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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

Sanjay Datta
 Sanjiv Datta
 Tapan Nayak
 Debendra Choudhary
 Sameer Pallick

Anil Chandra Kundu
 Anirban Kundu
 Indranil Kundu

Additional District Sub-Registrar BURDWAN

14 DEC 2018

Handwritten signature and initials

THIS DEVELOPER AGREEMENT IS MADE AT BURDWAN ON THIS 14 TH DAY OF SEPTEMBER 2018 BETWEEN

- 1) **SRI SUKUMAR KUNDU** son of Late Sashadhar Kundu, by faith Hindu, by occupation Business & Enjoyment of the usufructs of the property, resident of Vill. & P.O. Jamar, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal -713102, presently residing at Ramkrishnapally, Kalra Road, P.O. Burdwan, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal -713101, (Pan Card No. AELPK9159B)
- 2) **SMT. SANTANA KUNDU** wife of Sri Sukumar Kundu, by faith Hindu, by occupation House-wife & Enjoyment of the usufructs of the property, resident of Vill. & P.O. Jamar, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal -713102, present residing at Ramkrishnapally, Kalra Road, P.O. Burdwan, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal -713101, (Pan Card No. DQKPK3031A)

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1) Subramaniam Kundu

2) Sankar Kundu

3) Anand Chandra Kundu

4) Anirban Kundu

5) Indranil Kundu

Sanjay Dutta

Soumitra Dutta

Tapan Nayak

Siddhendu Chowdhury

Somenath Pallick

(Page: 2)

3) SRI AMAL CHANDRA KUNDU @ AMAL KUNDU son of Sri Sasadhar Kundu, by faith Hindu, by occupation Cultivation & Enjoyment of the usufructs of the property, resident of Vill. & P.O. Jamar, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713102, presently residing at Kamkrishnapally, Kalna Road, P.O. Burdwan, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713101, (Pan Card No. CMUPK6913J)

4) SRI ANIRBAN KUNDU son of Sri Nirmal Kundu, by faith Hindu, by occupation Cultivation & Enjoyment of the usufructs of the property, resident of Vill. & P.O. Jamar, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713102, presently residing at Ramkrishnapally, Kalna Road, P.O. Burdwan, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713101, (Pan Card No. COVPK6336Q)

5) SRI INDRANIL KUNDU son of Sri Parimal Kundu, by faith Hindu, by occupation Cultivation & Enjoyment of the usufructs of the property, resident of Vill. & P.O. Jamar, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713102, presently residing at Ramkrishnapally, Kalna Road, P.O. Burdwan, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713101, (Pan Card No. DYAPK2093E)

hereinafter called the OWNERS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their heirs, executors, administrators, legal representatives, assigns, nominee or nominees) of the **FIRST PART**.

AND

DUTTA REALTORS (a Partnership Firm) (Pan Card No. AAOFD0155B) having its Regd. Office at 327, Jagatberh (North), near Berhmore Kali Mandir, P.O. - Sripally, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713103, **Represented by its Partners namely -**

(1) SRI SANJAY DUTTA son of Late Susil Dutta, nationality Indian, by faith Hindu, by occupation Business, residing at 327, Jagatberh (North), near Berhmore Kali Mandir, P.O. - Sripally, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713103, (Pan Card No. ALCPD8053F)

(2) SRI SOUMITRA DUTTA son of Late Susil Dutta, nationality Indian, by faith Hindu, by occupation Business, residing at 327, Jagatberh (North), near Berhmore Kali Mandir, P.O. - Sripally, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713103, (Pan Card No. AJEPD3289M)

(3) SRI TAPAN NAYAK son of Sri Kaiyan Kumar Nayak, nationality Indian, by faith Hindu, by occupation business, resident of Rani-sayer (North), P.O. Burdwan, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713101, (Pan Card No. ADOPN7301E)

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Sanjay Dutta
Soumitra Dutta
Tapan Nayak
Siddhendu Chowdhury
Somenath Pallick

Susama Kundu
Sudhakar Nayak
Anand Chandra Kundu
Anirban Kundu
Indrani Kundu

Sanjay Datta
Sumanika Datta
Palan Nayak
Dilendra Chowdhury
Somenath Mallik

(Page : 3)

(4) SRI DIBHENDU CHOWDHURY son of Sri Bibhuti Bhusan Chowdhury, nationality Indian, by faith Hindu, by occupation business, resident of 23 Ramkrishnapally, Kalna Road, P.O. Burdwan, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713101, (Pan Card No. AFLPC4228C)

(5) SRI SOMENATH MALLICK son of Sri Paresh Nath Mallick, nationality Indian, by faith Hindu, by occupation business, resident of 1st Lane, Khalaubill Math, P.O. Burdwan, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713101, (Pan Card No. ADRPM7736P)

herein after called the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Partners for the time being of the said partnership firm and/or their respective heirs, executors, administrators, legal representatives, successors and assigns) of the **OTHER PART**.

WHEREAS the **OWNERS** are absolutely seized and possessed of the property described in the "A" Schedule below and have acquired a good and absolute right title interest & possession over the "A" schedule property.

AND WHEREAS the schedule property was originally belonged to Anupada Ghosh, who got the same by virtue of a registered Deed of Gift being no. 4698 dated 28/03/1943 registered at the office of D.S.R. Burdwan. The name of Anupada Ghosh was recorded in the R.S.R.O.R being Khata No. 32 of mouza Kanainutshal.

AND WHEREAS the said Anupada Ghosh transferred the same in favour of Sudhakar Nayak by virtue of a registered Deed of Sale being no. 2100 dated 07/03/1983 registered at the office of D.S.R. Burdwan.

AND WHEREAS the said Sudhakar Nayak transferred the "A" schedule property in favour of Binapani Pal by virtue of a registered Deed of Sale being no. 5404 dated 14/08/1989 registered at the office of A.D.S.R. Burdwan.

AND WHEREAS the said Binapani Pal transferred the "A" schedule property in favour of Subhabrata Mukhopadhyay by dint of a registered Deed of Sale being no. 335 dated 28/01/1991 registered at the office of A.D.S.R. Burdwan. Be it mentioned here that R.S. Plot No. 161 of mouza Kanainutshal is located in between "A" schedule property & P.W.D Road and for ingress & egress from the "A" schedule property to P.W.D Road, the said Subhabrata Mukhopadhyay & Parbati Mukherjee purchased the said Plot of land by virtue of a registered Deed of Sale being no. 4631 dated 21/06/1988 registered at the office of A.D.S.R. Burdwan.

AND WHEREAS the said Subhabrata Mukhopadhyay & Parbati Mukherjee transferred the "A" schedule property along with the R.S. Plot of land being no. 161 of mouza Kanainutshal in favour of Sukumar Kundu, Santana Kundu, Amal Kundu, Anirban Kundu & Indrani Kundu i.e. the present **OWNERS** by dint of a registered Deed of Sale being no. 1256 for 1999 registered at the office of A.D.S.R. Burdwan. Be it

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Somit Hazra
A.O.

- 1) Sukumar Kundu
 - 2) Santana Kundu
 - 3) Amal Kundu
 - 4) Anirban Kundu
 - 5) Indranil Kundu
- Sanjay Pruthi
Sumanika Dutta
Tapan Nayak
Dilendra Choudhary
Somnath Ballik

(Page : 4)

mentioned here that at present there is no existence of the said R. S. Plot no: 161 of mouza Kanainutshal and a 14 ft. metal road is situated on the southern side of the "A" schedule property.

AND WHEREAS the present OWNERS namely Sukumar Kundu, Santana Kundu, Amal Kundu, Anirban Kundu & indranil Kundu as rightful owners and in possession over the "A" schedule property have mutated their names in the office of B.L & L.R.O. Burdwan and also in the office of Burdwan Municipality. Their names have duly recorded in the L.R.R.O.R. being Khatian nos. 2224, 2225, 2226, 2227 & 2228 of Mouza Kanainutshal and they are enjoying the "A" schedule property as rightful owners by paying revenues & taxes to the competent authorities. Be it mentioned here that the present OWNERS have converted the "A" schedule property from Sali to Bastu and obtained conversion certificate from the office of S.D.L & L.R. O. (North) Burdwan.

AND WHEREAS the said present OWNERS are desirous of construction of multi-storied residential building containing several self contained Flats/Parkings etc over the "A" schedule property. But for want of time, experience and fund they are unable to proceed with such multi-storied residential building project.

AND WHEREAS the OWNERS are in need of an firm/person/company, who will take up the project and will complete the same by taking all sorts of steps for developing the said property and also for construction of the proposed multi-storied residential building project by providing own funds.

AND WHEREAS the DEVELOPER FIRM is engaged in civil construction and development of immovable properties. The OWNERS approaches the DEVELOPER FIRM represented by its partners to take up the project and complete the same by providing fund from his/their own source.

AND WHEREAS the DEVELOPER FIRM represented by its partners have agreed to take up the project for development of the said property and to construct proposed multi-storied residential building over the "A" schedule property by providing own funds.

AND WHEREAS the OWNERS and DEVELOPER FIRM represented by its partners after due discussion over the modus operandi and the terms and conditions of the development, they have mutually agreed on condition that the DEVELOPER FIRM would make construction of the multi-storied residential building and with the authority and power to procure intending purchaser/purchasers of flats/units/parking spaces comprising in the proposed multi-storied residential building and would make as an agent for the intending purchaser/purchasers to be secured by the DEVELOPER FIRM and would also realize the cost of construction of the flats/units/parking spaces and common parts from the intending purchaser/purchasers directly for self and also

Sd/- H. H. H. H. H.

1) Suresh Kumar
 2) Srijan Das
 3) Late Chandrakunda
 4) Anirban Kunda Kundu
 5) Subinil Kundu
 6) Sanjay Datta
 7) Bannuha Datta
 8) Tapan Nayak
 9) Dehendra Choudhary
 10) Somnath Palit

(Page : 5)

the cost of the proportionate share of interest in the land described in the schedule "A" mentioned hereunder and as would be proportionate to each such flat/unit/parking space and common parts for and on behalf of the OWNERS and upon receipt of such payment from the intending purchaser/purchasers the DEVELOPER FIRM shall nominate the intending purchaser/purchasers for purchase of the Flat/Units/Parking spaces togetherwith undivided, proportionate, impartible and indivisible share or interest in the said land as would be proportionate to each such flat/unit/parking spaces agreed to be acquired by the intending purchaser/purchasers to the said OWNERS who would execute proper sale deed/conveyance deed in respect of the said undivided, impartible and indivisible interest in the land together with flats/units/parking spaces.

AND WHEREAS the aforesaid OWNERS have accepted the said proposal of the DEVELOPER FIRM and he hereby agree to appoint the DEVELOPER FIRM for developing the property more fully described in the "A" schedule here under written by making construction of the proposed multi-storied residential building comprising several flats/units/parking spaces whom the DEVELOPER FIRM would procure on its own and such intending purchaser/purchasers shall pay consideration money to the DEVELOPER FIRM for the flats/units/car parking spaces as well as undivided proportionate and impartible share of the land out of the land described in the "A" schedule hereunder written, save and except the construction which will be allotted in favour of the OWNERS after obtaining sanctioned plan from Burdwan Municipality.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

ARTICLE - I

Definitions Unless in these presents there is something in the subject of context inconsistent with

- 1.1. **PREMISES** shall mean ALL THAT piece and parcel of the Bastu class of land a little more or less 0.140 Acres comprising in R.S. & L.R. Plot Nos. 158 (One Hundred Fifty Eight) & 160 (One Hundred Sixty), appertaining R. S. Khatian No. 32 (Thirty Two), L.R. Khatian Nos. 2224 (Two Thousand Two Hundred Twenty Four), 2225 (Two Thousand Two Hundred Twenty Five), 2226 (Two Thousand Two Hundred Twenty Six), 2227 (Two Thousand Two Hundred Twenty Seven) & 2228 (Two Thousand Two Hundred Twenty Eight), lying and situate at Mouza Kanainutshal J.L. No. 76 (Seventy Six), Ward No. 11 (Eleven), Holding No. 326/7 (Three Hundred Twenty Six / Seven), Khudirampally Mahalla, within the jurisdiction of Burdwan Municipality, A.D.S.R. Office & P.S. Burdwan Sadar, Dist. Burdwan (now Purba Bardhaman), in the State of West Bengal.
- 1.2. **OWNERS** shall mean 1) **SRI SUKUMAR KUNDU** son of Late Sashadhar Kundu, by faith Hindu, by occupation Business & Enjoyment of the usufructs of

Srijan Das

- 1) Suburban Kundu
- 2) Smt. Santana Kundu
- 3) Sri Amal Chandra Kundu
- 4) Sri Anirban Kundu
- 5) Sri Indranil Kundu
- 6) Sanjay Dutta
- 7) Jagannath Dutta
- 8) Tapan Nayak
- 9) Belkendu Choudhury
- 10) Somnath Mallick

(Page : 6)

the property, resident of Vill. & P.O. Jamar, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal -713102, presently residing at Ramkrishnapally, Kalna Road, P.O. Burdwan, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal -713101, 2) **SMT. SANTANA KUNDU** wife of Sri Sukumar Kundu, by faith Hindu, by occupation House-wife & Enjoyment of the usufructs of the property, resident of Vill. & P.O. Jamar, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713102, presently residing at Ramkrishnapally, Kalna Road, P.O. Burdwan, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713101, 3) **SRI AMAL CHANDRA KUNDU @ AMAL KUNDU** son of Sri Sasadhar Kundu, by faith Hindu, by occupation Cultivation & Enjoyment of the usufructs of the property, resident of Vill. & P.O. Jamar, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal -713102, presently residing at Ramkrishnapally, Kalna Road, P.O. Burdwan, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal -713101, 4) **SRI ANIRBAN KUNDU** son of Sri Nirmal Kundu, by faith Hindu, by occupation Cultivation & Enjoyment of the usufructs of the property, resident of Vill. & P.O. Jamar, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal -713102, presently residing at Ramkrishnapally, Kalna Road, P.O. Burdwan, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal -713101, 5) **SRI INDRANIL KUNDU** son of Sri Parimal Kundu, by faith Hindu, by occupation Cultivation & Enjoyment of the usufructs of the property, resident of Vill. & P.O. Jamar, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal -713102, presently residing at Ramkrishnapally, Kalna Road, P.O. Burdwan, P.S. Burdwan Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal -713101, (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their heirs, executors, administrators, legal representatives, assigns, nominee or nominees)

1.3 **DEVELOPER** shall mean **DUTTA REALTORS** (a Partnership Firm) having its Regd. Office at 327, Jagatberh (North), near Berhmore Kali Mandir, P.O. - Sripally, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713103, **Represented by its Partners namely - (1) SRI SANJAY DUTTA** son of Late Susil Dutta, nationality Indian, by faith Hindu, by occupation Business, residing at 327, Jagatberh (North), near Berhmore Kali Mandir, P.O. - Sripally, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713103, **(2) SRI SOUMITRA DUTTA** son of Late Susil Dutta, nationality Indian, by faith Hindu, by occupation Business, residing at 327, Jagatberh (North), near Berhmore Kali Mandir, P.O. - Sripally, P.S. Bardhaman

S. S. Hazra

1) Suktaman Kundu
 2) SUSTAIN - 2021
 3) Anand Chandra Kundu
 4) Anirban Kundu Kundu
 5) Anirban Kundu
 6) Anirban Kundu
 7) Anirban Kundu
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 18) Anirban Kundu
 19) Anirban Kundu
 20) Anirban Kundu

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Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713103, (3) **SRI TAPAN NAYAK** son of Sri Kalyan Kumar Nayak, nationality Indian, by faith Hindu, by occupation business, resident of Rani-sayer (North), P.O. Burdwan, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713101, (4) **SRI DIBHENDU CHOWDHURY** son of Sri Bibhuti Bhusan Chowdhury, nationality Indian, by faith Hindu, by occupation business, resident of 23 Ramkrishnapally, Kalna Road, P.O. Burdwan, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713101, (5) **SRI SOMENATH MALLICK** son of Sri Paresh Nath Mallick, nationality Indian, by faith Hindu, by occupation business, resident of 1 st Lane, Khalaubill Math, P.O. Burdwan, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713101, (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Partners for the time being of the said partnership firm and/or their respective heirs, executors, administrators, legal representatives, successors and assigns)

- 1.4 **BUILDING** shall mean proposed multi-storied residential building to be constructed over the "A" schedule property with such necessary additional structures in accordance with the plan/plans to be sanctioned by competent authorities and other authorities for construction of flats/units/car parking spaces over the "A" schedule property, which shall also include parking spaces in the building.
- 1.5 **ARCHITECT** shall mean any technically experienced qualified person or persons of the firm or firms to be appointed by the Developer as Architect of the said multi-storied residential building to be constructed over the "A" schedule.
- 1.6 **BUILDING PLAN** shall mean the plan/drawings of the proposed multi-storied residential building prepared by the Architect and submitted (subject to the approval of the Owners) to the competent authorities and issued by Burdwan Municipality for construction of the proposed multi-storied residential building over the "A" schedule property with such variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned.
- 1.7 **COMMON FACILITIES/PORIONS** shall includes paths, passages, lift, roofs, foundations, columns, beams, supports, main wall, corridors, lobbies, entrances & exits, tanks, motors, pump, lift and such other spaces and facilities whatsoever required for the establishment, location, common enjoyment, provision, management and/or maintenance of the buildings as shall be determined by the Developer and the Owners of the building or otherwise required and the

Anirban Kundu
 Anirban Kundu
 Anirban Kundu

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- 1) Suman Kundu
- 2) SURESH SINGH
- 3) Anil Chandra Kundu
- 4) Anirban Kundu
- 5)

Indranil Kundu

Sanjay Dutt,
Bhupendra Datta
Tapan Nayak.
Debdutta Choudhury
Somnath Pallick

(Page : 8)

Developer shall continue to manage and control all affairs until an Association or Society is formed and take charge of the same.

- 1.8 **CONSTRUCTED SPACE** shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities.
- 1.9 **OWNERS' ALLOCATION** shall mean and include undivided 40% of the Flat Area as well as covered Car Parking space on the Ground Floor of the proposed multi-storied residential building to be constructed over the "A" schedule property as per sanctioned building plan issued by Burdwan Municipality over the "A" schedule property TOGETHER WITH undivided proportionate share in land and common parts & facilities with sufficient modern fittings & fixtures. Be it mentioned here that OWNERS will get Flat No. A, B, C & D on the FIRST FLOOR i.e. entire FIRST FLOOR, Flat No. A & B on the SECOND FLOOR and Flat No. C on the FORTH FLOOR with Seven covered Car Parking spaces on the GROUND FLOOR of the proposed multi-storied residential building. Be it mentioned here that the OWNER NO. 1 will get an extra separate Car Parking Space a little more or less 300 Square Feet on the GROUND FLOOR of the multi-storied building and the same will not be adjusted with the allocation of the OWNERS. If the OWNERS' allotted Flats will exceed from their 40% share, then the OWNERS will pay the amount for their excess area as per the then market value. Be it further mentioned here that if any deviation occurs then the same will be mutually adjusted by executing separate supplementary agreement.
- 1.10 **DEVELOPER'S ALLOCATION** shall mean excepting the Owners' area, the remaining 60% share of the Flat Area as well as covered Car Parking space on the Ground Floor of the proposed multi-storied residential building as per sanctioned building plan issued by Burdwan Municipality to be constructed over the "A" schedule property TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures subject to sanction of total F.A.R.
- 1.11 **SALEABLE SPACE** means, except the Owners' allocation, the space in the building which will be available for independent use and occupation after making due provision for common facilities and the spaces required therefore.
- 1.12 **COVERED AREA** shall mean the plinth area of the said unit/flat/parking space including the bathrooms and balconies and also thickness of the walls and pillars which includes proportionate share of the plinth area of the common portions PROVIDED THAT if any wall be common between two units/flats/parking space then one-half of the area under such wall shall be included in each Unit/Flat

Debit Hoza
Pallick

Swarna Kund
 SHRI M. P. J. D.
 Dr. Chandras Kunder
 Anirban Kunder
 Srinivas Kunder
 Sanjay Datta
 Sumantra Datta
 Tarun Nayak
 Siddhanta Choudhury
 Somnath Ballik

(Page : 9)

- 1.13 **UNDIVIDED SHARE** shall mean the undivided proportionate share in the land attributable to the each flat/unit/parking space comprised in the said property and the common portions held by and/or here in agreed to be sold to the respective purchaser/s and also wherever the context permits.
- 1.14 **TRANSFeree** shall mean the person to whom any may space in the building has been transferred or is proposed to be transferred.
- 1.15 **TRANSFER** with its grammatical variations shall mean and include transfer by possession and by other means adopted for effecting what is understood as a transfer of space in multi-storied building to purchaser/s thereof and will include the meaning of the said terms as defined in the Income Tax Act, 1961 and the Transfer of property Act.
- 1.16 **CO - OWNER** shall according to its context mean and include all persons who acquire or agree to acquire Units/Flats/Parking Spaces in the Building, including the Developer for the Units/Flats/Parking Spaces not alienated or agreed to be alienated.
- 1.17 **COMMON EXPENSES** shall include all expenses to be incurred by the co-owners for the maintenance, management and upkeep of the building over the schedule property for common purposes.
- 1.18 **COMMON FACILITIES AND AMENITIES** shall mean the Corridors, Ways, Stair, Stair Passage Ways, Drive Ways, Lift, Roof, Pump, Tube well Under ground and Overhead tank, Meter Room Space, Septic Tank, Boundary Wall and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, maintenance and/or management of the Building in common.
- 1.19 **COMMON PURPOSES** shall mean the purpose of managing and maintaining the building over the schedule property and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the co-owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the common perorations in common.
- 1.20 **SUPER BUILT-UP AREA** shall mean in context to a Unit/Flat as the area of a Unit/Flat computed by adding an agreed fixed percentage of **25% (Twenty Five Percent)** of the built-up and/or the covered area of the Unit/Flat.
- 1.21 **UNIT/FLAT** shall according to the context, mean all Purchaser/Purchasers and/or intending Purchaser/Purchasers of different Unit/s/Flat/s in the Building/s and shall also include the Developer herein and the owner herein in respect of such Unit/s/Flat/s which are retained and/or not alienated and/or not agreed to be alienated of the time being.

Dr. Chandras Kunder
 Anirban Kunder

Contd. next page

1) Sankar Kumar

2) Poojit K. Saha

3) Anand Chandra Kundu

4) Anirban Kundu

5)

Soumen Kundu

Sanjay K. Saha

Soumitra Datta
T. Anwar Nigam

Debdutta Choudhury
Somnath Mallik

(Page : 10)

ARTICLE - II

THE OWNERS HAVE REPRESENTED TO THE DEVELOPER AS FOLLOWS

- 2.1 That the Owners are the absolute owners of the said property and lawfully entitled to the same and no dispute or proceedings is pending in respect thereof any part or portion thereof.
- 2.2 That there is no arrear of taxes and/or other levies of impositions of the said property due and payable to any statutory authority.
- 2.3 That no proceeding for acquisition of the said property or any portion thereof is pending nor has any notice been received in respect thereof.
- 2.4 That the said land is not a Debottor or Pirottor property or Vested to the State of West Bengal
- 2.5 That no proceeding of Income Tax Act, Wealth Tax Act or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 2.6 That there is absolutely no impediment or bar in matter of this agreement/ understanding or sale of the said property as contemplated in those present.
- 2.7 That the said property hereunder given for development does not in any way attract the mischief of the Urban Land (Ceiling and Regulation) Act. However, in case of necessity the Owners undertake to procure and produce proper permission or No-Objection from the competent authority under the said Act.
- 2.8 The Owners shall extend all co-operation and take all steps lawfully & reasonably necessary for speedy construction of the said multi-storied buildings and pay all arrears of taxes and/or enhancement including penalty, interest etc. on the said property.
- 2.9 The Owners shall vacate the said property/premises on the date of execution of the present agreement.

ARTICLE - III

THE DEVELOPER ASSURANCES, REPRESENTS AND CONFIRM AS FOLLOWS

- 3.1 The Developer has vast experience relating to construction and sufficient fund and enough competence to complete the building as per terms of this agreement within 24 months from the date of agreement.
- 3.2 The Developer on good faith is satisfied with regard to the Owners' title over the schedule property according to the oral assurance and representations made by the Owners.

20.11.14 16:30
Saha

- 1) Salomon Kunder
- 2) S. J. Kunder
- 3) Anirban Kunder
- 4) Anirban Kunder
- 5) Anirban Kunder

- Sanjay Datta
 Sujayika Datta
 Tapan Nigam
 Seelendu Chowdhury
 Somnath Nallak

(Page : 11)

- 3.3 In case there is any damage to the building or unforeseen situation happens to any workmen, labourers in course of construction, the Developer will personally liable for the same and shall indemnify the Owners from all costs, consequences and damages arising thereof.
- 3.4 The Owners will not be liable for any act, deeds and things on the part of the Developer regarding construction & development of the property.
- 3.5 The Developer shall at its own costs and expenses apply and obtain all necessary permission certificates from all appropriate authority or authorities as may be required for the purpose of completion of the said building in the said premises.
- 3.6 The Developer shall at its own costs complete of proposed multi-storied residential building over the schedule property by amalgamating the entire property into one holding.
- 3.7 The Developer acting on behalf of the Owners as Attorney and shall from time to time submit all further Plans and/or applications and other documents and papers with the consent of the Architect and the Owners and do all further acts, deeds and things as may be required or otherwise relevant for the purpose and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the building expeditiously and without delay.
- 3.8 The applications, plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owners. Be it mentioned here that the Developer cannot take any loan by mortgaging the A schedule property for the purpose of the Construction & Development. But the intending purchaser/purchasers can take loan by mortgaging his/her/their own proposed Flats/units/car parking spaces. All fees and other expenses incurred and/or to be incurred relating to the preparation of the plans by the Architect, Sanction fee charged or to be charged by the competent authority and supervision in the course of construction of the Building by the Architect shall be borne and paid by the Developer. All other costs and charges and expenses related to the construction of the building shall also be borne and paid by the Developer.
- 3.9 The Owners shall be entitled to periodically supervise the progress of construction of the Buildings over the property.
- 3.10 That the Developer has every right to amalgamate the entire property and to modify or alter the building plan and also have right to submit supplementary Building Plan for the purpose of completion of construction of the proposed multi-storied residential building over the "A." schedule

S. J. Kunder
 16/7/20
 (Arch)

1) Sumiran Kunder
 2) T.K. Singh
 3) Anand Krishna Kunder
 4) Anirban Kunder
 5) Anirban Kunder
 Sanjay Datta
 Saymika Datta
 Tarun Nayak
 Deekshya Choudhary
 Sohan Ralhat

(Page : 12)

property mentioned hereunder after due discussion of the Owners and if in any case any consent in writing or signature of the Owners are required for the said purpose, the Owners shall sign the same and also shall co-operate in all matters in respect of getting supplementary sanction of Building Plan.

ARTICLE - IV

OCCUPANT

- 4.1 All the areas to be vacated by the Owners in all respect and give permission to the Developer for the purpose of construction of multi-storied residential building as per sanctioned of building plan issued by Burdwan Municipality and the Developer will start the proposed project within 14 days from the date of Agreement. Otherwise this agreement will be void.

ARTICLE - V

COST OF CONSTRUCTION / COMPLETION

- 5.1 The entire cost of construction of the building or whatsoever nature shall be borne by the Developer and such costs shall include the cost of all service amenities, fittings and fixtures, all over heads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers in respect of the construction costs for the purpose of obtaining all other permissions and approvals. The Owners shall not be required to contribute any amount in that regard.
- 5.2 The Developer shall commence construction by amalgamating the entire property as per sanctioned plan of the authority concerned. Except un-avoiding circumstances the Developer shall complete the construction within Twenty Four months from the date of Agreement.

ARTICLE - VI

POSSESSION AND PAYMENT

- 6.1 The Owners shall put the Developer in the exclusive possession to the said property as agreed upon.
- 6.2 That the Developer shall be entitled to collect and realize consideration money for and on behalf of the Owners from the intending purchaser/s for flats/units/parking spaces, price of the undivided proportionate and impartible share and interest in the land as would be proportionate to the Developer's allocation of the constructed area with common parts and common areas.
- 6.3 That the Developer shall be entitled to collect the price of the undivided proportionate and impartible share or interest in the said land and cost of construction so far it relates to his/their allocation.

Sanjay Datta

1) Suresh Kumar
 2) Suresh Kumar
 3) A. Chandra Kumar
 4) Anirban Kumar
 5) Anirban Kumar
 6) Sanjay Datta
 7) Samir Datta
 8) Tapan Nayak
 9) Dilip Kumar Chowdhury
 10) Somnath Pal

(Page : 13)

6.4 The Flats will not be considered as complete unless the Developer has given notice to this effect to the flat owners and the said building shall be deemed to be completed in all regards on receipt of possession by each owners of the flats/units/car parking spaces.

ARTICLE - VII

DEVELOPER'S OBLIGATION

- 7.1 The Developer shall complete the proposed multi-storied residential building Twenty Four months from the date of sanction building plan, failing which the Developer shall compensate to the Owners till the completion of such building in all respect and deliver the possession of the allocation complete an all respect.
- 7.2 The Developer shall not make any deviation of sanctioned plan in construction of the said building over the "A" schedule property without consent of the Owners.
- 7.3 That before execution of the Sale Deed/s, the Draft of the same should be approved by the Owners and the Owners should be make party to convey the proportionate land of the respective Flats of the Developer's Allocation.

ARTICLE - VIII

SPACE ALLOCATION

- 8.1 That the Owners will get undivided 40% of the Flat Area as well as covered Car Parking space on the Ground Floor of the proposed multi-storied residential building to be constructed over the "A" schedule property as per sanctioned building plan issued by Burdwan Municipality over the "A" schedule property TOGETHER WITH undivided proportionate share in land and common parts & facilities with sufficient modern fittings & fixtures. Be it mentioned here that OWNERS will get Flat No. A, B, C & D on the FIRST FLOOR i.e. entire FIRST FLOOR, Flat No. A & B on the SECOND FLOOR and Flat No. C on the FORTH FLOOR with Seven covered Car Parking spaces on the GROUND FLOOR of the proposed multi-storied residential building. Be it mentioned here that the OWNER NO. 1 will get an extra separate Car Parking Space a little more or less 300 Square Feet on the GROUND FLOOR of the multi-storied building and the same will not be adjusted with the allocation of the OWNERS. If the OWNERS' allotted Flats will exceed from their 40% share, then the OWNERS will pay the amount for their excess area as per the then market value. Save & except the Owners' allocations, the remaining portion will be allotted in favour of the Developer.
- 8.2 The Owners and the Developer shall be entitled to deal with sale, transfer, grant lease and/or in any way dispose of their respective allotments and to

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- 1) Summan Kunder
- 2) S. K. S. S. S.
- 3) Anil Chandra Kunder
- 4) Anirban Kunder
- 5) Indranil Kunder
- Sanjay K. S.
- Sanjay K. S. Datta
- Tarun Nayak.
- Siddhanta Choudhury
- Somnath Mallik

(Page : 14)

receive, realize and collect all sale proceeds, rents, issues and profits arising there from and for which no further consent of the other party shall be required.

8.3 That during pendency of the work if and when the local authority permits to extend any further floor over the existing building, the ratio of the allocation of the Owners and the Developer will be same as on this day and the Owners will only be entitled to get their share either by Flat area of the extended portion over the existing building or by the then market value for their allocation by executing separate supplementary Agreement.

ARTICLE - IX

DELIVERY OF POSSESSION

- 9.1 The Developer hereby agrees to give possession of the Owners' Allocation after completing the proposed multi-storied residential building in all respect within Twenty Four months from the date of execution of this agreement. The Developer shall not incur any liability for any delay in the delivery of possession by reason of civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to construction of the Building. In any of the aforesaid event, the Developer shall be entitled to corresponding extension of further time of 6 months from the date of withdrawal of restriction order for delivery of the said Owners' Allocation or as the case may be.
- 9.2 That the Owners shall execute deed/deeds in respect of the undivided share of interest on the land of such part or parts as shall be required by the Developer in favour of the Developer or its prospective Buyer/s as nominated by the Developer

ARTICLE - X

ARCHITECTS, ENGINEERS ETC.

- 10.1 That for the purpose of the development of the schedule property, the Developer shall be alone responsible to appoint Architect for the proposed building and the certificate given by the Architect regarding the materials to be used for construction, erection and completion of the building and also specification for the purpose of construction and/or workmanship and completion of the building shall be final, conclusive and binding on the parties
- 10.2 The decision of the Architect regarding the quality of the materials and also the specifications of the purpose of construction will be final, conclusive and binding on the parties.
- 10.3 The Developer shall be solely liable for ensuring safety and strength of the structural, masonry, fittings & fixtures used in the construction of the building

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Sanjay K. S.

1) Sureshwar Kunder

2) Sureshwar Kunder

3) Smt. Chandras Khunder

4) Anirban Kunder

-5-

Sudhansu Khunder

Sanjay Katta

Laxminika Dutta

Manoj Kumar

Debhendu Choudhury

Somenath Palit

(Page : 15)

and the consequences of any deviation/breach/default in complying with any statutory/engineering requirements shall be to their account and they shall keep the Owners wholly indemnified against any claims/demands on this account.

ARTICLE-XI

INDEMNITY

- 11.1 The Developer shall be fully responsible for any deviation or unauthorized construction or accident or mishap while making any construction and in no event the Owners shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owners against all losses, liabilities, costs or claims, actions or proceedings thus arising.
- 11.2 The Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of the Deeds of Conveyance and/or other documents relating to Developer's Allocation shall be entirely borne by the Developer or its nominee or nominees. Likewise the Stamp duty, registration charges and expenses in connection with the execution of the deed of conveyance and other documents relating to Owners' allocation will be borne by the Owners.
- 11.3 That during pendency of the project if any party dies, his/her/their legal heirs/ successors/administrators will be bound to obey the terms & conditions of the present agreement and will be bound to execute supplementary agreement with the other party.
- 11.4 The Owners shall not be liable to pay any Tax in respect of the Developer's Allocation and likewise the Developer shall not be liable to pay any Tax in respect of the Owners' Allocation.
- 11.5 The Owners agree and undertake not to cause any interference or hindrances in the work of construction of the building over the schedule property and shall vacate the possession free from all sorts of encumbrances. If the Owners commit any breach of terms & conditions of the agreement, the Owners shall be bound to pay compensation & interest as per banking rate.
- 11.6 The Owners shall personally bear all costs relating to the ownership of their property and if any dispute arises regarding their ownership of the property at that time the Owners will bear all costs of the suit/case/proceeding. If the Owners fail to conduct the said suit/case/proceeding at that time the Developer as Attorney Holder will conduct the same and the costs of the suit/case along with related expenses will be deducted from the share of the Owners.

Signature
S. K. Hazra
Asst.

1) Suresh Kumar

2) Suresh Kumar

3) Anil Chandra Kumbhar

4) Anant Kumar

5)

Radhika Kumbhar

Sanjay Dutt

Sanjiv Datta

Manoj Kumar

Manoj Kumar

Devlendra Choudhary

Somnath Nalbat

(Page : 16)

- 11.7 That the Owners will get undivided 40% of the Flat Area as well as covered Car Parking space on the Ground Floor of the proposed multi-storied residential building to be constructed over the "A" schedule property as per sanctioned building plan issued by Burdwan Municipality over the "A" schedule property TOGETHER WITH undivided proportionate share in land and common parts & facilities with sufficient modern fittings & fixtures. Be it mentioned here that OWNERS will get Flat No. A, B, C & D on the FIRST FLOOR i.e. entire FIRST FLOOR, Flat No. A & B on the SECOND FLOOR and Flat No. C on the FORTH FLOOR with Seven covered Car Parking spaces on the GROUND FLOOR of the proposed multi-storied residential building. Be it mentioned here that the OWNER NO. 1 will get an extra separate Car Parking Space a little more or less 300 Square Feet on the GROUND FLOOR of the multi-storied building and the same will not be adjusted with the allocation of the OWNERS. If the OWNERS' allotted Flats will exceed from their 40% share, then the OWNERS will pay the amount for their excess area as per the then market value. Save & except the Owners' allocations, the remaining portion will be allotted in favour of the Developer. The Flats and Car parking space will be specifically demarcated mutually by executing a separate supplementary agreement. That if and when the local authority permits to extend any further floor over the existing building, the ratio of the allocation of the Owners and the Developer will be same as on this day and the Owners will only be entitled to get their share either by Flat area of the extended portion over the existing building or by the then market value for their allocation by executing separate supplementary Agreement.

ARTICLE-XII

MAINTENANCE

- 12.1 The Developer shall be liable to pay and bear all current taxes, rates and other outgoing payable in respect of the property from the date of handing over possession by the Owners till the Owners' Allocation is handed over after completing the building in all respect.
- 12.2 The Owners and the Developer from the date of delivery of possession of the Owners' Allocation, maintain their portion at their own costs in good condition and shall not do or suffer to be done anything in or to the said property and/or common areas and passages of the said building which may be against law or which will cause obstruction or interference to the user of such common areas.
- 12.3 That after the said building is completed and the Owners' Allocation is delivered, the Developer will form an Association with the owners &

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S. K. Hazra
of Burdwan

- 1) Suleman Kader
- 2) SHYAM SINGH
- 3) Anil Chandra Kunder
- 4) Anishan Kunder
- 5) Santosh Kunder
- Sanjay Kute
- Rajnikant Datta
- Tapan Nayak
- Devlendra Choudhary
- Somenath Pallick

(Page : 16)

11.7 That the Owners will get undivided 40% of the Flat Area as well as covered Car Parking space on the Ground Floor of the proposed multi-storied residential building to be constructed over the "A" schedule property as per sanctioned building plan issued by Burdwan Municipality over the "A" schedule property TOGETHER WITH undivided proportionate share in land and common parts & facilities with sufficient modern fittings & fixtures. Be it mentioned here that OWNERS will get Flat No. A, B, C & D on the FIRST FLOOR i.e. entire FIRST FLOOR, Flat No. A & B on the SECOND FLOOR and Flat No. C on the FORTH FLOOR with Seven covered Car Parking spaces on the GROUND FLOOR of the proposed multi-storied residential building. Be it mentioned here that the OWNER NO. 1 will get an extra separate Car Parking Space a little more or less 300 Square Feet on the GROUND FLOOR of the multi-storied building and the same will not be adjusted with the allocation of the OWNERS. If the OWNERS' allotted Flats will exceed from their 40% share, then the OWNERS will pay the amount for their excess area as per the then market value. Save & except the Owners' allocations, the remaining portion will be allotted in favour of the Developer. The Flats and Car parking space will be specifically demarcated mutually by executing a separate supplementary agreement. That if and when the local authority permits to extend any further floor over the existing building, the ratio of the allocation of the Owners and the Developer will be same as on this day and the Owners will only be entitled to get their share either by Flat area of the extended portion over the existing building or by the then market value for their allocation by executing separate supplementary Agreement.

ARTICLE-XII
MAINTENANCE

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- 12.2 The Owners and the Developer from the date of delivery of possession of the Owners' Allocation, maintain their portion at their own costs in good condition and shall not do or suffer to be done anything in or to the said property and/or common areas and passages of the said building which may be against law or which will cause obstruction or interference to the user of such common areas.
- 12.3 That after the said building is completed and the Owners' Allocation is delivered, the Developer will form an Association with the owners &

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Sd/- K. H. Roy
of Burdwan

1) Suluman Kunder

2) SHOLAK Kunder

3) Pooja Chandra Kunder

4) Anurban Kunder

5) Anuraj Kunder

Sanjay Dutt

Pragya Datta
Tulsi Nandan

Deekshita Choudhury
Somnath Khatwani

(Page : 17)

occupants of the various flats and form such Rules & Regulations as the Developer shall think fit and proper for the maintenance of the said building and the Owners shall be liable to make payment of proportionate share of the maintenance charges payable in respect thereof.

12.4 That until such Association is formed; the Developer shall continue to remain responsible for the maintenance and rendition of the common services subject however to the Owners making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof.

ARTICLE - XIII

OBLIGATIONS OF THE OWNERS

13.1 The Owners shall grant a Power of Attorney in favour of the Developer for applying to the competent authority for grant of permission to develop the said property and to construct proposed building in its place as per sanctioned plan and to make & sign all necessary applications & papers before any competent authority regarding development & amalgamation of the property, sanction of building plan, permission for water supply, electricity supply, laying down drainage and for other amenities before the Burdwan Municipality and all other statutory authorities and to appoint Architects, Contractors, Structural Engineers, Surveyors, Advocate, Agent or any other professionals as may be required for proposed the project and to enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary.

13.2 The Owners shall sign and execute necessary applications, papers, deeds, documents and do all acts, deeds and things as may be required in order to legally and effectively devolve to the Developer or its nominee title to the Developer's Allocation over the schedule property and for completing the construction work of the building.

13.3 The Owners shall also execute Power of Attorney to empower the Developer to negotiate for sale of the proposed flats/units/car parking space and other units at the best price available allotted in favour of the Developer and to enter into an agreement for sale with the intending purchasers in the prescribed form and to execute the sale deed except the Owners' allocation in favour of the prospective purchasers and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf

Shri. H. H. H. H. H.

Sulman Kunder

SHARAD KUMAR

Dr. D. Chandra Kunder

Anurban Kunder

Sudranil Kunder

Sanjay Dutt

Soumitra Datta
New Nagar

Deblendu Choudhury
Somersall Kallit

(Page : 18)

of the Owners and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority.

- 13.4 The Owners shall also execute Power of Attorney to empower the Developer to get a housing society of the flat purchasers in the said new building registered under the Societies Registration Act or any other acts and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the Registrar and to do all other acts and things necessary for registration of the society and to obtain registration certificate and to engage any advocate or solicitor for the purpose of taking advice and for preparation and execution of documents required to be executed and to pay their fees.
- 13.5 That the Owners shall sign all papers and execute necessary documents for the purpose of completion of the proposed project.
- 13.6 The Owners shall execute Supplementary Agreement with the Developer for any further amendments, alternations or modifications, which are not possible to be stated at present.
- 13.7 The Owners hereby agree and undertake not to let out, grant lease, part with possession, mortgage and/or charge the said property or any portion thereof at any time hereafter during the continuance of this agreement without the written consent of the Developer.
- 13.8 The Owners hereby further agree and undertake not do any act, deed, thing whereby the Developer may be prevented from constructing the proposed building and completing the same.
- 13.9 The Owners hereby further agree and undertake not to cause any interference or hindrances in the work of construction of the building over the schedule property and shall vacate the possession free from all sorts of encumbrances. If the Owners commit any breach, the Owners shall be bound to pay compensation & interest as per banking rate.
- 13.10 That if and when the local authority permits to extend any further floor over the existing building, the ratio of the allocation of the Owners and the Developer will be same as on this day and the Owners will only be entitled to get their share either by Flat area of the extended portion over the existing building or by the then market value for their allocation by executing separate supplementary Agreement.
- 13.11 The Owners will personally bear all costs relating to the ownership of their property and if any dispute arise relating their ownership in respect of the schedule property, the Owners will bear all costs of the suit/case.

Sh. D. Hazare
Asst.

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1) Sushant Khandelwal

2) SUSHANT KHANDELWAL

3) Anand Chandan Khandelwal

4) Anurag Khandelwal

5) Anurag Khandelwal

Sanjay Dutt

Sanjay Dutt
Tufan Nagar

Deviendra Choudhary
Somnath Park

(Page : 19)

- 13.12 The Owners may advise the Developer regarding the qualitative perfection of the construction work. In the event the Owners have any allegations, complaints about the quality of the construction they will immediately lodge such complaint in writing before the Arbitrator nominated on consent of both the parties whose shall be final and binding upon both the parties. At no stage the Owners shall have any right to direct for stopping the construction or interfering into the construction work in any manner. If the Owners have no complaint at the time of construction it will be presumed that all construction up to such have been done satisfactorily and the Owners shall have no right to complain regarding construction at a subsequent stage. The Owners shall also be bound to certify the developer for having made construction at per the declared quality. If any construction work is hampered due to intervention of Owners, such intervention shall be deemed to be motivated and mala fide and the owners shall be liable to compensate the developer with interest for all the loss and damages.
- 13.13 The Developer shall have right to construct Office Room, Security Room, Generator Room (If necessary) etc. on the open space in the ground floor left beside the Owners' allocation. Such space/room may also be used personally by the Developer for any other purpose as and when necessity arises. The Owners shall not interfere or raise any objection or make any claim over such left over space or any construction made thereon by the Developer.

ARTICLE - XIV

BREACH AND CONSEQUENCE

- 14.1 In the event of either party to this agreement committing breach of any of their obligations under this Agreement the aggrieved party shall be entitled to Specific performance and also to recover damages, compensation from the party committing the breach. On the other hand if the Owners fail to remove the encumbrances regarding the schedule property, the Owners will solely be responsible & liable for all financial loss & injury of the Developer.
- 14.2 If the Developer fails to commence the proposed construction within the stipulated period, the time may be extended for another 6 months subject to payment of Rs. 20,000/- per month to the Owner as damages.
- 14.3 If the Developer fails to carry-on the proposed work within the stipulated period, except by reason of civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to construction of the Building, the Owner shall be entitled to presume that the Developer is unwilling/unable to implement the construction project and shall be entitled

Sanjay Dutt
Tufan Nagar

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1) Subhas Kumar

2) S. K. Das

3) Anand Kumar

4) Anirban Kumar

5) Anirban Kumar

Sanjay Das

Soumitra Das
Talewar Nagar

Bibhendu Choudhury
Somnath Path

(Page : 20)

to terminate this Agreement by a written notice to the Developer and to engage any other agency for completion of the project. The Developer shall also be liable to compensate the Owners any loss that may result to the Owner on account of such abandonment of the project work by the Developer.

ARTICLE-XV

JURISDICTION

15.1 Court at Burdwan shall have the jurisdiction to try and entertain all actions, suits and proceedings arising out of this Agreement.

THE "A" SCHEDULE ABOVE REFERRED TO

Dist. Burdwan (now Purba Bardhaman), P.S. Burdwan Sadar, Ward No. 11 (Eleven), Holding No. 326/7 (Three Hundred Twenty Six / Seven), Khudirampally Mahalla, within the jurisdiction of Burdwan Municipality, Mouza Kanainutshai J.L. No. 76 (Seventy Six), R. S. Khatian No. 32 (Thirty Two), L.R. Khatian Nos. 2224 (Two Thousand Two Hundred Twenty Four), 2225 (Two Thousand Two Hundred Twenty Five), 2226 (Two Thousand Two Hundred Twenty Six), 2227 (Two Thousand Two Hundred Twenty Seven) & 2228 (Two Thousand Two Hundred Twenty Eight),

R.S. & L.R Plot No.	Class	Area
158	Bastu	0.050 Acres
160	Bastu	0.090 Acres
		Total - 0.140 Acres

Butted and bounded by :

- In the North : Tin-Shed of Others
- In the East : 14 Ft. Wide Metal Road (Un-named Road)
- In the South : 14 Ft. Wide Metal Road
- In the West : 12 Ft. Wide Road

(COMMON INSTALLATIONS FOR WHICH THE PROPORTIONATE ADDITIONAL SEPARATE COSTS ARE TO BE PAID BY THE OWNERS)

Electrical installations relating to meter, transformer for receiving electricity from the Electricity Authority. Other facilities or installations, if any provided for the common use of the Unit/Flat of the premises and not covered by Section A hereinabove.

THE SPECIFICATION OF CONSTRUCTION OF THE FLATS

- 1. Foundation: R.C.C. Foundation.
- 2. Floor : Vitrified finish.

Sanjay Das

IN WITNESS WHEREOF the parties have put their respective hands on the day, month & year as written above.

WITNESSES :

1. Anup Kumar Choudhary
S/o - Atmendra Choudhary
Chhotanulpur Ambagan
- 5/6 pagla, Burdwan - 710103
2. Kiran moy kaibarth
S/o. Banki mch kaibarth
Burdwan

- 1) Sushma Kundu
- 2) [Signature]
- 3) Anshu Claudia Kundu
- 4) Anurban Kundu
- 5) Indrani Kundu

SIGNATURE OF THE OWNERS
DUTTA REALTORS

Represented by Partners -

- 1) Sanjay Datta
- 2) Samir Datta
- 3) Tapan Nayak
- 4) Shibendu Choudhary
- 5) Somnath Halder

Drafted and Computerised
typed by me

[Signature]
(Surajit Hazra)

Advocate
Dist. Judges Court, Burdwan
Regd. No. WB 1260 OF 2001

SIGNATURE OF THE DEVELOPER

Left Hand Impression	Little	Ring	Middle	Index	Thumb
Right Hand Impression	Thumb	Index	Middle	Ring	Little



Sukumar Kunder
Sukumar Kunder

Left Hand Impression	Little	Ring	Middle	Index	Thumb
Right Hand Impression	Thumb	Index	Middle	Ring	Little



Sita
Sita Kunder
2003

Left Hand Impression	Little	Ring	Middle	Index	Thumb
Right Hand Impression	Thumb	Index	Middle	Ring	Little



Anand Chandra Kunder
Anand Chandra Kunder

Left Hand Impression	Little	Ring	Middle	Index	Thumb
Right Hand Impression	Thumb	Index	Middle	Ring	Little



Anirban Kunder
Anirban Kunder

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Indromil Khandelwal
Indromil Khandelwal


SIGNATURE

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Sanjay Zutta

SIGNATURE Sanjay Zutta

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Saumika Dutta

SIGNATURE Saumika Dutta

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE Tajam Nayark

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE Seltendu Chowdhury

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE Somnath Mallik

Lord Details :

Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Signature	
1	SUKUMAR KUNDU (Presentant) Son of SASHADHAR KUNDU Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office	 14/12/2018	 LT 14/12/2018	 14/12/2018
JAMAR, P.O:- JAMAR, P.S:- Bardhaman Sadar, District:-Burdwan, West Bengal, India, PIN - 713102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AELPK91590, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office				
2	Name	Photo	Signature	
2	SANTANA KUNDU Wife of SUKUMAR KUNDU Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office	 14/12/2018	 LT 14/12/2018	 14/12/2018
JAMAR, P.O:- JAMAR, P.S:- Bardhaman Sadar, District:-Burdwan, West Bengal, India, PIN - 713102 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DQKPK3081A, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office				
3	Name	Photo	Signature	
3	AMAL CHANDRA KUNDU, (Alias: AMAL KUNDU) Son of SASHADHAR KUNDU Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office	 14/12/2018	 LT 14/12/2018	 14/12/2018
JAMAR, P.O:- JAMAR, P.S:- Bardhaman Sadar, District:-Burdwan, West Bengal, India, PIN - 713102 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: CMUJK69132, Status :Individual, Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office				
4	Name	Photo	Signature	
4	ANIRBAN KUNDU Son of NIRMAL KUNDU Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office	 14/12/2018	 LT 14/12/2018	 14/12/2018

Major Information of the Deed :- I-0203-09714/2018-14/12/2018

07/01/2019 Query No :-02030001822547 / 2018 Deed No :- 020309714 / 2018. Document is digitally signed.

Page 1 of 1

JAMAR, P.O:- JAMAR, P.S:- Bardhaman Sadar, District:-Burdwan, West Bengal, India, PIN - 713102
 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: GOVPK6336Q,
 Status :Individual, Executed by: Self, Date of Execution: 14/12/2018
 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office

Name	Photo	Fingerprint	Signature
INDRANIL KUNDU Son of PARIMAL KUNDU Executed by: Self, Date of Execution: 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office			
	14/12/2018	LT 14/12/2018	14/12/2018

JAMAR, P.O:- JAMAR, P.S:- Bardhaman Sadar, District:-Burdwan, West Bengal, India, PIN - 713102
 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: DYAPK2093I,
 Status :Individual, Executed by: Self, Date of Execution: 14/12/2018
 , Admitted by: Self, Date of Admission: 14/12/2018 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DUTTA REALTORS 327 , JAGATBERH NORTH , NEAR BERHMORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103 , PAN No.:: AAOFD0155B, 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>SANJAY DUTTA Son of Late SUSIL DUTTA Date of Execution - 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 , Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>14/12/2018 03:29M</td> <td>LT 14/12/2018</td> <td>14/12/2018</td> </tr> </tbody> </table> <p>327 , JAGATBERH NORTH , NEAR BERH MORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: ALCPD8053F Status : Representative, Representative of : DUTTA REALTORS (as PARTNER)</p>	Name	Photo	Finger Print	Signature	SANJAY DUTTA Son of Late SUSIL DUTTA Date of Execution - 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 , Place of Admission of Execution: Office					14/12/2018 03:29M	LT 14/12/2018	14/12/2018
Name	Photo	Finger Print	Signature										
SANJAY DUTTA Son of Late SUSIL DUTTA Date of Execution - 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 , Place of Admission of Execution: Office													
	14/12/2018 03:29M	LT 14/12/2018	14/12/2018										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>SOUMITRA DUTTA Son of Late SUSIL DUTTA Date of Execution - 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 , Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>04/14/2018 03:21M</td> <td>LT 04/12/2018</td> <td>14/12/2018</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	SOUMITRA DUTTA Son of Late SUSIL DUTTA Date of Execution - 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 , Place of Admission of Execution: Office					04/14/2018 03:21M	LT 04/12/2018	14/12/2018
Name	Photo	Finger Print	Signature										
SOUMITRA DUTTA Son of Late SUSIL DUTTA Date of Execution - 14/12/2018 , Admitted by: Self, Date of Admission: 14/12/2018 , Place of Admission of Execution: Office													
	04/14/2018 03:21M	LT 04/12/2018	14/12/2018										

Major Information of the Deed :- I-0203-09714/2018-14/12/2018

02/01/2019 Query No:-02030001822547 / 2018 Deed No :- 020309714 / 2018, Document is digitally signed

JAGATBERH NORTH, NEAR BERH MORE KALI MANDIR, P.O.- SRIPALLY, P.S.- Bardhaman Sadar, Burdwan, District-Burdwan, West Bengal, India, PIN - 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJEPD3289M Status: Representative, Representative of: DUTTA REALTORS

3	Name	Photo	Finger Print	Signature
<p>TAPAN NAYEK Son of KALYAN KUMAR NAYEK Date of Execution - 14/12/2018, Admitted by: Self, Date of Admission: 14/12/2018, Place of Admission of Execution: Office</p>				
<p>RANI SAYER NORTH, P.O.- BURDWAN, P.S.- Bardhaman Sadar, Burdwan, District-Burdwan, West Bengal, India, PIN - 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADOPN7301E Status: Representative, Representative of: DUTTA REALTORS (as PARTNER)</p>				
4	Name	Photo	Finger Print	Signature
<p>DIBHENDU CHOWDHURY Son of BIBHUTI BHUSAN CHOWDHURY Date of Execution - 14/12/2018, Admitted by: Self, Date of Admission: 14/12/2018, Place of Admission of Execution: Office</p>				
<p>23 RAMKRISHNA PALLY, KALNA ROAD, P.O.- BURDWAN, P.S.- Bardhaman Sadar, Burdwan, District-Burdwan, West Bengal, India, PIN - 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFLPC4228C Status: Representative, Representative of: DUTTA REALTORS (as PARTNER)</p>				
5	Name	Photo	Finger Print	Signature
<p>SOMENATH MALLICK Son of PARESH NATH MALLICK Date of Execution - 14/12/2018, Admitted by: Self, Date of Admission: 14/12/2018, Place of Admission of Execution: Office</p>				
<p>1 ST LANE, KHALAUBILL MATH, P.O.- BURDWAN, P.S.- Bardhaman Sadar, Burdwan, District-Burdwan, West Bengal, India, PIN - 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADRPM7736P Status: Representative, Representative of: DUTTA REALTORS (as PARTNER)</p>				

Major Information of the Deed - I-0203-09714/2018-14/12/2018

I/01/2019 Query No.-02030001822547 / 2018 Deed No. I - 020309714 / 2018, Document is digitally signed.

Details :

Name & address	
SUKUMAR GHOSH of HARADHAN GHOSH KOTONLPUJ AMBAGAN, P.O.- SRIPALLY, P.S.- Bardhaman Sadar, Burdwan, District-Burdwan, West Bengal, India, PIN- 713103, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Identifier Of SUKUMAR KUNDU, SANTANA KUNDU, AMAL CHANDRA KUNDU, ANIRBAN KUNDU, INDRANIL KUNDU, SANJAY DUTTA, SOUMITRA DUTTA, TAPAN NAYEK, DIBHENDU CHOWDHURY, SOMENATH MALLICK	14/12/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SUKUMAR KUNDU	DUTTA REALTORS-1 Dec
2	SANTANA KUNDU	DUTTA REALTORS-1 Dec
3	AMAL CHANDRA KUNDU	DUTTA REALTORS-1 Dec
4	ANIRBAN KUNDU	DUTTA REALTORS-1 Dec
5	INDRANIL KUNDU	DUTTA REALTORS-1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SUKUMAR KUNDU	DUTTA REALTORS-1.8 Dec
2	SANTANA KUNDU	DUTTA REALTORS-1.8 Dec
3	AMAL CHANDRA KUNDU	DUTTA REALTORS-1.8 Dec
4	ANIRBAN KUNDU	DUTTA REALTORS-1.8 Dec
5	INDRANIL KUNDU	DUTTA REALTORS-1.8 Dec

Land Details as per Land Record

District: Burdwan, P.B.- Bardhaman, Municipality: BURDWAN, Road: UMR W11, Mouza: Kansinatshal, Ward No: 11, Holding No:326/7, KHLDIRAMPALLY Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 158(Corresponding RS Plot No:- 158), LR Khatian No:- 2224	Owner:সুকুমার কুন্ডু, Gurdian:সত্যজিৎ, Address:ওসমান, বর্ধমান, Classification:শানি, Area:0.01000000 Acre,	SUKUMAR KUNDU
L2	LR Plot No:- 160(Corresponding RS Plot No:- 160), LR Khatian No:- 2225	Owner:সন্তানী শান্তনু কুন্ডু, Gurdian:সুকুমার কুন্ডু, Address:ওসমান, বর্ধমান, Classification:শানি, Area:0.01800000 Acre,	SANTANA KUNDU

Major information of the Deed :- I-0203-09714/2018-14/12/2018

02/01/2019 Query No:-02030001822547 / 2018/Deed No. I - 020309714 / 2018, Document is digitally signed

Page 2 of 2

On 14-12-2018

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

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

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

Presented for registration at 13:12 hrs on 14-12-2018, at the Office of the A.D.S.R. BURDWAN by SUKUMAR KUNDU, 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 84,84,854/-

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

Execution is admitted on 14/12/2018 by 1. SUKUMAR KUNDU, Son of SASHADHAR KUNDU, JAMAR, P.O: JAMAR, Thana: Bardhaman Sadar, , Burdwan, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Business, 2. SANTANA KUNDU, SUKUMAR KUNDU, JAMAR, P.O: JAMAR, Thana: Bardhaman Sadar, , Burdwan, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession/House wife, 3. AMAL CHANDRA KUNDU, Alias AMAL KUNDU, Son of SASHADHAR KUNDU, JAMAR, P.O: JAMAR, Thana: Bardhaman Sadar, , Burdwan, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Cultivation, 4. ANIRBAN KUNDU, Son of NIRMAL KUNDU, JAMAR, P.O: JAMAR, Thana: Bardhaman Sadar, , Burdwan, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Cultivation, 5. INDRANIL KUNDU, Son of PARIMAL KUNDU, JAMAR, P.O: JAMAR, Thana: Bardhaman Sadar, , Burdwan, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Cultivation

Identified by ANUP KUMAR GHOSH, , Son of HARADHAN GHOSH, CHOTONILPUR AMBAGAN, P.O: SRIPALLY, Thana: Bardhaman Sadar, , 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 14-12-2018 by DIBHENDU CHOWDHURY, PARTNER, DUTTA REALTORS (Partnership Firm), 327, JAGATBERH NORTH, NEAR BERHMORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District-Burdwan, West Bengal, India, PIN - 713103

Identified by ANUP KUMAR GHOSH, , Son of HARADHAN GHOSH, CHOTONILPUR AMBAGAN, P.O: SRIPALLY, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

Execution is admitted on 14-12-2018 by SOMENATH MALLICK, PARTNER, DUTTA REALTORS (Partnership Firm), 327, JAGATBERH NORTH, NEAR BERHMORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District-Burdwan, West Bengal, India, PIN - 713103

Identified by ANUP KUMAR GHOSH, , Son of HARADHAN GHOSH, CHOTONILPUR AMBAGAN, P.O: SRIPALLY, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

Execution is admitted on 14-12-2018 by SANJAY DUTTA, PARTNER, DUTTA REALTORS (Partnership Firm), 327, JAGATBERH NORTH, NEAR BERHMORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District-Burdwan, West Bengal, India, PIN - 713103

Identified by ANUP KUMAR GHOSH, , Son of HARADHAN GHOSH, CHOTONILPUR AMBAGAN, P.O: SRIPALLY, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

Execution is admitted on 14-12-2018 by SOUMITRA DUTTA,

Identified by ANUP KUMAR GHOSH, , Son of HARADHAN GHOSH, CHOTONILPUR AMBAGAN, P.O: SRIPALLY, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

Execution is admitted on 14-12-2018 by TAPAN NAYEK, PARTNER, DUTTA REALTORS (Partnership Firm), 327, JAGATBERH NORTH, NEAR BERHMORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District-Burdwan, West Bengal, India, PIN - 713103

Identified by ANUP KUMAR GHOSH, , Son of HARADHAN GHOSH, CHOTONILPUR AMBAGAN, P.O: SRIPALLY, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

Map Information of the Deed :- 1-0203-09714/2018-14/12/2018

Payment of Fees


Certified that required Registration Fees payable for this document is Rs.21/- (E = Rs.21/-) and Registration Fees by Cash Rs 0/-, by online = Rs.21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2018 6:59AM with Govt. Ref. No: 192018190314234811 on 07-12-2018, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00VNZGR5 on 07-12-2018, Head of Account 0030-03-104-001-15

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs.5,000/- by online = Rs. 5,020/-

Description of Stamp

- 1. Stamp: Type: Court Fees, Amount: Rs.10/-
 - 2. Stamp: Type: Impressed, Serial no 1400, Amount: Rs.5,000/-, Date of Purchase: 13/09/2018, Vendor name: S Hazra
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2018 8:59AM with Govt. Ref. No: 192018190314234811 on 07-12-2018, Amount Rs: 5,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00VNZGR5 on 07-12-2018, Head of Account 0030-02-103-003-02


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

Major Information of the Deed :- I-0203-09714/2018-14/12/2018

02/01/2019 Query No:-02030001822547 / 2018 Deed No :- I - 020309714 / 2018, Document is digitally signed.

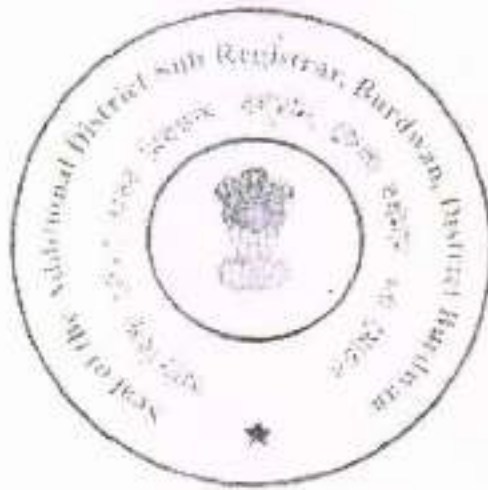
Digitally signed by Kaushik Bhattacharya

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2019, Page from 401 to 445

being No 020309714 for the year 2018.



Digitally signed by KAUSHIK
BHATTACHARYA
Date: 2019.01.02 11:50:19 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 1/2/2019 11:49:49 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
West Bengal.



(This document is digitally signed.)

02/01/2019 Query No:-02030001022547 / 2018 Deed No :- 020309714 / 2018. Document is digitally signed.

Page 1 of 1