

470

479



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

E 038801

88614/19

Sanjib Gon
@ Sanjib Kumar Gon

Sadashib Gon

Rajendra Prasad Gon
Kesi Prasad Gon
Shantigon

Sanjay Datta
Saurika Datta
Tapan Nayak
Sibendu Chowdhury
Somnath Pallick

THIS DEVELOPER AGREEMENT IS MADE AT BURDWAN BETWEEN

- 1) SRI SANJIB GON @ SRI SANJIB KUMAR GON son of Late Shambhunath Gon, by faith Hindu, by occupation Enjoyment of the usufructs of the property, resident of Bhatchala Olaichanditala, P.O. Sripally, P.S. Bardhaman Sadar, Dist.:- Burdwan (now Purba Bardhaman), West Bengal - 713103, (Pan Card No. ADNPG7765J)
- 2) SRI SADASHIB GON son of Late Shambhunath Gon, by faith Hindu, by occupation Enjoyment of the usufructs of the property, resident of Bhatchala Olaichanditala, P.O. Sripally, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713103, (Pan Card No. ADNPG7767L)
- 3) SRI RAJENDRA PRASAD GON son of Late Tridib^{Kumar} Gon, by faith Hindu, by occupation Service & Enjoyment of the usufructs of the property, resident of Bhatchala Olaichanditala, P.O. Sripally, P.S. Bardhaman Sadar, Dist. - Burdwan

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

Burdwan District Sub-Registrar
BURDWAN
22 JAN 2019

Signature of Sub-Registrar

Contd. next page

Sanjay
@ Sanjay's name
Indrabhile Gon

Rajendra Prasad Gon
Arun Prasad Gon
Shanti Gon

Sanjay Dutta
Sanjay's name
Dutta

Tapan Nayak
Somnath Mallik
Siddhanta Chowdhury

(Page: 2)

(now Purba Bardhaman), West Bengal - 713103, (Pan Card No. AWFP7758J)

4) SRI DEBI PRASAD GON son of Late Tridib Kumar Gon, by faith Hindu, by occupation Service & Enjoyment of the usufructs of the property, resident of N. Basu Road, Radhanagar, Pirtala, Bhatchala Olaichanditala, P.O. Burdwan, P.S. Bardhaman Sadar, Dist.-Burdwan (now Purba Bardhaman), West Bengal - 713101, (Pan Card No. AIAPG2274J)

5) SMT. SHANTI GON wife of Late Tridib Kumar Gon, by faith Hindu, by occupation House-wife & Enjoyment of the usufructs of the property, resident of Bhatchala Olaichanditala, P.O. Sripally, P.S. Bardhaman Sadar, Dist.-Burdwan (now Purba Bardhaman), West Bengal - 713103. (Pan Card No. BQMPG3415L)

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**. (Pan Card No. AEHPR4913A)

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 Late 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, (Pan Card No. ADOPN7301E)

(4) SRI DIBHENDU CHOWDHURY son of Late 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)

Sanjay
Hayre
Pah

Contd. next page

Handwritten notes in the left margin:
"Sanyal" (partially visible)
"A. Sanyal" (partially visible)
"Sudashilo Gow."
"Kajandam" (partially visible)
"Netai Sanyal" (partially visible)
"Shankar" (partially visible)

Sanjay Datta
Laxminika Datta
Tapan Mergan.
Siddhanta Chowdhury
Somnath Mallik

(Page : 4)

developing the "A" schedule property and also for construction of the proposed multi-storied residential building project by providing own funds.

AND WHEREAS the DEVELOPER FIRM engages in civil construction and development of immovable properties. The OWNERS approach the DEVELOPER FIRM represented by its partners to take up the project and complete the same by providing fund from 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 & conditions regarding the development & construction of the proposed multi-storied residential building project and they have mutually agreed on condition that the DEVELOPER FIRM would develop the "A" schedule property and would make construction of the multi-storied residential building thereon and with the authority & 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 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 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 OWNERS have accepted the aforesaid proposal of the DEVELOPER FIRM and they hereby agrees 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

Handwritten signature: "Sikhar" (partially visible)

Contd. next page

Handwritten notes in the left margin, partially obscured.

*Rajendra Prasad Gon
Debi Prasad Gon
Shanti Gon*

*Sanjay Datta
Saminika Datta
Tafan Nayak
Somnath Saha
Sibendu Choudhury*

(Page : 5)

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 OWNER 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 0.060 Acres OR more or less 2799 Square Feet comprising in R.S. Plot No. 158 (One Hundred Fifty Eight), L.R. Plot No. 508 (Five Hundred Eight), appertaining R. S. Khatian No. 170 (One Hundred Seventy), L.R. Khatian Nos. 1534 (One Thousand Five Hundred Thirty Four), 1535 (One Thousand Five Hundred Thirty Five), 3247 (Three Thousand Two Hundred Forty Seven), 3248 (Three Thousand Two Hundred Forty Eight), 3249 (Three Thousand Two Hundred Forty Nine), lying and situate at Mouza Bhatchala, J.L. No. 37 (Thirty Seven), Ward No. 35 (Thirty Five), Holding No. 133, Bhatchala Mahalla, within the jurisdiction of Burdwan Municipality, A.D.S.R. Office & P.S. Burdwan, Dist. Burdwan (now Purba Bardhaman), in the State of West Bengal.
- 1.2. **OWNERS** shall means 1) **SRI SANJIB GON @ SRI SANJIB KUMAR GON** son of Late Shambhunath Gon, by faith Hindu, by occupation Enjoyment of the usufructs of the property, resident of Bhatchala Olachanditala, P.O. Sripally, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713103, 2) **SRI SADASHIB GON** son of Late Shambhunath Gon, by faith Hindu, by occupation Enjoyment of the usufructs of the property, resident of Bhatchala Olachanditala, P.O. Sripally, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713103, 3) **SRI RAJENDRA PROSAD GON** son of Late Tridib Kumar Gon, by faith Hindu, by occupation Service & Enjoyment of the usufructs of the property, resident of Bhatchala Olachanditala, P.O. Sripally, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713103, 4) **SRI DEBI PRASAD GON** son of Late Tridib Kumar Gon, by faith Hindu, by occupation Service & Enjoyment of the usufructs of the property, resident of N. Basu Road, Radhanagar, Pirtala, Bhatchala Olachanditala, P.O. Burdwan, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713101, 5) **SMT. SHANTI GON** wife of Late Tridib Kumar Gon, by faith Hindu, by occupation House-wife &

Handwritten signature and notes in the bottom left corner.

Original copy
with all documents
Bardhaman

Refund
Bardhaman
Bardhaman

Sanjay Dutta
Laxmikanta Dutta
Tapan Nayak
Sikanda Chowdhury
Somenath Mallick

(Page : 6)

Enjoyment of the usufructs of the property, resident of Bhatchala Olaichanditola, P.O. Sripally, P.S. Bardhaman Sadar, Dist.- Burdwan (now Purba Bardhaman), West Bengal - 713103. (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 means **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 Sadar, Dist.- Burdwan (now Purba Bardhaman), West Bengal - 713103, **(3) SRI TAPAN NAYAK** son of Late 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 Late 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 sanctioned by Burdwan Municipality and other authorities for construction of flats/units/car parking spaces over the "A" schedule property.

Sanjay Dutta

Sanjay Buti
Sanjay Buti

Sanjay Buti
Sanjay Buti
Shanti Gon

Sanjay Buti
Sanjay Buti
Tulsi Nigam
Siddhartha Choudhury
Somnath Mallick

(Page : 7)

- 1.6 **ARCHITECT** shall mean any technically experienced qualified person/s of the Firm appointed by the Developer as Architect for construction of 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 to be prepared by the Architect and submitted (subject to the approval of the Owners) to the competent authorities 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/PORCTIONS** 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 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 **OWNER'S 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 the OWNER No. 1 Sanjib Gon will get Flat No. 1C on the FIRST FLOOR, the OWNER No. 2 Sadashib Gon will get Flat No. 1B on the FIRST FLOOR, Flat No. 4B & 4C on the FORTH FLOOR & Flat No. 5A on the FIFTH FLOOR and the OWNER Nos. 3 to 5 Shanti Gon & Ors. will get Flat No. 2C on the SECOND FLOOR TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures of the proposed multi-storied residential building and the rest portion of their allocation will be adjusted either by money value or by Flats & Covered Car Parking spaces as specifically determined by executing separate supplementary agreement.

Sanjay Buti
Sanjay Buti

Refund Amount for
Bleed Payment of
Shanti for

Sanjay Datta
Savitri Datta
Tulsi Nagar
Siddhanta Choudhury
Somnath Pallick

(Page : 8)

DEVELOPER'S ALLOCATION shall mean excepting the Owners' allotted Flats & covered Car Parking spaces, the remaining Flats and covered Car Parking spaces of the proposed multi-storied residential building to be constructed as per sanctioned building plan issued by Burdwan Municipality 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. will be allotted to the Developer to the extent of their 60% share of the Flat Area & covered Car Parking spaces 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

- 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.
- 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, 1981 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.

Contd. next page

Sanjay Datta

Stamp of the
@ Sangid ...
Sudashil .gom

Rajeshwar Prasad .gom
Devi Prasad .gom
Shanti .gom

Sanjay .gom
Savitri .gom
Taran .gom
Sibendu Choudhury
Somnath .gom

(Page : 10)

- 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 supply all original documentary evidences in respect of the property to the Developer.
- 2.9 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 till the date of proper documentary evidence.
- 2.10 The Owners shall vacate the said property/premises on the date of execution of the present agreement.

ARTICLE - III

THE DEVELOPER FIRM 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 the stipulated period.
- 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.
- 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.

Signature
Date

Contd. next page

Handwritten notes in Hindi at the top left of the page, including the name 'Sankar Chandra' and other illegible text.

Sanjay S. S. S.
Laxmi Datta
Taran Mehta
Siddharth Choudhary
Somnath Kulkarni

(Page : 11)

- 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 property mentioned hereunder after due discussion of the Owners and if in any case any consent in writing or signature of the Owners is required for the said purpose the Owners shall sign the same and also shall cooperate 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 within 15 days from the date of agreement.

Handwritten signature and name 'Sankar Chandra' at the bottom left.

Responson based on
Devi Prasad Singh
Shankar

Sanjay Datta
Saurinika Dutta
Taran Nigam
Sikender Choudhury
Somnath Nalick

(Page : 12)

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 unavoidable circumstances the Developer shall complete the construction within Twenty Four months from the date of the present 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 their allocation.
- 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 the Agreement, 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.

Shankar x Harpreet
Rishi

Copy of
Sanctioned plan for
Sadashib Gon

Rajendra Prasad Go
Devi Prasad Gon
Shanti Gon

Sanjay Datta
Lamika Datta
Manoj Kumar
Siddhanta Chowdhury
Somnath Nalla

(Page : 13)

72 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.

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 the OWNER No. 1 Sanjib Gon will get Flat No. 1C on the FIRST FLOOR, the OWNER No. 2 Sadashib Gon will get Flat No. 1B on the FIRST FLOOR, Flat No. 4B & 4C on the FORTH FLOOR & Flat No. 5A on the FIFTH FLOOR and the OWNER No. 3 to 5 Shanti Gon & Ors. will get Flat No. 2C on the SECOND FLOOR TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures of the proposed multi-storied residential building and the rest portion of their allocation will be adjusted either by money value or by Flats & Covered Car Parking spaces as specifically determined by executing separate supplementary agreement. Be it mentioned here that if any deviation occurs then the same will be mutually adjusted by executing separate supplementary agreement. 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 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 shares either by Flat area of the extended portion over the existing building or by the then market value for his allocation by executing separate supplementary Agreement.

Sanjay Datta
Manoj Kumar

Handwritten notes at the top left of the page.

Handwritten notes in the top center: "Kopendun Limited (Pvt)", "Alok Prasad", "Shankar" - you

Handwritten signatures and names: "Sanjay Mittal", "Savitika Dutta", "Tilak Noyya", "Siddhanta Choudhury", "Somnath Malhotra"

(Page : 14)

ARTICLE - IX

DELIVERY OF POSSESSION

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 the present 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 12 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 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

Contd. next page

Handwritten signature at the bottom left: "Amit Hazare" and "Amit Hazare" below it.

Handwritten signature

Rajendra Prasad
Alicia Prasad
Shanti

Sanjay Datta
Savitri Datta
Taran Prasad
Sibendra Choudhary
Somnath Saha

(Page : 15)

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 agrees and undertakes 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 his 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.

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.

Handwritten signature

Sanjib Gon
Sadashib Gon
Shanti Gon

Sanjib Gon
Sadashib Gon
Shanti Gon

Sanjay Mittal
Saurin Datta
Taran Nigam
Siddhanta Choudhury
Somnath Mallik

(Page : 16)

Be it mentioned here that the OWNER No. 1 Sanjib Gon will get Flat No. 1C on the FIRST FLOOR, the OWNER No. 2 Sadashib Gon will get Flat No. 1B on the FIRST FLOOR, Flat No. 4B & 4C on the FORTH FLOOR & Flat No. 5A on the FIFTH FLOOR and the OWNER No. 3 to 5 Shanti Gon & Ors. will get Flat No. 2C on the SECOND FLOOR TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures of the proposed multi-storied residential building and the rest portion of their allocation will be adjusted either by money value or by Flats & Covered Car Parking spaces as specifically determined by executing separate supplementary agreement. Save & except the Owners' allocations, the remaining portion will be allotted in favour of the Developer. Be it mentioned here 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 his share either by Flat area of the extended portion over the existing building or by the then market value for his allocation by executing separate supplementary Agreement. Be it further mentioned here that if any deviation occurs then the same will be mutually adjusted 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 completing the entire building project in all respect and also after the Owners' Allocation is delivered, the Developer will form an Association with the Land Owners and Flat Owners & 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

Sanjay Mittal
Saurin Datta
Taran Nigam
Siddhanta Choudhury
Somnath Mallik

Handwritten notes at the top left of the page, including the name "Sudhakar" and other illegible text.

Handwritten notes at the top center, including the name "Rishi Prasad" and other illegible text.

Handwritten notes at the top right, listing names: "Saijan Datta", "Saurinika Datta", "Taran Nayan", "Seetha Choudhary", and "Somnath Pallick".

(Page : 17)

shall be liable to make payment of proportionate share of the maintenance charges payable in respect thereof.

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 of the Owners and to do all things, acts

Handwritten signature and notes at the bottom left, including the name "Sudhakar" and other illegible text.

Handwritten notes at the top left of the page, partially obscured by a shadow.

Handwritten notes at the top center: "Refund from ...", "Alicia ...", "Shanti ...".

Handwritten signatures at the top right: "Saijan ...", "Savitri ...", "Tafan ...", "Siddhar ...", "Somnath ...".

(Page : 17)

shall be liable to make payment of proportionate share of the maintenance charges payable in respect thereof.

124

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 of the Owners and to do all things, acts

Handwritten signature and initials at the bottom left: "S. K. Hazra" and "A. K."

Sudashil Singh

Rajendra Prasad Singh

Devi Prasad Singh
Shanti Singh

Sanjay Singh
Jaiminika Dutta
Tufan Niyam

Debhendu Chowdhury
Somnath Mishra

(Page : 18)

and deeds necessary to complete the registration of such documents before the registering authority.

The Owners shall also execute Power of Attorney to empower the Developer to get a Housing Society/Association of the flat purchasers in the said new building registered under the Societies Act or 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 arises relating his ownership regarding the

Handwritten signature and date: 15/11/24

Handwritten signature

Handwritten signature

Handwritten signatures: Saijay Kulkarni, Saurinika Dutta, Talaw Nigam, Siddhendu Choudhary, Sameer Kulkarni

(Page : 19)

schedule property at that time the Owners will bear all costs of the suit/ case.

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 he will immediately lodged 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 has 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 malafide 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 his/her/their obligations under this Agreement, the aggrieved party shall have a right to file suit/complain before the competent authorities and also to recover damages, compensation from the party committing the breach.

14.2 If the Developer fails to commence the proposed construction within the stipulated period, the time may be extended for another twelve months subject to payment of Rs. 20,000/- per month to the Owners 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 Owners shall be entitled to presume that

Handwritten signature

Sadashib Goswami

Rajendra Prasad Goswami
Nilai Prasad Goswami
Shanti Goswami

Sanjay Datta
Saurabh Datta
Tapan Nayak
Sibendu Choudhary
Somenath Palit

(Page : 20)

the Developer is unwilling/unable to implement the construction project and shall be entitled 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 Owners 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

ALL THAT piece and parcel of the Bastu class of land a little more or less 0.060 Acres OR more or less 2799 (Two Thousand Seven Hundred Ninety Nine) Square Feet comprising in R.S. Plot No. 158 (One Hundred Fifty Eight), L.R. Plot No. 508 (Five Hundred Eight), appertaining R. S. Khatian No. 170 (One Hundred Seventy), L.R. Khatian Nos. 1534 (One Thousand Five Hundred Thirty Four), 1535 (One Thousand Five Hundred Thirty Five), 3247 (Three Thousand Two Hundred Forty Seven), 3248 (Three Thousand Two Hundred Forty Eight), 3249 (Three Thousand Two Hundred Forty Nine), lying and situate at Mouza Bhatchala, J.L. No. 37 (Thirty Seven), Ward No. 35 (Thirty Five), Holding No. 133, Bhatchala Mahalla, within the jurisdiction of Burdwan Municipality, A.D.S.R. Office & P.S. Burdwan, Dist. Burdwan (now Purba Bardhaman), in the State of West Bengal. *The land is vacant till today.*

Butted and bounded by :

- In the North : Open Land of Gitarani Roy
- In the East : Abs. Shed of Bankim Roy
- In the South : Building of Anandamoyee Gon
- In the West : 24 FL Bhatchala Road (Municipal Road)

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

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.

Signature
H. J. Roy
Chairman

Sadashibhagwan

Kajuram Prasad Gou
Biloi Prasad Gou
Shanti Gou

Saijay Gou

Saunikh Datta

Tafar Nayak.

Sibbady Chowdhury
Somnath Babbar

(Page : 21)

THE SPECIFICATION OF CONSTRUCTION OF THE FLAT

1. Foundation : R.C.C. Foundation.
2. Floor : Vitrified finish.
3. Walls : 10// Outside Wall, 5// flat to flat Partition, 3// Internal Partition, Stair Case wall 5//.
4. Doors : All doors will be Flush doors excluding toilet and kitchen which will be PVC door.
5. Kitchen : One Kitchen with Black stone cooking Slab, 2 ft. High glaze tiles above Black stone, Sink (Black stone), One exhaust fan hole.
6. Toilet : Vitrified-tiles furnished flooring, Glazed tiles up to 5// height from Floor. 2 bib cock, One Shower.
7. Window : Aluminum channel glass fitting window.
8. Plumbing : Outside pipe P.V.C., Conceal pipe P.V.C. (Water connection pipe), P.V.C. Shower (Bathroom), Deep tube well connected to overhead water tank (for water supply to each flat) S.W. Line with P.V.C. man hole, Septic tank R.C.C. casting.
9. Sanitary : 1 Pan / Commode in each toilet.
10. Electricity : Total Conceal wiring P.V.C. Electricity Board with Switch D.P. Box (one P.V.C. main with indicators) Ground one iron main switch. If it is instructed by WBSEDCL for installing a transformer separately instead of direct connection with WBSEDCL, a lump-sum cost of amounting Rs. 40,000/- (forty thousand only) shall have to be paid by each owner of the flat.
11. Interior Wall : Wall Putty.
12. Balcony : Vitrified-tiles furnished flooring.
13. Electricity point : 20 Electric point in each Flat.
14. External Boundary wall with Gate : Boundary wall will cover a total area with one gate.
15. Stair : Marble/Tiles finished.

The present deed has been prepared upon the stamp valued at Rs. 5,000/- (Rupees Five Thousand Only) and the rest amount of stamp value upon the assessed market value is hereby made through e-payment.

Contd. next page

Sd/- H. H. Roy

Sadashib Gou

Rajendra Prasad Gou
Devi Prasad Gou
Shanti Gou

Sanjay Dutta
Saurinika Dutta
Tapan Nayak
Sibkanda Chowdhury
Somenath Mallick

(Page : 22)

The photos, finger prints, signatures of the parties are annexed herewith in separate sheets, which will be treated as the part of this deed.

IN WITNESS WHEREOF the parties have put their respective hands on the 18 th day of January 2019.

WITNESSES :

- 1. Anup Kumar Ghosh
Haradha Ghosh
Chakrabarty Ambagan
Bijpur, Pandua - 751013
- 2. [Faint handwritten text]

- 1) Sanjay Gou
@ Sanjay Kumar Gou
- 2) Sadashib Gou
- 3) Rajendra Prasad Gou
- 4) Devi Prasad Gou
- 5) Shanti Gou

SIGNATURE OF THE OWNERS

DUTTA REALTORS

Represented by Partners -

- 1) Sanjay Dutta
- 2) Saurinika Dutta
- 3) Tapan Nayak
- 4) Sibkanda Chowdhury
- 5) Somenath Mallick

Drafted and Computerised typed by me

Surajit Hazra

(Surajit Hazra)
Advocate
Dist. Judges Court, Burdwan
Regd. No. WB 1260 OF 2001

SIGNATURE OF THE DEVELOPER

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



Sanjay Dutt

SIGNATURE Sanjay Dutt

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



Samir Datta

SIGNATURE Samir Datta

	Index	Ring	Middle	Index	Thumb
Right Hand Impression					
Left Hand Impression					



Sanjay Datta

SIGNATURE Sanjay Datta

	Little	Ring	Middle	Index	Thumb
Left Hand Impression					
Right Hand Impression					



Samir Datta

SIGNATURE Samir Datta

		Middle	Index	Thumb
	Index	Middle	Ring	



Talwar Nigam

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



Sibiendu Chowdhury

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



Somnath Mallick

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



Sanjay Kumar Gow
@ Sanjay Kumar Gow

	Index	Middle	Index	Thumb
	Index	Middle	Index	Little



Sadashilo Gon

Sadashilo Gon

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



Rajendra Prasad Gon

Rajendra Prasad Gon

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



Devi Prasad Gon

Devi Prasad Gon

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



Shanti Gon

Shanti Gon

Major Information of the Deed

No :	I-0203-00479/2019	Date of Registration	22/01/2019
No / Year	0203-0000988614/2019	Office where deed is registered	
Date	17/01/2019 3:08:34 PM	A.D.S.R. BURDWAN, District, Burdwan	
Part Name, Address or Details	SURAJIT HAZRA BURDWAN DISTRICT JUDGES COURT, BURDWAN, Thana - Bardhaman Sader, District - Burdwan, WEST BENGAL, PIN - 713101, Mobile No. : 9800114551, Status - Advocate		
Condition	Additional Transaction		
Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1] [4303] Other than Immovable Property, Agreement [No of Agreement : 1]		
Market Value	Market Value Rs. 37,99,998/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
SD/ (Article-43(g))	Rs. 21/- (Article E, E, F)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip. (Urban area)		

Details :

Burdwan, P.S.- Bardhamani, Municipality: BURDWAN, Road: Shatchala Road, Mouza: Shatchala Ward No: 15 Pin Code : 713103

Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
LR-508	LR-1534	Baku	Baku	0.05 Acre	1/-	37,99,998/-	Width of Approach Road: 24 Ft. Adjacent to Metal Road.
Grand Total :				6Dec	1/-	37,99,998/-	

Lord Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Fingerprint	Signature
ANJIB GON, (Alias: ANJIB KUMAR GON) Presentant) Son of Late HAMBHUNATH GON Deceased by: Self, Date of Decease: 18/01/2019 Admitted by: Self, Date of Admission: 22/01/2019, Place Office			 

Information of the Deed : I-0203-00479/2019-2201/2019

Query No: 02030000988614 / 2019 Deed No: I-020300479 / 2019. Document is digitally signed

Page 20 of 42



Name	Photo	Fingerprint	Signature
SHANTI GON Wife of Late TRIDIB GON Executed by: Self, Date of Execution: 18/01/2019 , Admitted by: Self, Date of Admission: 22/01/2019 , Place : Office			
	20210118	20210118	20210118

BNATCHALA , OLACHANDITALA, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:- BQMPG3413L, Status : Individual, Executed by: Self, Date of Execution: 18/01/2019 , Admitted by: Self, Date of Admission: 22/01/2019 ,Place : Office

Developer Details :

Name,Address,Photo,Finger print and Signature

DUTTA REALTORS 127 , JAGATBERH NORTH , NEAR BERRH MORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103 , PAN No.:- AACFD0155E, Status : Organization, Executed by: Representative			
--	--	--	--

Representative Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
SANJAY DUTTA Son of Late SUSIL DUTTA Date of Execution - 18/01/2019 , Admitted by: Self, Date of Admission: 22/01/2019, Place of Admission of Execution: Office			
	20210118	20210118	20210118

127 , JAGATBERH NORTH , NEAR BERRH 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)

Name	Photo	Finger Print	Signature
SOMITRA DUTTA Son of Late SUSIL DUTTA Date of Execution - 18/01/2019 , Admitted by: Self, Date of Admission: 22/01/2019, Place of Admission of Execution: Office			
	20210118	20210118	20210118

127 , JAGATBERH NORTH , NEAR BERRH 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 (as PARTNER)

Information of the Deed - I-2003-004792019-22/01/2019

Query No:-6203000006614 / 2019 Deed No:- 1 - 620300479 / 2019, Document is digitally signed.

Page 10 of 22

Name	Photo	Finger Print	Signature
TAPAN NAYEK Son of Late KALYAN KUMAR DUTTA Date of Execution - 18/01/2019, Admitted by: Self, Date of Admission: 22/01/2019, Place of Admission of Execution: Office			
Jan 22 2019 4:02PM	LT 22/01/2019	22/01/2019	

RANISAYER 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.: AADPN7301E Status: Representative, Representative of: DUTTA REALTORS (as PARTNER)

Name	Photo	Finger Print	Signature
DIBHENDU CHOWDHURY Son of Late BIBHUTI BHUSAN CHOWDHURY Date of Execution - 18/01/2019, Admitted by: Self, Date of Admission: 22/01/2019, Place of Admission of Execution: Office			
Jan 22 2019 4:02PM	LT 22/01/2019	22/01/2019	

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.: AFLPO4228C Status: Representative, Representative of: DUTTA REALTORS (as PARTNER)

Name	Photo	Finger Print	Signature
SOMENATH MALLICK Son of PARESH NATH MALLICK Date of Execution - 18/01/2019, Admitted by: Self, Date of Admission: 22/01/2019, Place of Admission of Execution: Office			
Jan 22 2019 4:02PM	LT 22/01/2019	22/01/2019	

ST LANE, KHALUIBIL 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.: ADRPM7735P Status: Representative, Representative of: DUTTA REALTORS (as PARTNER)

Other Details :

Name & address

KUMAR GHOSH
 HARADHAN GHOSH
 GNS,PUR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, Identifier Of SANJIB GON, SADASHIB RAJENDRA PRASAD GON, DEBI PRASAD GON, SHANTI GON, SANJAY DUTTA, SOUMITRA DUTTA, TAPAN NAYEK, DIBHENDU CHOWDHURY, SOMENATH MALLICK

22/01/2019

Information of the Deed - I-0203-00479/2019-22/01/2019

Query No:-02030000688614 / 2019 Deed No:- I - 020300479 / 2019, Document is digitally signed

Digitally signed by Tapan Nayek, DN: cn=Tapan Nayek, o=Dutta Realtors, ou=Dutta Realtors, email=tapan.nayek@du...

Transfer of property for LT

From	To
SANJIB GON	
SADASHIB GON	
RAJENDRA PRASAD GON	
DEBI PRASAD GON	
SHANTI GON	

Details as per Land Record

Burdwan, P.S.- Bardhaman, Municipality- BURDWAN, Road- Shastri Road Block- Shastri, Ward No. 05, Pin Code - 713103

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
LR Plot No:- 508/Corresponding RS Plot No:- 156), LR Khatian No:- 1534	Owner: Sanjib Kumar Gon , Address: Shastri Road , Classification: AG , Area: 0.02000000 Acre.	Seller is not the recorded Owner as per Applicant

Endorsement For Deed Number : | - 020300479 | 2019

22-01-2019

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

is admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, Article number - 48 Indian Stamp Act 1899.

Registration (Under Section 53 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

presented for registration at 14:05 hrs. on 22-01-2019, at the Office of the A.D.S.R. BURDWAN by SANJIB GON Alias SANJIB KUMAR GON, one of the Executants.

Statement of Market Value (WB PUVI rules of 2001)

is stated that the market value of this property which is the subject matter of the deed has been assessed at Rs. 9999.

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

is admitted on 22/01/2019 by 1. SANJIB GON, Alias SANJIB KUMAR GON, Son of Late SHAMBHUMATH BHATCHALA, OLAICHANDITALA, P.O: SRIPALLY, Thana: Bardhaman Sadar, City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Cultivation, 2. SADASHIB GON, Son of Late SHAMBHU NATH GON, BHATCHALA, OLAICHANDITALA, P.O: SRIPALLY, Thana: Bardhaman Sadar, City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Cultivation, 3. RADHA PRASAD GON, Son of Late TRIDIB GON, BHATCHALA, OLAICHANDITALA, P.O: SRIPALLY, Thana: Bardhaman Sadar, City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Cultivation, 4. DEBI PRASAD GON, Son of Late TRIDIB GON, N BASU ROAD, RADHANAGAR, P.O: SRIPALLY, Thana: Bardhaman Sadar, City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Cultivator, 5. SHANTI GON, Wife of Late TRIDIB GON, BHATCHALA, OLAICHANDITALA, P. O: SRIPALLY, Thana: Bardhaman Sadar, City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession House wife

Information of the Deed :- 1-0203-00479/2019-22/01/2019

Query No:- 0203000098614 / 2019 Deed No :- 020300479 / 2019, Document is digitally signed.

Digitally signed by Sanjib Kumar Gon, DN: cn=Sanjib Kumar Gon, o=Sanjib Kumar Gon, ou=Sanjib Kumar Gon, email=Sanjib.Kumar.Gon@burdwan.gov.in, c=IN

Filed by ANUP KUMAR GHOSH, Son of HARADHAN GHOSH, CHOTONILPUR, P.O:- SRIPALLY, Thana: Barchaman Sada, City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Religion Others

Condition of Execution (Under Section 18, W.E Registration Rules, 1962) (Representative)

Condition is admitted on 22-01-2019 by DEBKUL CHAKRABORTY PARTNER, DUTTA REALTORS (Partnership Firm), 327, JAGATBERH NORTH, NEAR BERH MORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Barchaman Sada, Burdwan, District: Burdwan, West Bengal, India, PIN - 713103

Filed by ANUP KUMAR GHOSH, Son of HARADHAN GHOSH, CHOTONILPUR, P.O:- SRIPALLY, Thana: Barchaman Sada, City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Religion Others

Condition is admitted on 22-01-2019 by SOHEMATH MALLICK PARTNER, DUTTA REALTORS (Partnership Firm), 327, JAGATBERH NORTH, NEAR BERH MORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Barchaman Sada, Burdwan, District: Burdwan, West Bengal, India, PIN - 713103

Filed by ANUP KUMAR GHOSH, Son of HARADHAN GHOSH, CHOTONILPUR, P.O:- SRIPALLY, Thana: Barchaman Sada, City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Religion Others

Condition is admitted on 22-01-2019 by SANJAY DUTTA, PARTNER, DUTTA REALTORS (Partnership Firm), 327, JAGATBERH NORTH, NEAR BERH MORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Barchaman Sada, Burdwan, District: Burdwan, West Bengal, India, PIN - 713103

Filed by ANUP KUMAR GHOSH, Son of HARADHAN GHOSH, CHOTONILPUR, P.O:- SRIPALLY, Thana: Barchaman Sada, City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Religion Others

Condition is admitted on 22-01-2019 by SOUMITRA DUTTA, PARTNER, DUTTA REALTORS (Partnership Firm), 327, JAGATBERH NORTH, NEAR BERH MORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Barchaman Sada, Burdwan, District: Burdwan, West Bengal, India, PIN - 713103

Filed by ANUP KUMAR GHOSH, Son of HARADHAN GHOSH, CHOTONILPUR, P.O:- SRIPALLY, Thana: Barchaman Sada, City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Religion Others

Condition is admitted on 22-01-2019 by TAPAN NAYEK, PARTNER, DUTTA REALTORS (Partnership Firm), 327, JAGATBERH NORTH, NEAR BERH MORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Barchaman Sada, Burdwan, District: Burdwan, West Bengal, India, PIN - 713103

Filed by ANUP KUMAR GHOSH, Son of HARADHAN GHOSH, CHOTONILPUR, P.O:- SRIPALLY, Thana: Barchaman Sada, City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Religion Others

Amount of Fees

Amount that required Registration Fees payable for this document is Rs 210 (₹ = Rs 210) and Registrar Fee is Rs 210 (₹ = Rs 210)

Option of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of West Bengal on 16/01/2019 7:03AM with Govt. Ref. No: 182018190330825321 on 16-01-2019, Amount Rs: 210, Bank: State Bank of India (SBIN0000001), Ref. No: 96009VKSAT on 16-01-2019, Head of Account 0035-03-154-000-15

Information of the Deed - 14203-04/162019-02/0000000

Part of Stamp Duty

Deed that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000/-
Balance Rs 2,020/-
Option of Stamp
Stamp Type: Court Fees, Amount: Rs. 0/-
Stamp Type: Impressed, Denomination: 500, Amount: Rs. 5,000/-, Date of Purchase: 22/01/2019, Vendor name: S Hazra
Option of Online Payment using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB
on 18/01/2019, 7:02PM with Govt. Ref. No: 102019100300025321 on 18-01-2019, Amount Rs: 2,020/-, Bank:
Bank of India (Branch: Kolkata), A/c No: 302019100300025321 on 18-01-2019, 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

Digitally signed by
Kaushik Bhattacharya
DN: cn=Kaushik Bhattacharya,
o=Government of West Bengal,
ou=Revenue Department,
email=kaushikb@wb.gov.in

Digitally signed by
Kaushik Bhattacharya
DN: cn=Kaushik Bhattacharya,
o=Government of West Bengal,
ou=Revenue Department,
email=kaushikb@wb.gov.in

Digitally signed by
Kaushik Bhattacharya
DN: cn=Kaushik Bhattacharya,
o=Government of West Bengal,
ou=Revenue Department,
email=kaushikb@wb.gov.in

Digitally signed by
Kaushik Bhattacharya
DN: cn=Kaushik Bhattacharya,
o=Government of West Bengal,
ou=Revenue Department,
email=kaushikb@wb.gov.in

Digitally signed by
Kaushik Bhattacharya
DN: cn=Kaushik Bhattacharya,
o=Government of West Bengal,
ou=Revenue Department,
email=kaushikb@wb.gov.in

Digitally signed by
Kaushik Bhattacharya
DN: cn=Kaushik Bhattacharya,
o=Government of West Bengal,
ou=Revenue Department,
email=kaushikb@wb.gov.in

Digitally signed by
Kaushik Bhattacharya
DN: cn=Kaushik Bhattacharya,
o=Government of West Bengal,
ou=Revenue Department,
email=kaushikb@wb.gov.in

Digitally signed by
Kaushik Bhattacharya
DN: cn=Kaushik Bhattacharya,
o=Government of West Bengal,
ou=Revenue Department,
email=kaushikb@wb.gov.in

Information of the Deed - 14203-004792019-22050219

Query No: 0203000098814 / 2019 Deed No: 1 - 02030079 / 2019, Document is digitally signed

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2019, Page from 17228 to 17272

being No 020300479 for the year 2019.



Digitally signed by KAUSHIK
BHATTACHARYA
Date: 2019.01.24 12:50:03 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 1/24/2019 12:49:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
West Bengal.



(Date)

Time

Page

Page

(This document is digitally signed.)