYENDU BHUIMALI, , Son of Mr DILIP KUMAR BHUIMALI, 5 NO. ICHALABAD, P.O: SRIPALLY Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

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

Execution is admitted on 16-08-2017 by Mr BHASKAR GHOSH, PROPRIETOR, NIRMAN INFRASTRUCTURES (Sole Proprietorship), R N GUHA ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal India, PIN - 700028

Identified by Mr DIBYENDU BHUIMALI, , Son of Mr DILIP KUMAR BHUIMALI, 5 NO. ICHALABAD, P.O: SRIPALLY, Thana: Barddhaman, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 6146, Amount: Rs.5,000/-, Date of Purchase: 11/08/2017, Vendor name: L N Chakraborty

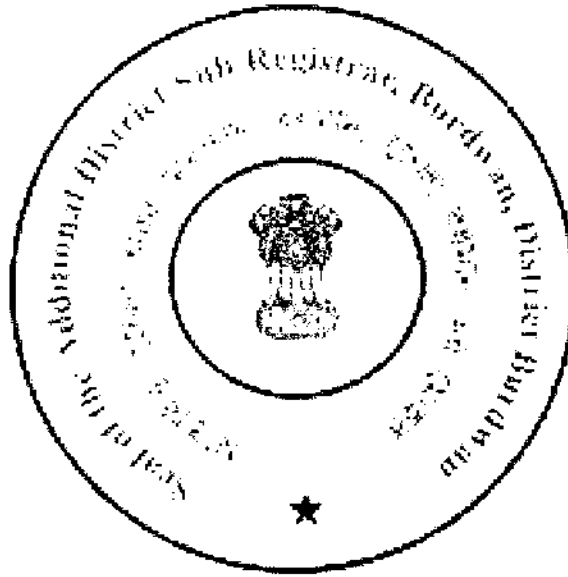

Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2017, Page from 99704 to 99735

being No 020306047 for the year 2017.



Digitally signed by KAUSHIK
BHATTACHARYA
Date: 2017.08.22 14:48:03 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 22-08-2017 14:47:41
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
West Bengal.

