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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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Wherein that the Document
 is Admitted to Registration the
 Signature Sheet and the End-
 ovements Attached with this
 Documents are the Part of this
 Document.

A. D. S. Durgaper
 Bardwan

02 JAN 2020

DEVELOPMENT AGREEMENT

District - Paschim Bardhaman , Police Station -
 New Township , Mouza- Sankarpur, Area of Land
 9 Decimals,

THIS DOCUMENT IS MADE ON THIS THE 02nd OF JANUARY, 2020.

S.No. 10503 Date 26/12/2019
System Sayak Developer
Address DYE-12
Value of Stamp 5000/-
Date of Purchase of the stamp 20 DEC 2019
Place from Treasury
Name of the Treasurer from
Durgapur

Shatterjee
Sudhakar Chatterjee
Stamp vendor
A.P.O. Durgapur, Durgapur-16
Udumla 100-172018-17



2
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

02 JAN 2020

AND THAT HAS ENTERED INTO AMONG

(1) **MR SUBHASH BAURI (PAN No.: BMNPB6783P) (Aadhaar no: 783464128699)** S/o Late Gopal Bauri, by Occupation: Business;

(2) **MR BIKASH BAURI (PAN No.: EWOPB1071E) (Aadhaar no: 455228989447)** S/o Late Gopal Bauri, by Occupation: Business;

(3) **MRS MITHU BAURI (PAN No.: BRVPB7181E) (Aadhaar no: 621694529776)** W/o Sanjoy Bauri D/o Late Gopal Bauri, by Occupation: Housewife; Sl. No.: (1) to (3) being the resident of Ambedkar Colony, V.K. Nagar, MAMC, PS - New-township, Pin - 713210, Dist.: Paschim Bardhaman, West Bengal, India;

(4) **MRS PARUL BAURI (PAN No.: EHYPB8897P) (Aadhaar no: 216989100449)** W/o Dharam Bauri D/o Late Gopal Bauri, by Occupation: Business; all are the Citizen of India, By Caste: Hindu, and Sl. No.: (4) being the resident of Amlakuri, Lokepur, PS- Khoyrasole, Suri, Dist.: Birbhum, Pin - 731123, West Bengal, India; hereinafter severally referred to as the **LAND OWNER(s) / VENDOR(s)** (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the **FIRST PARTY**.

AND

M/s. SAYAK DEVELOPER (PAN No.: ADXFS6480J) a partnership firm having its registered office at D-118, Prem Residency, Sec. 2B, Shastri Avenue, Post Office: Bidhannagar, Police Station: New, Township: Durgapur, District: Paschim Bardhaman, Pin - 713212, West Bengal, India represented by all of its Partners namely: -

(1) **Mr Buddhadev Roy (PAN No. AMTPR5589G) (Aadhaar No.: 690275579909)**

Son of Mr Lakshmi Kanta Roy;

(2) **Mr Apurba Shyam (PAN No. BATPS2762K) (Aadhaar No.: 757869704771)**

Son of Mr Narayan Chandra Shyam;

(3) **Mr Ranjit Roy (PAN No. AQQPR4684P) (Aadhaar No.: 506582759964)** Son of

Mr Ajay Roy;

(4) **Mr Shuvro Chattaraj (PAN No. AFMPC9030R) (Aadhaar No.: 388641659084)**

Son of Mr Nabam Chattaraj;

(5) **Mr Moloy Karmakar (PAN No. AOFPK0606R) (Aadhaar No.: 950472262562)**

Son of Mr Srikanta Karmakar;

(6) **Mr Prasenjit Paul (PAN No. BCGPP5049H) (Aadhaar No.: 806184320683)**

Son of Mr Basudev Paul, all of the above from Sl. No.: 01 to 06 are by faith: Hindu, by Occupation: Business, Citizen of India and being the Resident of Vill + PO: Bamunara, Pin - 713212, PS - Kanksa, District: - Paschim Bardhaman, West Bengal, India, and;

(7) **Mr Bapi Mazumdar (PAN No. ANHPM2778B) (Aadhaar No.: 365297045566)**

Son of Mr Mantu Mazumdar, by faith: Hindu, by Occupation: Business, Citizen of India and being the Resident of Arrah, Kalinagar, PS - Kanksa, District: - Paschim Bardhaman, West Bengal, India hereinafter jointly and severally referred to as the

DEVELOPER(s) / SECOND PARTY(s) (unless repugnant to the context shall mean and include their representatives, heirs, successors, executors, administrators, trustees, legal representatives and assigns).

WHEREAS the Landed property as described in schedule hereunder was owned and possessed by Peace Co-op Housing Society Limited and being in lawful possession and ownership over the said schedule property the Chairman of the said Peace Co-op Housing Society Limited Mr. Sunil Kr. Banerjee S/o Late Balaram Banerjee and Secretary of the said Peace Co-op Housing Society Limited Sri Sanjit Kr. Mitra transferred an area admeasuring 5.70 Katha in RS Plot No.: 141 to Mr Rakhai Chandra Mukherjee S/o Late Shripati Mukherjee, being the member of the said Peace Co-op Housing Society Limited vide Deed of Sale Being No.: 1-4909 for the Year 1997 registered before the Office of the ADSR at Durgapur.

WHEREAS thereafter while in lawful possession and ownership over the said schedule property the one Mr Rakhai Chandra Mukherjee S/o Late Shripati Mukherjee transferred an area admeasuring 5.70 Katha or 9.4 Dec. more or less in RS Plot No.: 141 to Mr Gopal Bauri S/o Late Ranjan Bauri Deed of Sale Being No.: 1-2698 for the Year 2002 registered before the Office of the ADSR at Durgapur and as such recorded his name before the Office of the BL&LRO (Faridpur-Durgapur) in LR Khatian No.: 1046. While in lawful possession and ownership over the said schedule property the recorded owner Mr Rakhai Chandra Mukherjee S/o Late Shripati Mukherjee died intestate dated 13/01/2018 and his wife Smt Puspa Rani Bauri dated 20/09/2001 and aftermath of which has left behind the aforesaid recent Vendors as his / their only legal heirs in the said Estate as per Law of Succession thereof; of which and until now they're in uninterrupted possession having every right, title, interests over the schedule premises thereon.

WHEREAS thereafter while in lawful possession and ownership over the said schedule property all the legal heirs of Mr Rakhai Chandra Mukherjee S/o Late Shripati Mukherjee as aforesaid being the recent Vendors hereof has recorded all of their names in the LRROR being LR Khatian No.: 2517, 2518, 2519 and 2520 respectively and has obtained Land use NOC from ADDA of the said Plot of Land over RS Plot No.: 141(P) appertaining to LR Plot No.: 499 and since then the recent aforesaid Vendor is/are being in lawful possession and ownership having indefeasible right, title and interests, possession and enjoyment over the said property and paying taxes and levies thereon & is free from all such encumbrances, liens and appendages thereto and without any interferences, objection or interruption from anybody having permanent, heritable and transferrable right, title and interest therein as he / she / they become the owner(s) of the land and forming part of the R.S. Plot No.: 141 more fully described in the schedule hereto.

WHEREAS the First Party(s) as aforementioned is/are the absolute and lawful owners of the immovable property as schedule below and since then he / they is/are in absolute, lawful, peaceful, physical possession and occupation over the same without any kind of let, hindrance or disturbances from any corner, which is a recorded property in the LR.R.O.R of the aforesaid vendors; of which the said property was entered in the name(s) of the First Party(s) in the records of the Landlord, the State and which has being exercising all acts of ownership over said landed property without any disturbances from any corner and by the payment of due land revenue for the said property to the Landlord the State and obtain

receipts thereof in its own name and have been occupying the said landed property by exercise of all acts of ownership thereto.

WHEREAS the recent Vendor(s) herein, became the absolute owner of immovable property bearing situated at Mouza: Sankarpur, under the jurisdiction of Jemua Gram Panchayat and more fully described in the Schedule hereunder written and hereinafter called the Schedule property; and since then the Vendor(s) / Owner(s) hereof are in actual and physical possession of all that piece and parcel of the land as below schedule & is free from all such encumbrances, liens and appendages thereto and without any interferences, objection or interruption from anybody having permanent, heritable and transferrable right, title and interest therein.

WHEREAS the First Party(s) as aforementioned is the absolute and lawful owner of the immovable property as schedule below and since then she / they is/are in absolute, lawful, peaceful, physical possession and occupation over the same without any kind of let, hindrance or disturbances from any corner, which is a recorded property in the R.O.R; of which the said property was entered in the name(s) of the First Party in the records of the landlord, the State and which has been exercising all acts of ownership over said landed property without any disturbances from any corner and by the payment of due land revenue for the said property to the Landlord the State and obtain receipts thereof in its own name and have been occupying the said landed property by exercise of all acts of ownership thereto.

AND WHEREAS the first party(s) is desired to get the aforesaid landed property developed into a Multi-storied Building complex constructed thereon through any Sincere, Responsible and Reputed Builder and the Second Party after having come to know of such intentions of the First party; approached the First Party and therefore the First party(s) agreed to the proposal of the Second Party with regard to the development & construction of the proposed Multi-storied Building complex upon the said below schedule landed property.

NOW THEREFORE the desire to develop the First schedule property by construction of a multi-storied building complex(s) up to the maximum limit of floor consisting of so many flats, unit(s), complex(s), and parking space(s), space(s), etc. as per plan approved by Panchayat and/or other competent authority(s) but the owners / vendors, of not having sufficient funds for the development and construction work and for the said reason the First Party(s) is in search of a Developer for the said development and construction work and as such & after prolong discussion between the party(s) assign and appoint the second party(s) as Developer(s) to develop and construct the said property forming into a residential complex(s).

NOW THIS INDENTURE WITNESSETH AND IS AGREED AMONG THE PARTIES AND THEREFORE REDUCED IN WRITING AS HERETO:

I - OWNER(S) / VENDOR(S) / LANDLORD(S) & DEVELOPER(S): - Shall mean names and details as envisaged above as First and Second Party thereto.

II - LAND:- Shall mean the area admeasuring 09 decimals (as per L.R.R.O.R.) be the same a little more or less at Mouza: Sankarpur, J.L. No.: 95 (0109), L.R. Plot No.: 499, comprised in LR Khatian No.: 2517, 2518, 2519 and 2520 respectively under the jurisdiction of Jemua Gram Panchayat under New-township Police Station.

District in Paschim Bardhaman, in the State of West Bengal, more-fully described in the Schedule below, being conveyed by the First Party/Owner in favour of Second Party, for its Development into a Multi-storied building complex, more-fully described in Schedule below, is the subject matter of this Development Agreement.

- 1.1 **BUILDING:** - Building shall mean the building to be constructed at the said premises with the maximum Floor Area Ratio (F.A.R.) available or permissible under the rules and regulations of the Panchayat and/or other concerned authorities for the time being in force as per the plan(s) to be sanctioned by the Panchayat / Zila Parishad and/or by the competent authorities.
- 1.2 **ARCHITECT(S) AND STRUCTURAL ENGINEERS:** - Shall mean such Architect(s) and structural engineers whom the Developer(s) may from time-to-time, appoint as the Architect(s) and/or Structural Engineer(s) or such other competent person(s) who would look after the safety and soundness of the said project.
- 1.3 **COMPETENT AUTHORITY:** - Shall mean Zila Parishad / Jemua Gram Panchayat / P&RD / ADDA and shall also include other concerned, competent and appropriate authority(s) either State, public body(s) and/or Central Govt, that may recommend, comment upon, approve, sanction, modify and/or revise such Plans.
- 1.4 **PLAN:** - Shall mean the sanctioned and approved Plan of the said building(s) sanctioned by the Panchayat / Zila Parishad and/or P&RD and shall also include variations / modifications, alterations therein that may be made by the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
- 1.5 **OWNER CONSIDERATION PLUS AREA:** - In consideration of the Vendor(s) having appointed the Second Party(s) as Developers of the said property and the Vendor(s) agreeing to allow the Developers to appropriate themselves the profits arising from the said development as is hereinafter provided. On execution of these presents the Vendors shall handover the vacant and peaceful possession of the said property to the Developers for the purpose of development. As acknowledged by the Vendor(s), the Developers agrees to pay to the Vendors a sum of **Rs. 1, 01, 000/- (Rupees One Lakh One thousand) only** lump sum being the full and final consideration in terms of money in the following manner:
- (a) **Rs. 25, 000/- (Rupees Twenty-five thousand) only** paid in the name of the present Vendor No.: 01 vide **Cheque Being No.: 208935 Dt.: 18/12/2019** of SBI Bank, Muchipara Branch;
- (b) **Rs. 25, 000/- (Rupees Twenty-five thousand) only** paid in the name of the present Vendor No.: 02 vide **Cheque Being No.: 208936 Dt.: 18/12/2019** of SBI Bank, Muchipara Branch;
- (c) **Rs. 25, 000/- (Rupees Twenty-five thousand) only** paid in the name of the present Vendor No.: 03 vide **Cheque Being No.: 208937 Dt.: 18/12/2019** of SBI Bank, Muchipara Branch;
- (d) **Rs. 26, 000/- (Rupees Twenty-six thousand) only** paid in the name of the present Vendor No.: 04 vide **Cheque Being No.: 208942 Dt.: 02/01/2020** of SBI Bank, Muchipara Branch; (all the payment and

receipt whereof the Vendor(s) doth hereby admit, acknowledge, acquit, release and discharge the Developers forever].

- (c) That the Landowner / Vendor shall be entitled for a share out of the stated development as - **TWO nos of 2BHK Flats / Apartments admeasuring 800 Sq.ft. of Super Built up Area (SBA) each** as per the said Booklet / Brochure of the Developer from the stated development works of such construction area on actual coverage / usage over the said premises and as per sanctioned and approved Plan together with undivided, impartible and proportionate interest over the said landed property of the said proposed residential building.

DEVELOPER'S AREA: Shall mean the entire proposed multi-storied building except the said aforestated owner's part with such maximum floors as may be sanctioned and approved by the competent authority(s) together with undivided, impartible and proportionate interest unto the said land.

- 1.6 UNIT:** Shall mean any Unit(s) / Flat(s) / Garage(s) /spaces, etc. in the Building(s) lying erected at and upon the premises and the right to common use of the common portions appurtenant thereto & the concerned Unit(s) and wherever and whenever the context so intends or permits, shall include the undivided, proportionate share and/or portion attributable to such Unit/Flat and such other areas.
- 1.7 PROJECT:** Shall mean the work of development or construction, undertake and to be done solely by the aforestated Developer(s) herein with utmost assistance and assurance from the Owner(s) / Vendor(s) in terms of anything and everything whatsoever in respect of the said premises in pursuance of the Development Agreement and/or any modification / alteration or extension thereof till such development, erection, promotion, construction and building of building(s) at and upon the said premises till completion and handover of the same.
- 1.8 FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal / Panchayat or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer(s).
- 1.9 PURCHASER(S):** shall mean and include:
- i. If he / she / they be an individual then his / her / their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - ii. If it be a Hindu Undivided Family (HUF) then its members for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns
 - iii. If it be a Company then its successor or successors-in-interests and/or permitted assigns;
 - iv. If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

v. If it be a Trust then its Trustees / members for the time being in force and their successor(s)-in-interest and assigns.

III - COMMENCEMENT AND EFFECTIVENESS: - This indenture has commenced and shall be effective on and from and with effect from the date of execution of this indenture.

IV - DURATION: - That the Developer(s) shall develop and/or construct the said schedule below landed property in its own name and account, expertise in its own right, interest and will be liable and responsible for the development of the said property; if required then demolishing the existing structures over the said landed property thereon. The new multi-storied Building Complex comprising of Ground plus such Maximum floors as may be approved by the local municipal / Panchayat concerned authorities consisting of Flats / apartments / units / garages and works-men room, spaces, etc. shall be erected by the Developer unto the Schedule below property of the First Party(s) / Owner(s) / Vendor(s), by 36 Months with a grace period of 06 Months and that shall be calculated from the date of approval and sanction of plan for such development works unto the said property by the Developer(s). However, the said period may get extended by reasons of proven causes beyond the control and authority of the Developer(s) viz, unusual price hike or non-availability of the materials / labours, riot, flood, earth quake, political instability / disturbances, Act of God, etc.

V:- SCOPE OF WORK:- The Developer(s) shall construct / erect the multi-storied building complex comprising of Ground plus such Maximum floors and shall be according to the sanctioned plan from Panchayat followed by such other requisites from the Asansol Durgapur Development Authority (ADDA) and/or other competent authority(s) over the First Schedule Land.

VI: - OWENER DUTY, OBLIGATION & LIABILITY :-

1. That the owner has offered the total area of land thereon measuring **09 decimals** for development and construction of the proposed multi-storied building consisting of flats / apartments, parking spaces and such spaces, etc.
2. Subject to the Competent Authority granting permission and/or sanction under the provisions of the said ULC Act, the Owners have good right, full power and absolute authority to grant exclusive rights to develop the said property described in the Schedule hereunder written to the Developer and the Developer shall be entitled to develop the said property subject to the terms and conditions herein contained.
3. That the Owner / Vendor hereby declares and acknowledges that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no such indenture / legal document among the Owners / Vendors and/or any other party(s) / person(s) except **M/s. SAYAK DEVELOPER** either for Sale and otherwise or for development and construction of multi-storied residential building and the said land is free from all such encumbrances. And, also confirms vide this indenture that after execution of this deed, if any of the owner executes or registers any agreement / deeds / documents in favour of any person(s) then he / she / they shall be prosecuted as per the prevailing laws for the time being in force and in that event the owners shall be liable for any such costs and consequences thereof.

4. That the Owner has agreed that either she shall be in-person present before the Registering Authority and/or to such other authority(s) to sign all the agreement for sale and all deeds and agreements of conveyance for selling the Flats to the prospective buyer(s) as Land Owners maintaining all terms & conditions or whatsoever or shall execute a Development Power of Attorney in favour of the Developers for execution of such documents followed by such other works. The Owner / Vendor hereby acknowledge not to interfere on the developer(s) portion / share as mentioned above and as such shall not intrude / anything whatsoever with the amount so received from the prospective buyer(s).
5. That the Owner has offered the total area of land thereon for development and construction of a multi-storied building complex consisting of flats / apartments, parking spaces and such spaces, etc. provided wherein that as and when required, then amalgamating combine and merger of any and/or the adjacent such plots of land with schedule below plots. Moreover and most importantly, the Vendor(s) hereby authorizes and grants NOC to the Developer that they can amalgamate any land adjacent thereto and the land that of Smt. Kuheli Maity and Smt. Sulekha Paul and/or any plots of land into the land of the stated Vendor herein as schedule below for the sake of the proposed project; and declare further that by doing so neither the share of the stated development shall change nor the Vendor shall object and/or shall raise any such objection thereto for such amalgamation.
6. That the Vendors shall make out a clear and marketable title to the said property, hereditaments and premises agreed to be developed and ultimately to be conveyed free from all reasonable doubts and all such encumbrances and shall at their own costs and expenses get in all outstanding estates and clear all defects in the title and all encumbrances and claims on or to the said property including all claims by way of sale, exchange, mortgage, gifts, trust, hereditaments, possession or otherwise.
7. That the First party(s) hereby assures the Second party(s) that neither he / she / they nor any of the legal heirs and successors shall, due to any reason and/or cause whatsoever; ever cause any interferences or unwanted disturbances in the smooth progress of the intended project.
8. That on and from the time of execution of these presents, the vendors shall deliver or cause to be delivered all such title deeds, parcha, other requisite documentations / papers, plans, approvals, etc. in relation to the said landed property which is hereby agreed to be developed by the Builder / Developer. The Owners / Vendors further assures to extend maximum co-operation for obtaining N.O.C. and for giving declarations, affidavits, other requisite documentations / papers, approvals, etc. whatsoever required.
9. That the Vendors hereby declare that no notice from Government or any other body or authority or under the Panchayat Act or Land Acquisition Act or The Defence of India Act or under any other legislative enactments, Government Ordinances, Order or Notification (including any notice for acquisition or requisition of plots or any part thereof) has been received by or served upon them or any other person/s interested therein nor is the said plot or any part thereof included in any intended or publishes scheme of improvement of the Municipal, Government body or Public Body or authority.

10. That the Owners / Vendors agrees and acknowledges that she / he / they gives her / their full authority & power to Second Party to do & execute all lawful acts, deeds things for the owners and on his / their behalf in respect of all activities related to developing and construction of the multi-storied residential building cum complex(s) on the said land i.e., to receive the sanctioned plan and other documents from Panchayat, and such other statutory authority / authorities or public body(s).
11. That immediately on the execution of these presents, the Vendor herein has decided to execute a Development Power of Attorney in favour of the Developers or their Nominee(s) as the case may be for the purpose of signing and/or executing all the applications, indenture(s), agreement to sale and deed of sale to such intending purchaser(s), proceedings, plans, other requisite documentations / papers, execute and verify all application and/or objection to appropriate authorities for all and any license permission, NOC or consent etc.; to obtain necessary approval(s) from various authorities in connection with the development and such papers to be submitted by the Developers on behalf of the Vendors to the Competent Authority, Urban Land Ceiling; Panchayat, ADDA, or any other Government or Semi-Government authority in connection with the development to facilitate the development of the property hereby agreed to be developed by the Developers on behalf of the Vendors. If any such delay is caused in developing the said property hereby agreed to be developed or such other whereabouts, the consequences arising thereof shall be at the costs & consequences on the part of the Vendor alone.
12. That the Vendor hereby authorize the Developers to sign banking documentations regarding bank finance and other requisite formalities and execute applications, writings, undertakings for amalgamation, layout, sub-division, building plans and other assurances and submit the same to the Municipal / Panchayat and Public authorities and to obtain commencement certificate, etc. for obtaining different types of applications and other proformas. It is also agreed that all the costs, charges and expenses to be incurred in pursuance of this clause save and except as provided otherwise in this Agreement shall be borne and paid by the Developers. The Second Party shall be entitled to mortgage the subject noted landed property to avail bank finance and First Party hereby admits that she shall have no-objection in this regard in any manner.
13. To execute necessary documents and present the same before the appropriate authority for formation of Association under the provisions of West Bengal Apartment Ownership Act, 1972, Real Estate (Regulation and Development) Act, 2016 and/or WBHRA.
14. That the Vendor declares that the property in question is the recorded property in the LR.R.O.R at the concerned BL&LRO Dept. However, there is no minor interested in the said property and hence the question of obtaining the sanction from the competent Court / authority(s) relating to minor's interest along and with the said property does not even arise.
15. That the Developers can take and initiate legal proceedings which are required to be taken in connection with the work of development and construction on behalf of the owners. Furthermore, if any legal action is taken against land

owner(s) in connection with the same and said project; to prosecute and defend such legal proceedings, affidavit, application, etc. and to engage Ld. Advocate and to do all such act, deed and things required to be done on behalf and as such on sale of flats / apartments / etc. to the prospective buyers save and except owner's allocation and accept booking money, advance and consideration money. Wherefore; it is also noted hitherto that the developer shall not acquire any right, title or interest in the said land/premises until and unless the deeds of transfer(s) are executed by the owners and the owners shall agree to ratify all acts and things lawfully done by the developer; i.e., and also **no ownership of the said property is hereby transferred in favour of the Developer herein vide this Document.**

VII- DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

1. That the Developer confirms and assures the owners that they're fully acquainted with and aware of the process / formalities related to similar project in Corporation / Panchayat Area or at the Sub-Div. and was satisfied with the papers / documentations related to ownership, measurement of the said land, possessory right, title, interest and suitability of the site and viability of such proposed project thereto.
2. That the developer confirms and assures the owners that they have financial sources and other resources to meet and comply with financial and other obligations required for execution of the project within such time-frame and the owners do not have any liability and/or responsibility of any such financing and execute the project or part thereof except such consideration for each flats as detailed under.
3. That the developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision and security of reputed Architect / Planner, Advocate(s), and such other professionals authorized and licensed by appropriate authority(s). The building plan should comply with the standard norms of the multi-storied building/s including structural design and approval from local sanctioning authority / Corporation / Govt. agencies. Any variation / alteration / modification from the original approved drawing / plan need approval from the owner or her attorney and the architect before submission to the Corporation / Panchayat / appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden / water / drainage will remain intact unless agreed by both the parties.
4. That the Developer shall be asking for help / assistance from the owners / such other person(s) to do all the necessary paper work, etc. for getting necessary approvals in relation to the sanctioning of plan followed by such other legalities or such documents and the owner(s) have acknowledge to deliver their maximum co-operation towards the same.
5. That the Developers shall be at liberty to allot the dwelling units of flats / such other spaces in the said buildings to be constructed on the said property or to enter into any package deal agreement for allotment of completed units / Building or buildings to be constructed on the said land with such party or

parties and at such price and on such terms and conditions as the Developers may deem fit and proper. All such allotments and arrangements shall, however, be made by the Developers at their own costs and expenses and at their own risk, the intention being that the Developers shall alone be liable and responsible to such party or parties, provided, however, that the price and the terms and conditions at or on which the said building or buildings or part thereof are to be allotted shall not in any manner be inconsistent with or in contravention of any law, norms, rules and conditions imposed in N.O.C.

6. That the Developer(s) shall not have any rights of delegation of such right created in its favour by virtue of this Development Agreement and the First party / owner(s) nor shall any person claiming through her / them have any right, authority or interest in the development of the said property except in relation to the owner's share. Only the Developer(s) above-named shall be entitled to develop the said property by constructing thereon the multi-storied building consisting of dwelling units / flats / apartment, parking space(s) / space(s), etc. and other structures at the sweet will and discretion of the developer(s).
7. The Developers will be entitled to modify the approved building plans as they deem fit provided the modifications are within or as per the provisions of approved scheme laid down by the Competent Authority. The Developers shall pay all the fees of the Architects, and R.C.C. Consultants appointed by them for the development of this project. It is agreed that while appointing Architect and R.C.C. Consultants the Developers shall procure in favour of the owners in writing that they shall not look to the owners or any of them for their fees or otherwise.
8. The Developers shall be entitled to enter into usual Agreement within the Developers share and allocation for sale of units / flats / apartment, parking space(s) / space(s), etc. with various intending buyers, on what is known as ownership basis, on such terms and conditions and at such price as the Developers thinks fit and proper.
9. That the Developer shall be responsible for any acts, deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats.
10. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owner shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building.
11. That it is agreed that the Vendors and all other necessary parties claiming through her / them shall execute Deed of Conveyance / Sale document and/or all other writings in favour of such person(s) as the Developers may direct and in the event of Conveyance/s it can also be given in favour of the Nominee/s of the Developers or a proposed Co-op Housing Society. The Developers shall also join as a Confirming Party to the said Conveyance.

12. That the Developer shall complete the Development / Construction work of building/flat at its own cost and expenses in pursuance of the sanctioned plan by 36 Months as stated above and after getting all such relevant papers / documentation with further additional grace period of 06 months.
13. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc. or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall bear the entire responsibility; needless to mention that the Owner(s) shall in every way assist the Developer.
14. That Developer agrees to indemnify the land owner and vice-versa from the obligation and/or such other liabilities of paying Income Tax, GST or any other duties / levies either by the State Government or Central Government or statutory local authorities forming part which are required to pay for the profits which are derived after selling the flats to the prospective buyer(s) / investor(s) / purchaser(s).
15. That in any event, the owner without prejudice to the foregoing declarations, irrevocably and unconditionally agrees and undertakes to remove all the obstacles and clear all outstanding, doubts and/or defects, if any, save as herein-above provided, at its/his own cost so as to ultimately vest the said property unto the Developer or his nominees free from all encumbrances and defects.

VIII- CANCELLATION: -

The Owner(s) / Vendor(s) has every right to cancel and/or rescind this indenture after 30 (thirty) months from the date of ground breaking ceremony and submission of all such necessary papers / documentations and/or approvals to the developer(s) by the owner(s) / vendor(s); if the developer fails / neglects to construct such initial stage of work over the said property. Furthermore, it is expressly mentioned and broached that the Developer(s) has every right to cancel and/or rescind this agreement if the Landowners / First Party fails or neglect to resolve the land related problem and other problem(s) whatsoever in relation to the said below schedule property.

IX- MISCELLANEOUS: -

- a) Indian Law: This agreement / indenture shall be subject to lex-loci and lex-foi to such prevailing laws of the State and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & Non-disclosure: Both parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled / required by Law.
- c) Disputes: Differences in opinion in relation to or arising out during execution of the multi-storied residential building complex(s) under this agreement shall be intimated by a registered Letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one Arbitrator who shall be an Advocate or person(s) from legal fraternity, to be nominated by the Developers or their legal advisors

whose decision shall be final and binding on both the parties. The Arbitrator shall have summary powers.

- d) Photo copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, installation of four passenger lift or connection of water, fire & electricity, sewerage disposal etc. with due approval and or any other clearances from competent authority are to be supplied by the developers to the owners time to time and vice-versa.
- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with site supervisor but shall not disturb the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and its architect / advocate for discussion and necessary corrective action.
- f) In case the Building Plan, viz., ground plus eighth standard is not approved by the Panchayat and/or competent authority, in that context the consideration/value/portion has to be reduced proportionately on the basis of total area and storied approved by the Panchayat and/or the competent authority under the approved standard which is hereby agreed & acknowledged by the Vendor(s).
- g) The Developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along-with all other legal formalities and moral obligations during execution of the project to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
- h) The second party or the developer shall have the right and/or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and/or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney. Also it is noted that in future if there arises any circumstances in relation to the roof right on the said building or building(s); then the same shall be allocated / divided as per the ratio as stated above with all such rights.
- i) That it is also to be noted hitherto that all the owners as aforesaid shall deliver and relinquish their said share as aforesaid at the time as and when required by the developers hitherto.
- j) A successful project completion certificate from the Architect or any competent technical body with specific observations / comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense after handing over of physical possession of the flats.
- k) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- l) The landowners and the developers have entered into the agreement purely and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- m) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the

developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

- n) And, also confirms vide this indenture that after execution of this deed, if any of the owner executes or registers any agreement / deeds / documents in favour of any person(s) then he / she / they shall be prosecuted as per the prevailing laws for the time being in force and in that event the owners shall be liable for any such costs and consequences thereof.

THE SCHEDULE - I ABOVE REFERRED
DESCRIPTION OF THE LAND

ALL THAT Piece and Parcel of the Plot of Land admeasuring an area of 9.4 Decimal or 5.70 Katha be the same a little more less under the present status as 'Baid' within R.S. Plot No.: 141 appertaining to LR Plot No.: 499 in RS Khatian No.: 333 and 339 situated under the jurisdiction of Jemua Gram Panchayat under New-township Police Station within Mouza: Sankarpur, J.L. No.: 95(109) within A.D.S.R. Office and Sub-division at Durgapur, District: Burdwan (Now Paschim Bardhaman), West Bengal, India expounded under heads as hereto:

1. LR Khatian No.: 2517 admeasuring an area Being 2.25 Decimal;
2. LR Khatian No.: 2518 admeasuring an area Being 2.25 Decimal;
3. LR Khatian No.: 2519 admeasuring an area Being 2.25 Decimal;
4. LR Khatian No.: 2520 admeasuring an area Being 2.65 Decimal;

That the total land admeasuring an area as afore-stated is hereby delivered to the aforestated Developers for construction of the proposed multi-storied building complex(s) by the Vendor(s) which is **Butted and Bounded as hereto:-**

On the North	16" ft. wide Metal Road
On the South	Land of Mr. Lambudhar
On the East	Land of Mr. Mitra
On the West	Land of Mr. Mukherjee.

(TENTATIVE SCHEDULE MENTIONING TYPE OF CONSTRUCTION AND SPECIFICATION)

- | | | |
|---|-----------------|---|
| 1 | Foundation | : Reinforced cement concrete |
| 2 | Super Structure | : Reinforced cement concrete covert
Columns, beams and slabs |
| 3 | Plinth | : Brick Work with sand and cement |
| 4 | Walls | : External Wall 200 mm, thick brick
work, internal partition wall 75/125
mm, thick brick work with cement |

- 5 Finishing walls : mortar
: Finishing internally all walls and ceiling shall plaster cover which shall be finished with plaster of paris.
- 6 Flooring : Marble/Ceramic floor tiles flooring in 3 inch skirting at the bed room, drawing cum dining, balcony, toilet and kitchen.
- 7 Toilet : 4 ft. height glazed tiles on the wall
- 8 Kitchen : 2 ft. height glazed tiles on the wall over the kitchen slab. Kitchen slab will be made by Black stone, Steel sink will be provided.
- 9 Doors : All Door frames will be made of Sal wood and all door panels are made by got press commercial ply 37.5 mm thick.
- 10 Window : Aluminium window with glass fittings
- 11 Painting : All doors and window shall be finished with painting
- 12 Electrical Installation : I.S.I. standard concealed wiring up to points but without light and fan fittings
- a. Bed room : Two light points, one fan point, one plug point (5 amp)
- b. Dining : One light point, one fan point, one 15 amp and one 5 amp plug point
- c. Toilet : One light point, one exhaust fan point and one 15 amp plug point.
- d. Kitchen : One light point, one exhaust fan point and one 15 amp plug point.
- e. Main Entrance : One bell point
- 13 Water Supply : Water will be supplied from Municipal Water Supply Connection or Panchayat authority and/or within the premises through underground and overhead water reservoir.
- 14 Plumbing Work : Commode with L.D.P.V.C. cistern, one basin, and all fittings will be standard made white in colour.
- 15 Roof : Roof of the building to be finished with net cement or otherwise.

[The above specification(s) may change / alter as per the then requirement and as per reliability of such specification(s) as specified; demand and improved / updated quality (better than today) of such materials / substance(s).]

It is hereby declared that the full names, colour passport size photographs and finger prints of each finger of both the hands of Owner(s) / Vendor(s) and Developers are attested in the additional pages in this the Development Agreement being No. 1 (a) and therefore these shall be treated as part of this Legal Document.

IN WITNESS WHEREOF the Owner(s) / Vendor(s) and Developer hereto have set their hands on being aware of such legal terminology on this the Day, Month and Year aforesaid in presence of the undersigned witness and as such explained this indenture in mother-tongue before all parties and thereafter have affix and formulated their respective signatures after satisfaction with full of mental and physical competencies.

**SIGNED, SEALED & DELIVERED
IN PRESENCE OF: -**

WITNESS:

1. *parameswar Baweri*
3/0 Karamay Baweri
Biratnaha P.M.-48

Subhas Baweri

Kishor Baweri

Mithu Baweri

[Handwritten Signature]

**SIGNATURE OF FIRST PARTY
OWNER / VENDOR**

2) *Rajee Baweri*
Ajit Baweri

24) *Sankar, P.M. Durgar, P.M.-12.*

SAYAK DEVELOPER
Baji M...
Partner

SAYAK DEVELOPER
[Signature]
Partner

SAYAK DEVELOPER
Malay...
Partner

SAYAK DEVELOPER
[Signature]
Partner

3) *Duma Das Ghosh*
Maha Das Ghosh
158 Samkhari Pat. Durgar, P.M.-12.

SAYAK DEVELOPER
[Signature]
Partner

SAYAK DEVELOPER
[Signature]
Partner

SAYAK DEVELOPER
[Signature]
Partner

**SIGNATURE(S) OF SECOND PARTY
DEVELOPER**

Drafted by me & computerized at my Office as per requisition, proforma, information received and such stipulations from the Vendor(s) and Developer(s); Read-over, Made-over, Explained and Interpreted to each one of the party(s) in Mother-tongue until unmitigated consentment to this Document.

[Signature]
RAKESH CHAKRABORTY
ADVOCATE
E. NO.- 22/06 of 2013
Member at Bar Association (Durgapur)
Durgapur Court

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



Malaythirumala

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature:-

Malaythirumala
SAYAK DEVELOPER
Partner

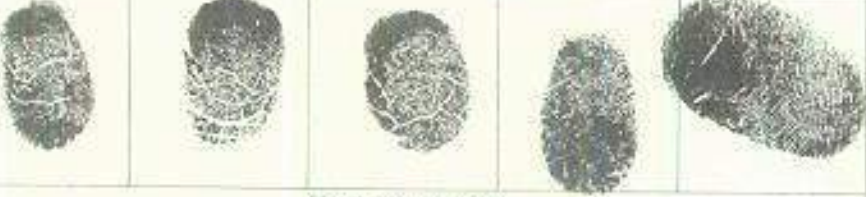
Signature of the Executants/presentation



Bapi Magunda

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature:-

Bapi Magunda
SAYAK DEVELOPER

Signature of the Executants/presentation



Buddha derla

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature:-

Buddha derla
SAYAK DEVELOPER

Signature of the Executants/presentation



Aouno Slayam

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature:-

Aouno Slayam
SAYAK DEVELOPER

SPECIMEN FORM FOR TEN FINGER PRINTS

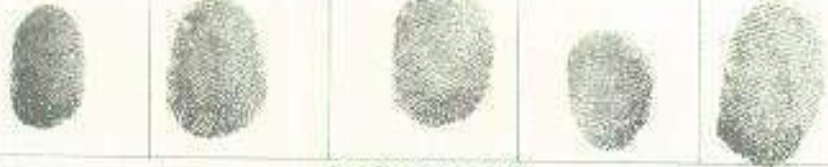
Signature of the Executants/presentation



Ranjit Ray

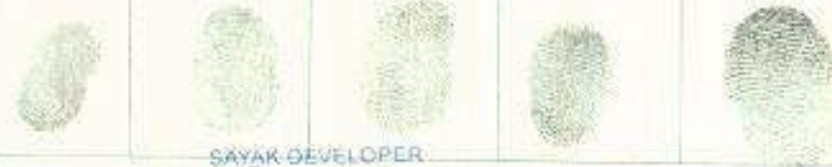
(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



SAYAK DEVELOPER

Signature:-

Ranjit Ray

Signature of the Executants/presentation



Prasenjit Paul

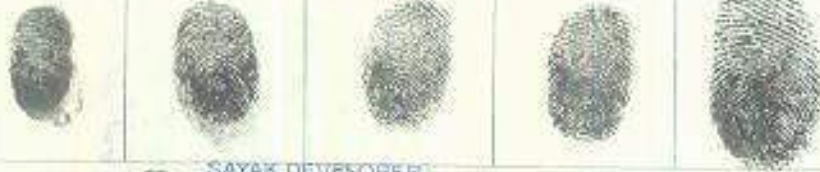
(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



SAYAK DEVELOPER

Signature:-

Prasenjit Paul

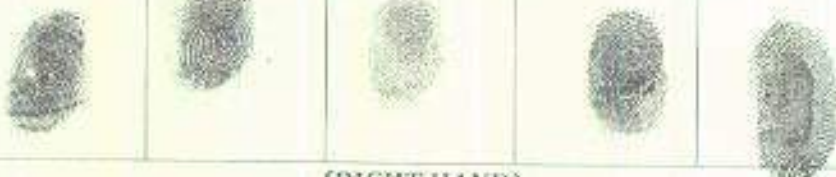
Signature of the Executants/presentation



Shrawan Chatterjee

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



SAYAK DEVELOPER

Signature:-

Shrawan Chatterjee

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)







































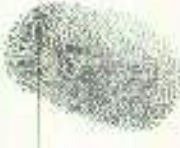





Little Ring Middle Fore Thumb



Signature:-

Mithu Bhowmik

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation  <i>Balraj Bauri</i>	(LEFT HAND) Little Ring Middle Fore Thumb	    	(RIGHT HAND) Little Ring Middle Fore Thumb	    
		Signature:- <i>Balraj Bauri</i>		
Signature of the Executants/presentation  <i>Pratima Bauri</i>	(LEFT HAND) Little Ring Middle Fore Thumb	    	(RIGHT HAND) Little Ring Middle Fore Thumb	    
		Signature:- <i>Pratima Bauri</i>		
Signature of the Executants/presentation  <i>Nisha Bauri</i>	(LEFT HAND) Little Ring Middle Fore Thumb	    	(RIGHT HAND) Little Ring Middle Fore Thumb	    
		Signature:- <i>Nisha Bauri</i>		
Signature of the Executants/presentation  <i>Sukhoo Bauri</i>	(LEFT HAND) Little Ring Middle Fore Thumb	    	(RIGHT HAND) Little Ring Middle Fore Thumb	    
		Signature:- <i>Sukhoo Bauri</i>		



ଭାରତୀୟ ନିର୍ବାଚନ କମିସନ
 भारत प्रभु
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

ARZ2361194



ନିର୍ବାଚକଙ୍କ ନାମ : ପରମେଶ୍ଵର ବାଉଁଡ଼ି

Elector's Name : Parameswar Bauri

ପିତାଙ୍କ ନାମ : ବନମାଳ ବାଉଁଡ଼ି

Father's Name : Banmal Bauri

ଲିଙ୍ଗ/ସେକ୍ସ : ପୁ / M

ଜନ୍ମ ତାରିଖ / Date of Birth : 16/02/1999



Parameswar Bauri

ARZ2361194

ଠିକଣା:
 N0070, ନାମପା ବାଉଁଡ଼ି ନଗର, ନାମପା,
 କାଙ୍କସା, ପାଞ୍ଚମ ଗାର୍ଡନ-713148

Address:
 N0070, NAMPARA BAURIPARA, NAMPARA,
 KANKSA, PANCHAM GARDHMAN-713148

Date: 04/02/2018
 176 - ଭାରତୀୟ ନିର୍ବାଚନ କମିସନର ମୁଖ୍ୟ ଅଧିକାରୀଙ୍କ ଦ୍ଵାରା
 Facsimile Signature of the Electoral
 Registration Officer for

276 - Durgamurba Constituency

ନିୟମ ଅନୁଯାୟୀ ଏହି କାର୍ଡ ଉପରେ କୌଣସି ପରିବର୍ତ୍ତନ ହେଲେ ଏହାକୁ ନିଜର ନିକଟତମ ପଞ୍ଜୀକରଣ କାର୍ଯ୍ୟାଳୟରେ ପଞ୍ଜୀକରଣ କରାଯିବାକୁ ନିର୍ବାଚକଙ୍କୁ ଅନୁରୋଧ କରାଯାଏ ।
 In case of change in address candidate shall Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number 267 / 678

জেলা- পশ্চিম বর্ধমান খতিয়ান নং- ২৫১৭

[২৩০২১০৯]



মৌজা- শফরপুর জে.এল.নং- ১০৯

খানা- নিউটাউন দুর্গাপুর

(১) রাজস্ব- টাকা খতিয়ান ভেরির তারিখ - 25/06/2019

(২) জমির পরিমাণ(এ)- ০.০২২৫ (৩) মোট দাগের সংখ্যা- ১

	(৪) অগ্রস্বরের দখলকারের বিবরণ	(৫) স্বয়ং	(৬) মন্তব্য
নাম-	সুভাষ বাউরী	স্বয়ং	
পিতা-	গোপাল বাউরী		
ঠিকানা-	আম্বেদকর কানোনি, ডি.কে নগর দুর্গাপুর-১০ পশ্চিম বর্ধমান		

(৭) অগ্রস্বরের নিজ দখলীয় জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বরের অংশ	দাগের মধ্যে অগ্রস্বরের জমির অংশের পরিমাণ
			একর হেক্টর		
৪৯৯	বাইদ		১.৪৩০০	০.০১৫৮	০.০২২৫

আসত খং নং - 1046

মোট দাগের সংখ্যা- এক মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:6540

Page ১ of ১

২৫/০৬/২০১৯ ০৪:২৮ PM

Digitally signed by RAJ KUMAR DIKSHIT
Date: 2019.06.25 16:28:32 IST

জেলা- পশ্চিম বর্ধমান খতিয়ান নং- ২৫১৮

[২৩০২১০৯]



মৌজা- শঙ্করপুর

জে.এল.নং- ১০৯

খানা- নিউটাউন দুর্গাপুর

(১) রাজস্ব-

টাকা

খতিয়ান তৈরির তারিখ - 25/06/2019

(২) জমির পরিমাণ(এ)- ০.০২২৫

(৩) মোট দাগের সংখ্যা- ১

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	বিকাশ বাউরী	স্বত্ব	
পিতা-	গোপাল বাউরী		
ঠিকানা-	আম্বেদকর কলোনী, ডি.কে নগর দুর্গাপুর-১০ পশ্চিম বর্ধমান		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির প্রকৃতি	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ	
					একর	সেটর
৪৯৯	বাইদ		১.৪৬০০	০.০১৫৭	০.০২২৫	

আগত খং-নং - 1046

মোট দাগের সংখ্যা- এক মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act, 1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:6543

Page ১ of ১

২৫/০৬/২০১৯ ০৪:২৯ PM

Digitally signed by RAJ KUMAR DIKSHIT
Date: 2019.06.25 16:29:40 IST

জেলা- পশ্চিম বর্ধমান খতিয়ান নং- ২৫১৯

[২০০২১০৯]



মৌজা- শঙ্করপুর

জে.এল.নং- ১০৯

খানা- নিউটাউন দুর্গাপুর

(১) রাজস্ব-

টাকা

খতিয়ান তৈরির তারিখ - 25/06/2019

(২) জমির পরিমাণ(এ)- ০.০২২৫

(৩) মোট দাগের সংখ্যা- ১

	(৪) অগ্রস্বরের দখলকারের বিবরণ	(৫) ষড়	(৬) মন্তব্য
নাম-	মির্হা বাউরী	রায়ত	
স্বামী-	মঙ্গল বাউরী		
ঠিকানা-	আম্বেদকর কলোনি, ভি.কে নগর দুর্গাপুর-10 পশ্চিম বর্ধমান		

(৭) অগ্রস্বরের নিজ দখলীয় জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বরের অংশ	দাগের মধ্যে অগ্রস্বরের জমির অংশের পরিমাণ	
					একর	হেক্টর
৪৯৯	বাইদ		১.৪৩০০	০.০১৫৭	০.০২২৫	

আগত খং নং - 1046

মোট দাগের সংখ্যা- এক মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:6541

Page ১ of ১

২৫/০৬/২০১৯ ০৪:২৮ PM

Digitally signed by RAJ KUMAR DIKSHIT
Date: 2019.06.25 16:28:51 IST

জেলা- পশ্চিম বর্ধমান খতিয়ান নং- ২৫২০

[২৩০২১০৯]



মৌজা- শঙ্করপুর জে.এল.নং- ১০৯

থানা- নিউটাউন দুর্গাপুর

(১) রাজস্ব- টাকা খতিয়ান তৈরির তারিখ - 25/06/2019

(২) জমির পরিমাণ(এ)- ০.০২২৫ (৩) মোট দাগের সংখ্যা- ১

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	পারুল বাউরী	স্বত্ব	
স্বামী-	ধরম বাউরী		
ঠিকানা-	আয়েদকর কলোনী, ডি.কে নগর দুর্গাপুর-১০ পশ্চিম বর্ধমান		

(৭) অত্রস্বত্বের বিজ দখলীর জমি

দাগ নং	জমির প্রকৃতি	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ	
					একর	বেক্টর
৪৯২	বাইদ		১.৪৩০০	০.০১৫৭	০.০২২৫	

আগত খং নং - 1046

মোট দাগের সংখ্যা- এক মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:6545

Page ১ of ১

২৫/০৬/২০১৯ ০৪:২৯ PM

Digitally signed by RAJ KUMAR DIKSHIT

Date: 2019.06.25 16:30:20 IST



भारत सरकार

Government of India



APURBA SANYAL

Father: Nandiyar Chandra

Shyam

DOB: 08/12/1985

Male



7578 6970 4771

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान अधिकरण

Unique Identification Authority of India

Address: HAVDINARA, Baramulla,
Bachchan, Banchhunan West Bengal,
713212

Apurba Sanyal

7578 6970 4771



1800 300 1200



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www.uidai.gov.in



भारत सरकार
Government of India



Buddhadev Roy
Father: Lakshmi Karla Roy

DOB: 02/01/1969
Male



6902 7557 9909

आधार - आम आदमी का अधिकार

Buddha dev Roy



भारत सरकार
Unique Identification Authority of India

Address: BAMUNARA,
Bamunara, Bamunara,
Bardhaman, West Bengal,
713212

6902 7557 9909

1800 300 9909

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www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA



Shuvro Chattaraj
DOB: 30/01/1984
MALE



3886 4165 9084

MEERA AADHAAR, MERI PEHACHAN

Shuvro Chattaraj



भारतीय विशिष्ट पहचान प्राधिकरण
INDIA IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O Nabani Chattaraj,
BANUNARIA, KANKSA, NEAR
GOSWAMI PARA, BAMUNARA,
BURDWAN, Bamunara,
Bardhaman,
West Bengal - 713212

3886 4165 9084

MEERA AADHAAR, MERI PEHACHAN



भारत सरकार
Government of India



Moly Karmakar
Father - Srikanta Karmakar
DOB 05/10/1980
Male



9504 7226 2562

आधार - आम आदमी का अधिकार

Moly Karmakar



भारत सरकार
Unique Identification Authority of India

Address: BAMUNARA,
Bamunara, Bamunara,
Bardhaman, West Bengal
713212

9504 7226 2562

1800 300 3047

1800 300 3047

www.uidai.gov.in

भारत सरकार
Government of India



Ranjit Roy
Father: Ranjit Roy
DOB: 28/01/1974
Male



5065 8275 9964

आधार आम आदमी का अधिकार

Ranjit Roy

भारत सरकार
Union Identification Authority of India



Address: RAMNARA
Gandhinagar, Bamunaga
Fardiyaman, West Bengal
713212

5065 8275 9964

1947
100% Digital India



भारत सरकार
Government of India

बाजी मजुमदार
Baji Mazumdar



आर. एम. ओ. डी. - 2303/1982
लिंग : Male



3652 9704 5566

आधार - आम आदमी का अधिकार



आधार प्रमाणिकरण
Unique Identification Authority of India

पता : S/O. बाजू मजुमदार
घर नं. 1982
कमल आर्य कलिनगर पोस्ट अर्राह
अर्राह, बार्दहमन, बंगाल
पिन कोड: 713212

Address: S/O. Manu
Mazumdar, HOUSE NO
A19/3, VILLARRAH
KALINAGAR POST ARRAH
Aras, Bardhaman, Bardwan
Arrah, West Bengal, 713212

Baji Mazumdar

3652 9704 5566

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1000 300 1947

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA



Prasenjit Paul
जन्म तिथि / DOB : 24/11/1984
पुल्य / MALE
Mobile No. 9332618325



8061 8432 0683

मेरा आधार, मेरी पहचान

Prasenjit Paul.



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
BAMUNARA Bamunara Bardhaman West
Bengal - 713212



1947
1800 300 1947

✉ helpline@uidai.gov.in www.uidai.gov.in

www
P.O. Box No. 1947
Kolkata-700 021



Moloy Karmaakar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

APURBA SHYAM

NARAYAN CHANDRA SHYAM

05/12/1985

Panhandle Account Number

BATPS2762K

Apurba Shyam
Signature



18112015

Apurba Shyam

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BUDDHADEV ROY
LAKSHMI KANTA ROY
02/01/1980

Permanent Account Number
AMTPR5589G

Buddha dev Roy
Signature



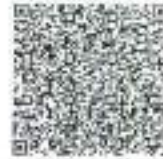
Buddha dev Roy



भारत सरकार
Government of India



Mithu Bouri
Father: GOPAL BAUHI
DOB: 01/01/1987
Female
6216 9452 9776



मेरा आधार, मेरी पहचान



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

Address: W/O Sanjoy Bouri,
MAMC AMBÉDKAR COLONY,
Durgapur (m Corp.),
Bandhawan, Durgapur Heavy
Engg Plant, West Bengal,
713210

6216 9452 9776



1947



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www.uidai.gov.in

Mithu Bauri

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

व्यक्तिगत आयकर नंबर
Permanent Account Number Card

EHYPB6897P



नाम / Name:
PARUL BAURI

पिता का नाम / Father's Name:
GOPAL BAURI

व्यक्तिगत आयकर नंबर / PAN:
12/05/1963

हस्ताक्षर / Signature

परुल बावरी

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EWOPB1071E



BIKASH BAURI

पिता का नाम / Father's Name
GOPAL BAURI

जन्म तिथि / Date of Birth
01/02/1988

Bikash Bauri
हस्ताक्षर / Signature

44215

Bikash Bauri



Subhash Bauri

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MITHU BOURI

GOPAL BOURI

01/01/1987
Permanent Account Number

BRVPB7181E

मिठु बौरि
Signature



Mithu Bouri

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AQOPR4684P



नाम (Name)
RAJIT ROY

पिता का नाम / Father's Name
AJAY ROY

जन्म तिथि (Date of Birth)
28/03/1979

Rajit Roy



31032018

Rajit Roy



Shuro Chatteraj.



Bapi Mazumdar

आयकर विभाग
INCOME TAX DEPARTMENT
PRASENJIT PAUL
BASUDEV PAUL
24/11/1994
Permanent Account Number
BCGPP5049H
Signature
भारत सरकार
GOVT. OF INDIA



Prasenjit Paul



ভারত সরকার

Government of India



সুবাস বরুই
SUBHASH BAURI
পিতা: গোপাল বরুই
Father: GOPAL BAURI

www.uidai.gov.in
DOB: 12/04/1972
SEX / Male

7834 6412 8699



আধার - সাধারণ মানুষের অধিকার

Subhash Bauri



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: অম্বেদকর কলোনি, বি.কে. নগর
দুর্গাপুর, দুর্গাপুর (ইন কর্প)
দুর্গাপুর হেভি ইঞ্জিনিয়ারিং, প্রাই
কর্মসংস্থান, বর্ডহামান, পশ্চিম বঙ্গ

Address: AMBEDKAR
COLONY, V.K. NAGAR,
DURGAPUR 10, Durgapur
(In Corp.), Durgapur Heavy
Engg Plant, Bardhaman,
West Bengal, 713210

7834 6412 8699

1000 302 3007

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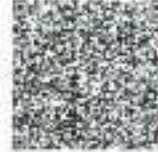
ভারত সরকার

Government of India



বিকশ বাউরি
BIKASH BAURI
পিতা : গোপাল বাউরি
Father : GOPAL BAURI

সংক্রমণিক/DOB: 01/02/1988
পুরুষ / Male



4552 2898 9447

আধার - সাধারণ মানুষের অধিকার



আধার

ঠিকানা: অম্বেদকর কলোনি, বি.কে.নগর
ডুর্গাপুর, ডুর্গাপুর (ম.কর্প.)
ডুর্গাপুর হেভি ইঞ্জিনিয়ারিং, স্টেট
কার্পোরেশন, পশ্চিম বঙ্গ.

ভারত সরকারের অধিকার
Unique Identification Authority of India

Address: AMBEDKAR
COLONY, VK NAGAR,
DURGAPUR 10, Durgapur
(m Corp.), Bardhaman,
Durgapur Heavy Engg Plant,
West Bengal, 713210

4552 2898 9447

1947
1600 580 7947

✉
help@uidai.gov.in

WWW
www.uidai.gov.in

Bikash Bauri



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

ভবিকাভুক্তির আই ডি / Enrollment No.: 1490/10183/05552

To
পারুল বাউরি
Parul Bauri
W/O: Dharam Bauri
Amlakuri
Lokapur
Khoyrasol Birbhumi
West Bengal 731123

4181221



MD041812216FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

2169 8910 0449

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



পারুল বাউরি
Parul Bauri
পিতা : গোপাল বাউরি
Father : Gopal Bauri
জন্ম তারিখ / DOB : 12/05/1969
মহিলা / Female



2169 8910 0449

আমার আধার, আমার পরিচয়

পারুল বাউরি

Major Information of the Deed



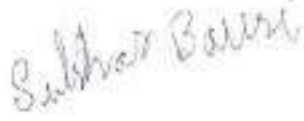






Deed No :	I-0206-00014/2020	Date of Registration	02/01/2020
Query No / Year	0206-0001948100/2019	Office where deed is registered	
Query Date	22/12/2019 1:43:43 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Rakesh Chakraborty Durgapur Court, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9474777815, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 1,01,000/-]		
Set Forth value	Market Value		
	Rs. 28,20,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,015/- (Article:48(g))	Rs. 1,024/- (Article:E, E, B)		
Remarks			

Land Details :

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713212

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-499 (RS -141)	LR-2517	Vastu	Baid	2.25 Dec		6,75,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-499 (RS -141)	LR-2518	Vastu	Baid	2.25 Dec		6,75,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	LR-499 (RS -141)	LR-2519	Vastu	Baid	2.25 Dec		6,75,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L4	LR-499 (RS -141)	LR-2520	Vastu	Baid	2.65 Dec		7,95,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			9.4Dec	0 /-	28,20,000 /-	
		Grand Total :			9.4Dec	0 /-	28,20,000 /-	

Land Lord Details :



















SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Subhash Bauri (Presentant) Son of Late Gopal Bauri Executed by: Self, Date of Execution: 02/01/2020 , Admitted by: Self, Date of Admission: 02/01/2020 ,Place : Office			
	02/01/2020	LTI 02/01/2020	02/01/2020	
Ambedkar Colony, V.K. Nagar, P.O:- MAMC, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713210 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BMNPB6783P, Aadhaar No: 78xxxxxxxx8699, Status :Individual, Executed by: Self, Date of Execution: 02/01/2020 , Admitted by: Self, Date of Admission: 02/01/2020 ,Place : Office				
2	Name Mr Bikash Bauri Son of Late Gopal Bauri Executed by: Self, Date of Execution: 02/01/2020 , Admitted by: Self, Date of Admission: 02/01/2020 ,Place : Office			
	02/01/2020	LTI 02/01/2020	02/01/2020	
Ambedkar Colony, V.K. Nagar, P.O:- MAMC, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713210 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EWOPB1071E, Aadhaar No: 45xxxxxxxx9447, Status :Individual, Executed by: Self, Date of Execution: 02/01/2020 , Admitted by: Self, Date of Admission: 02/01/2020 ,Place : Office				
3	Name Mrs Mithu Bauri Wife of Sanjoy Bauri Executed by: Self, Date of Execution: 02/01/2020 , Admitted by: Self, Date of Admission: 02/01/2020 ,Place : Office			
	02/01/2020	LTI 02/01/2020	02/01/2020	
Ambedkar Colony, V.K. Nagar, P.O:- MAMC, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713210 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BRVPB7181E, Aadhaar No: 62xxxxxxxx9776, Status :Individual, Executed by: Self, Date of Execution: 02/01/2020 , Admitted by: Self, Date of Admission: 02/01/2020 ,Place : Office				

Name	Photo	Finger Print	Signature
Mrs Parul Bauri Wife of Dharam Bauri Executed by: Self, Date of Execution: 02/01/2020 , Admitted by: Self, Date of Admission: 02/01/2020 ,Place : Office	 02/01/2020	 LTI 02/01/2020	 02/01/2020
Amlakuri, Lokepur, P.O:- Lokepur, P.S:- Khayrasol, Suri, District:-Birbhum, West Bengal, India, PIN - 731123 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EHYP88897P, Aadhaar No: 21xxxxxxxx0449, Status :Individual, Executed by: Self, Date of Execution: 02/01/2020 , Admitted by: Self, Date of Admission: 02/01/2020 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SAYAK DEVELOPER D-118, Prem Residency, Sec. 2B, Shastri Avenue, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: ADXFS6480J,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Buddhadev Roy Son of Mr Lakshmi Kanta Roy Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 02/01/2020, Place of Admission of Execution: Office </td> <td>  Jan 2 2020 2:50PM </td> <td>  LTI 02/01/2020 </td> <td>  02/01/2020 </td> </tr> <tr> <td colspan="4"> Vill - Bamunara, P.O:- Banunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMTPR5589G, Aadhaar No: 69xxxxxxxx9909 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Buddhadev Roy Son of Mr Lakshmi Kanta Roy Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 02/01/2020, Place of Admission of Execution: Office	 Jan 2 2020 2:50PM	 LTI 02/01/2020	 02/01/2020	Vill - Bamunara, P.O:- Banunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMTPR5589G, Aadhaar No: 69xxxxxxxx9909 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)			
Name	Photo	Finger Print	Signature										
Mr Buddhadev Roy Son of Mr Lakshmi Kanta Roy Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 02/01/2020, Place of Admission of Execution: Office	 Jan 2 2020 2:50PM	 LTI 02/01/2020	 02/01/2020										
Vill - Bamunara, P.O:- Banunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMTPR5589G, Aadhaar No: 69xxxxxxxx9909 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Apurba Shyam Son of Mr Narayan Chandra Shyam Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 02/01/2020, Place of Admission of Execution: Office </td> <td>  Jan 2 2020 2:52PM </td> <td>  LTI 02/01/2020 </td> <td>  02/01/2020 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Apurba Shyam Son of Mr Narayan Chandra Shyam Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 02/01/2020, Place of Admission of Execution: Office	 Jan 2 2020 2:52PM	 LTI 02/01/2020	 02/01/2020				
Name	Photo	Finger Print	Signature										
Mr Apurba Shyam Son of Mr Narayan Chandra Shyam Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 02/01/2020, Place of Admission of Execution: Office	 Jan 2 2020 2:52PM	 LTI 02/01/2020	 02/01/2020										

Vill - Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212,
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BATPS2762K,
 Aadhaar No: 75xxxxxxx4771 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)

Name	Photo	Finger Print	Signature
3 Mr Ranjit Roy Son of Mr Ajay Roy Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 02/01/2020, Place of Admission of Execution: Office	 <small>Jan 2 2020 2:58PM</small>	 <small>LTI 02/01/2020</small>	 <small>02/01/2020</small>

Vill - Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212,
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AQQPR4684P,
 Aadhaar No: 50xxxxxxx9964 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)

Name	Photo	Finger Print	Signature
4 Mr Shuvro Chattaraj Son of Mr Nabani Chattaraj Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 02/01/2020, Place of Admission of Execution: Office	 <small>Jan 2 2020 2:55PM</small>	 <small>LTI 02/01/2020</small>	 <small>02/01/2020</small>

Vill - Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212,
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFMPC9030R,
 Aadhaar No: 38xxxxxxx9084 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)

Name	Photo	Finger Print	Signature
5 Mr Moloy Karmakar Son of Mr Srikanta Karmakar Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 02/01/2020, Place of Admission of Execution: Office	 <small>Jan 2 2020 2:57PM</small>	 <small>LTI 02/01/2020</small>	 <small>02/01/2020</small>

Vill - Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212,
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AOFPK0606R,
 Aadhaar No: 95xxxxxxx2562 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)

Name	Photo	Finger Print	Signature
6 Mr Prasenjit Paul Son of Mr Basudev Paul Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission: 02/01/2020, Place of Admission of Execution: Office	 <small>Jan 2 2020 2:58PM</small>	 <small>LTI 02/01/2020</small>	 <small>02/01/2020</small>

Vill - Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCGPP5049H, Aadhaar No: 80xxxxxxx0683 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)

Name	Photo	Finger Print	Signature
Mr Bapi Mazumdar Son of Mr Mantu Mazumdar Date of Execution - 02/01/2020, , Admitted by: Self, Date of Admission; 02/01/2020, Place of Admission of Execution: Office	 Jan 2 2020 2:55PM	 L1 02/01/2020	 02/01/2020
Arrah, Kalinagar, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANHPM2778B, Aadhaar No: 36xxxxxxx5566 Status : Representative, Representative of : SAYAK DEVELOPER (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Parameswar Bauri Son of Mr Rasamay Bauri P O:- Birudaha, P.S:- Kanksa, District:- Burdwan, West Bengal, India, PIN - 713148			
	02/01/2020	02/01/2020	02/01/2020

Identifier Of Mr Subhash Bauri, Mr Buddhadev Roy, Mr Apurba Shyam, Mr Ranjit Roy, Mr Shuvro Chattaraj, Mr Moley Karmakar, Mr Prasenjit Paul, Mr Bapi Mazumdar, Mr Bikash Bauri, Mrs Mithu Bauri, Mrs Parul Bauri

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subhash Bauri	SAYAK DEVELOPER-2.25 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Bikash Bauri	SAYAK DEVELOPER-2.25 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Mithu Bauri	SAYAK DEVELOPER-2.25 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs Parul Bauri	SAYAK DEVELOPER-2.65 Dec

Land Details as per Land Record

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 499, LR Khatian No:- 2517	Owner:সুভাষ বাড়রী, Gurdian:গোপা বাড়র, Address:আম্বেদকর কলোনী, ডি.কে নগর দুর্গাপুর-10 পশ্চিম বর্ধমান, Classification:বাইদ, Area:0.02250000 Acre,	Mr Subhash Bauri
L2	LR Plot No:- 499, LR Khatian No:- 2518	Owner:বিকশ বাড়রী, Gurdian:গোপা বাড়র, Address:আম্বেদকর কলোনী, ডি.কে নগর দুর্গাপুর-10 পশ্চিম বর্ধমান, Classification:বাইদ, Area:0.02250000 Acre,	Mr Bikash Bauri
L3	LR Plot No:- 499, LR Khatian No:- 2519	Owner:মিঠু বাড়রী, Gurdian:সন্ন বাড়র, Address:আম্বেদকর কলোনী, ডি.কে নগর দুর্গাপুর-10 পশ্চিম বর্ধমান, Classification:বাইদ, Area:0.02250000 Acre,	Mrs Mithu Bauri
L4	LR Plot No:- 499, LR Khatian No:- 2520	Owner:পারুল বাড়রী, Gurdian:ধর বাড়র, Address:আম্বেদকর কলোনী, ডি.কে নগর দুর্গাপুর-10 পশ্চিম বর্ধমান, Classification:বাইদ, Area:0.02250000 Acre,	Mrs Parul Bauri

Endorsement For Deed Number : I - 020600014 / 2020

On 24-12-2019

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 28,20,000/-



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 02-01-2020

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.

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

Presented for registration at 13:57 hrs on 02-01-2020, at the Office of the A.D.S.R. DURGAPUR by Mr Subhash Bauri, one of the Executants.

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

Execution is admitted on 02/01/2020 by 1. Mr Subhash Bauri, Son of Late Gopal Bauri, Ambedkar Colony, V.K. Nagar, P.O: MAMC, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713210, by caste Hindu, by Profession Business, 2. Mr Bikash Bauri, Son of Late Gopal Bauri, Ambedkar Colony, V.K. Nagar, P.O: MAMC, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713210, by caste Hindu, by Profession Business, 3. Mrs Mithu Bauri, Wife of Sanjoy Bauri, Ambedkar Colony, V.K. Nagar, P.O: MAMC, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713210, by caste Hindu, by Profession House wife, 4. Mrs Parul Bauri, Wife of Dharam Bauri, Amlakuri, Lokepur, P.O: Lokepur, Thana: Khayrasol, , City/Town: SURI, Birbhum, WEST BENGAL, India, PIN - 731123, by caste Hindu, by Profession House wife

Identified by Mr Parameswar Bauri, , , Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

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

Execution is admitted on 02-01-2020 by Mr Buddhadev Roy, Partner, SAYAK DEVELOPER (Partnership Firm), D-118, Prem Residency, Sec. 2B, Shastri Avenue, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameswar Bauri, , , Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 02-01-2020 by Mr Apurba Shyam, Partner, SAYAK DEVELOPER (Partnership Firm), D-118, Prem Residency, Sec. 2B, Shastri Avenue, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameswar Bauri, , , Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 02-01-2020 by Mr Ranjit Roy, Partner, SAYAK DEVELOPER (Partnership Firm), D-118, Prem Residency, Sec. 2B, Shastri Avenue, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameswar Bauri, , , Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 02-01-2020 by Mr Shuvro Chattaraj, Partner, SAYAK DEVELOPER (Partnership Firm), D-118, Prem Residency, Sec. 2B, Shastri Avenue, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameswar Bauri, , , Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 02-01-2020 by Mr Moloy Karmakar, Partner, SAYAK DEVELOPER (Partnership Firm), D-118, Prem Residency, Sec. 2B, Shastri Avenue, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameswar Bauri, , , Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 02-01-2020 by Mr Prasenjit Paul, Partner, SAYAK DEVELOPER (Partnership Firm), D-118, Prem Residency, Sec. 2B, Shastri Avenue, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameswar Bauri, , , Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 02-01-2020 by Mr Bapi Mazumdar, Partner, SAYAK DEVELOPER (Partnership Firm), D-118, Prem Residency, Sec. 2B, Shastri Avenue, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameswar Bauri, , , Son of Mr Rasamay Bauri, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,024/- (B = Rs 1,010/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 1,024/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Draft Rs 15/-, by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10503, Amount: Rs.5,000/-, Date of Purchase: 26/12/2019, Vendor name: Somnath Chatterjee

Description of Draft

1. Bankers cheque No: 000530383018, Date: 02/01/2020, Amount: Rs.15/-, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2020, Page from 6825 to 6880
being No 020600014 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA
Date: 2020.01.14 16:58:38 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2020/01/14 04:58:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)