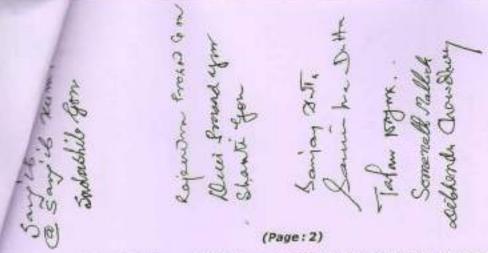
occupation Enjoyment of the usufructs of the property, resident of Bhatchala Olaichanditela, P.O. Sripally, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman), West Bengal - 713103, (Pan Card No. ADNPG7767L)

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3) SRI RAJENDRA PROSAD GON son of Late Tridib, 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



(now Purba Bardhaman), West Bengal - 713103, (Pan Card No. AWFPG7758J)

- 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

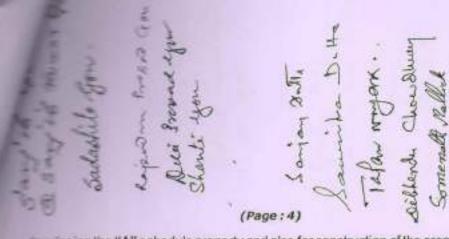
DUTTA REALTORS (a Partnership Firm) (Pan Card No. AAOFD0155B) having its Regd. Office at 327, Jagatberh (North), near Berhmore Kali Mandir, P.O.-Sripally, P.S. Bardhaman Sadar, Dist.-Burdwan (now Purba Bardhaman), West Bengal - 713103,

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, Jagatherh (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 SOUMITRADUTTA 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)

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sectioning the "A" schedule property and also for construction of the proposed multistorled residential building project by providing own funds.

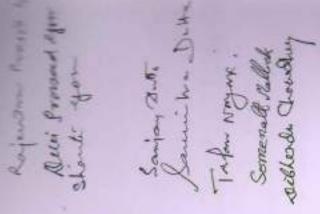
AND WHEREAS the DEVELOPER FIRM engages in civil construction and development of immovable properties. The OWNERS approach the DEVELOPER FIRM represented by its partners to take up the project and complete the same by providing fund from theur own source.

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

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specificate and impartible share of the land out of the land described in a specific hereunder written, save and except the construction which will be a favour of the OWNER after obtaining sanctioned plan from Burdwan accounty.

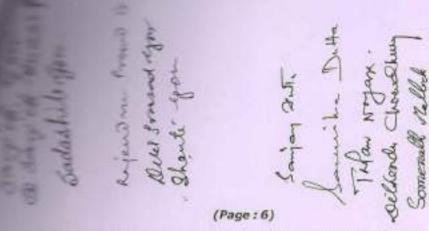
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

ARTICLE - I

<u>Definitions</u> 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.
 - 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 Olaichanditala, 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 Olaichanditala, 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 Olaichanditala, 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 Olaichanditala, 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 &

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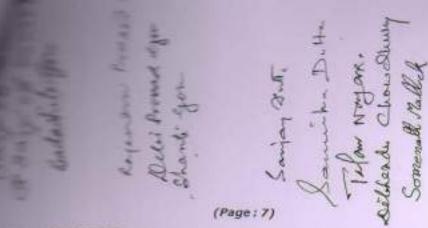


Enjoyment of the usufructs of the property, resident of Bhatchala Olaichanditala, PO Sripally, P.S. Bardhaman Sadar, Dist. - Burdwan (now Purba Bardhaman). West Bengal - 713103. (which term or expression shall unless excluded by ar repugnant to the subject or context be deemed to mean and include his/her/their heirs, executors, administrators, legal representatives, assigns, nominee or nominees)

DEVELOPER shall means DUTTA REALTORS (a Partnership Firm) having 1.3 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-saver (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)

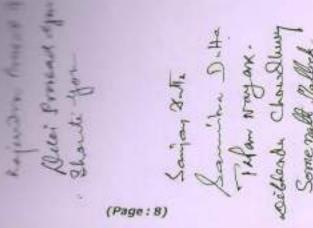
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1.4 <u>BUILDING</u> shall mean proposed multi-storied residential building to be constructed over the "A" schedule property with such necessary additional structures in accordance with the plan/plans sanctioned by Burdwan Municipality and other authorities for construction of flats/units/car parking spaces over the "A" schedule property.



- ***EXPLITECT shall mean any technically experienced qualified person/s of the Firm appointed by the Developer as Architect for construction of multi-stated residential building to be constructed over the "A" schedule.
- 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 multially agreed upon between the parties and duly sanctioned by the authorities concerned.
- 1.7 COMMON FACILITIES/PORTIONS 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.
- OWNER'S ALLOCATION shall mean and include undivided 40% of the Flat 1.9 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.

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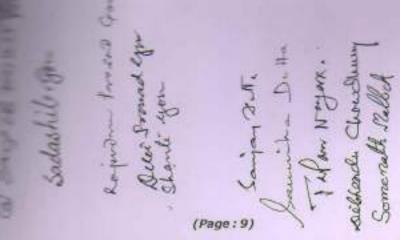


Secured Car Parking spaces, the remaining Flats and covered Car Parking spaces of the proposed multi-storied residential building to be constructed as per sanctioned building plan issued by Burdwan Municipality over the "A" schedule property TOGETHER WITH undivided proportionate share in the common parts 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 <u>SALEABLE SPACE</u> 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, 1961 and the Transfer of property Act.
 - 1.16 <u>CO OWNER</u> 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 <u>COMMON EXPENSES</u> shall include all expenses to be incurred by the coowners for the maintenance, management and upkeep of the building over the schedule property for common purposes.

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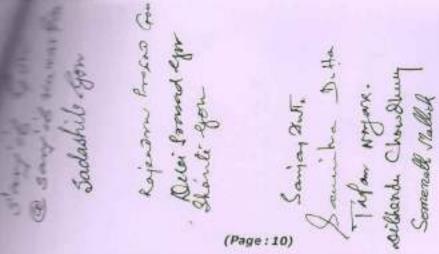
- Stair, Stair Passage Ways, Drive Ways, Lift, Roof, Pump, Tube well Under ground and Overhead tank, Meter Room Space, Septic Tank, Boundary Wall and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, maintenance and/or management of the Building in common.
- 1.19 <u>COMMON PURPOSES</u> 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 <u>UNIT/FLAT</u> 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.

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. Weather 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 or the said property as contemplated in these present. Contal next page

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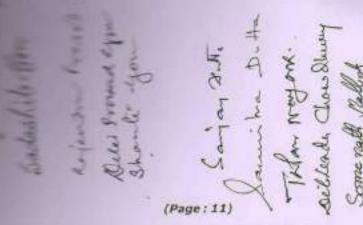
- 2.7 That the said property hereunder given for development does not in any way attract the mischief of the Urban Land (Ceiling and Regulation) Act. However, in case of necessity the Owners undertake to procure and produce proper permission or No-Objection from the competent authority under the said 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

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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.

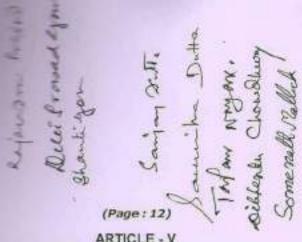
- The applications, plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owners. Be it mentioned here that the Developer cannot take any loan by mortgaging the "A" schedule property for the purpose of the Construction & Development. But the intending 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

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.

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ARTICLE - V

COST OF CONSTRUCTION / COMPLETION

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 unavoiding 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
- 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

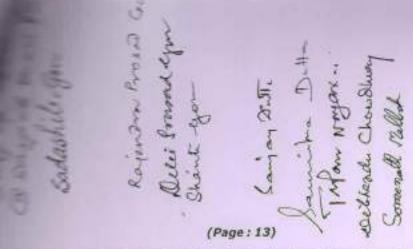
DEVELOPER'S OBLIGATION

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.

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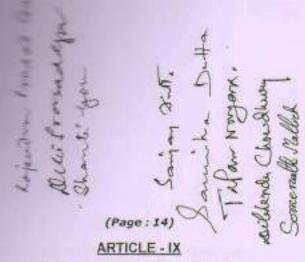
The Developer shall not make any deviation of sanctioned plan in construction of the said building over the "A" schedule property without consent of the Owners.

ARTICLE - VIII

SPACE ALLOCATION

- That the Owners will get undivided 40% of the Flat Area as well as covered 8.1 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 thethen market value for his allocation by executing separate supplementary Agreement.

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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.

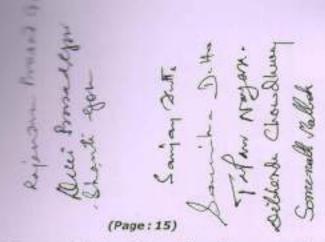
- 10.1 That for the purpose of the development of the schedule property, the Developer shall be alone responsible to appoint Architect for the proposed building and the certificate given by the Architect regarding the materials to be used for construction, erection and completion of the building and 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 Contil. next page.

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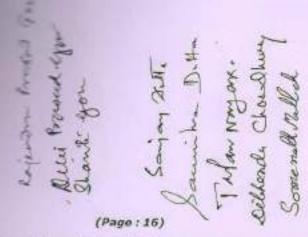


construction or accident or mishap while making any construction and in no event the Owners shall incur any liability in respect thereof. The Developer shall indemnify and keep indemnified the Owners against all losses, liabilities, costs or claims, actions or proceedings thus arising.

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.

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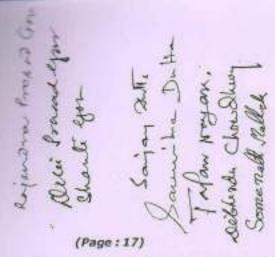


Be it mentioned here that the OWNER No. 1 Sanjib Gon will get Flat No. 1C on the FIRST FLOOR, the OWNER No. 2 Sadashib Gon will get Flat No. 1B on the FIRST FLOOR, Flat No. 4B & 4C on the FORTH FLOOR & Flat No. 5A on the FIFTH FLOOR and the OWNER No. 3 to 5 Shanti Gon & Ors, will get Flat No. 2C on the 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 thethen 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



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.

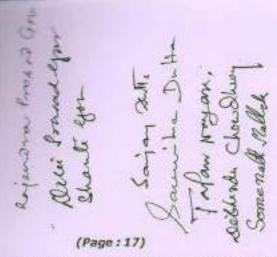
ARTICLE - XIII

OBLIGATIONS OF THE OWNERS

- 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

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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.

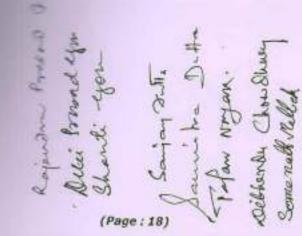
ARTICLE - XIII

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- 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



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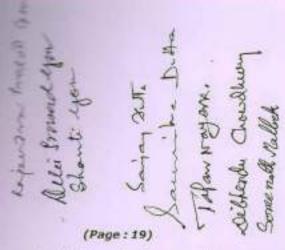
and deeds necessary to complete the registration of such documents before the registering authority.

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 thethen 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

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achedule property at that time the Owners will bear all costs of the suit/

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.

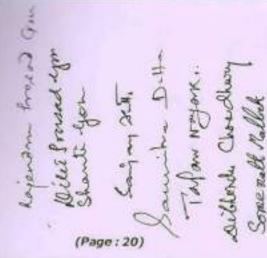
ARTICLE - XIV

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

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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), 1536 (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 Bhatchafa, J.L. No. 37 (Thirty
Seven), Ward No. 35 (Thirty Five), Holding No. 133, Bhatchafa 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 vecent to be below.

Butted and bounded by :

In the North : O

Open Land of Gitarani Roy

In the East

Abs. Shed of Bankim Roy

In the South :

Building of Anandamoyee Gon

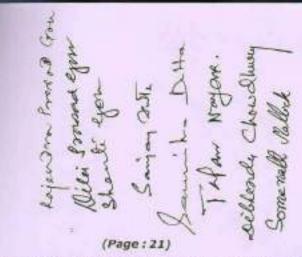
In the West :

24 Ft. 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.

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THE SPECIFICATION OF CONSTRUCTION OF THE FLAT

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 Flash doors excluding toilet and kitchen

which will be PVC door.

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.

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.

Electricity point : 20 Electric point in each Flat.

14. External Boundary

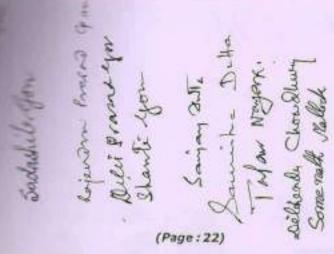
wall with Gate : Boundary wall will cover a total area with one gate.

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.

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

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

WITNESSES:

- 2 Amp Kmas Charles
- Torre 76 other gracy 51 Sharle you
- 1) Sany'ib Gon @ sany'ib numar Gon 2) Sadashib Gon
- 3) Riperson Propos Gon
 - 4) Delei Found ym

SIGNATURE OF THE OWNERS

DUTTA REALTORS

Represented by Partners -

- Sanjay Duty
- 2) Saunita Dutta
- 31 Talan Noyark.
- 4) Dibberth Chowdhury
- 5) Somenalt Mallet

SIGNATURE OF THE DEVELOPER

Drafted and Computerised

typed by me

Sit Hazza (Surajit Hazra)

Advocate

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





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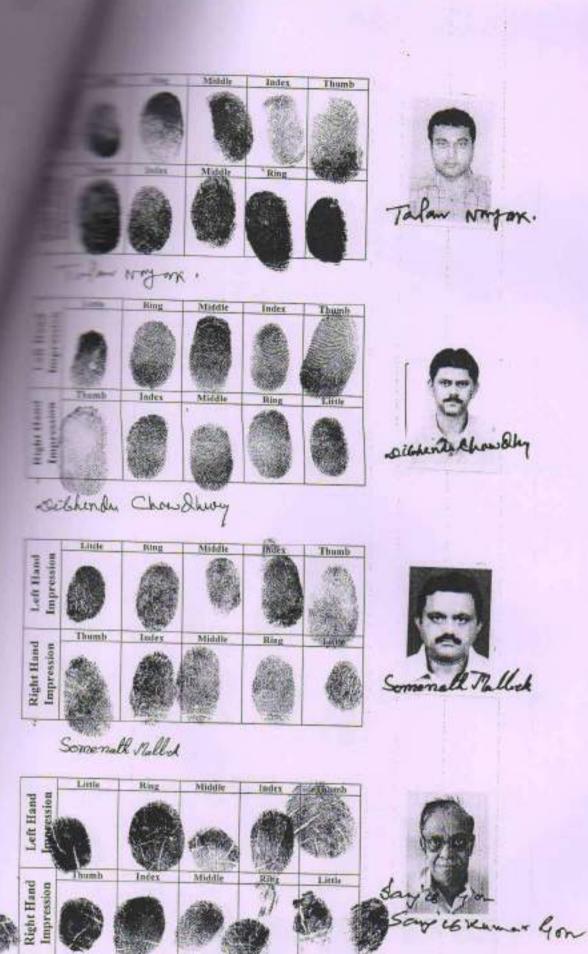
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Major Information of the Deed

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No / Year	0203-0000088614/2019	Office where deed is n	
Date	17/01/2019 3:08:34 PM	ADSR BURDWAN, D	The state of the s
ant Name, Address ir Details	SURAUT HAZRA BURDWAN DISTRICT JUDGES Datrict Burdwan, WEST BENGA Advocate	COURT BURDWANTHER	Marchagun Santa
ction		Additional Transaction	
Sale, Development . nent	Agreement or Construction	4365) Other than Inthio	eration: 11 (4303) Other
rth value		Market Value	1,1772619
		Rs. 17,99,998/-	144
nuty Paid(SD)		Registration Fee Paid	o cityle
20/- (Article:48(g))	and the same of th	Hs. 21/- (Article E. S. F.	
ii.	Received Ris SQL (FIFTY only) area)		

Details:

Surdwen, P.S.: Derothamati, Numbers, Bulkowski, Roed Shatchala Roed, Mouza: Shatchala Wend No. ling No.133 Pin Code: 713103

Ptot Number	Khatian Number	Land Proposed	NOR ROR	Area of Land		Market Value (In Rs.)	Other Details
-50A		Bantu	Restu	9.95 Acra	W-	37,99,998/-	Width of Approach Road: 24 Ft. Adjacent to Metal Road.
Grand	Total:			#Dec	13.	37,99,995 /-	
							GENT HISTORY

ord Details:

lame, Address, Photo-Finger print and Signature

attended to act two

PROBLEM AND ADDRESS.

Name	Photo	Fringerprint	Signature and Appropriate
ANJIB GON, (Alias: ANJIB KUMAR GON) resentant) in of Late HAMBHUNATH GON ecuted by: Self, Date of ecution: 18/01/2019 utinitized by: Self, Date of imasion: 12/01/2019 Place Office	1000		Surjet Para Survey Comments of the Comments of
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Name Photo Fringerprint SHANTI GON Wife of Late TRIDIS GON Wite of Little 1 HAD/ID GON Executed by: Self, Date of Execution: 18/01/2019 , Admitted by: Self, Date of Admission: 22/01/2019 Place BRATCHALA, OLAICHANDITALA, P.D.: SRIPALLY, P.S.: Berghanton Sadar, Burdwan, District.
Burdwan, West Bengal, India, PIN - 713103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BQMPG3415L Execution: 18/01/2019 Admitted by: Self, Date of Admission: 22/01/2019 Place: Office

loper Details :

Name, Address, Photo, Finger print and Signature

DUTTA REALTORS

127 JAGATDERH NORTH , NEAR SEINH MORE KALI MANDIR, P.O. SRIPALLY, P.S. Baidhaman Sader, Lurdwan, District Burdwan, West Bengal, India, PIN - 713103 ; PAN No.:: AAOFD01558. Status Organization.

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Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
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77 JAGAT BERH NORTH , NEAR BERH MORE KALI MANDIR, P.O. SRIPALLY, P.S.-Bercheman adar Burdwan, District Burdwan, West Bengal, India, PN - 713103, Sex: Male, By Caste: Hindu coupation: Business, Citizen of India, PAN No.: ALCPD8063F Status | Representative, presentative of : DUTTA REALTORS (as PARTNER)

Name	Photo	Finger Print	Signature
OUMITRA DUTTA on of Late SUSIL DUTTA see of Execution - 1/05/2019, Admitted by: ef. Date of Admission: 1/01/2019, Place of mission of Execution: Office	90	36	January Million
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of JACATBERH NORTH NEAR BERH MORE KALIMANDIR, P.O. SRIPALLY, P.S. Bardhartan star, Burdwan, District.-Burdwan, West Bengal, India, PIN - 713103, Sex: Male, By Caste Hirsfu, coupation: Business, Citizen of India. PAN No.: AJEPD3289M Status: Representative, presentative of ; DUTTA REAL TORS (as PARTNER)

rimmation of the Deed > 1-0203-00479/2015-22/01/2019

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interest Name Photo Finger Print Signature TAPAN NAYEK Son of Late KALYAN KUMAR - Was species Date of Execution 18/01/2019, Admitted by: Eelf, Date of Admission: 22/01/2019. Place of Admission of Execution: Office RANISAYER NORTH, P.O.: BURDWAN, P.S.: Berchaman Sadar, Burdwan, District.-Burdwan, West Bengal, India, PIN - 713101, Sec. Male, By Casts: Hindu, Occupation: Business, Citizen of, India, , PAN No.: ADOPN7301E Status : Representative. Representative of : DUTTA REALTORS (as PARTNER). Name Photo Finger Print Signature DIBHENDU CHOWDHURY Son of Late Bishium BHUSAN CHOWDHURY Bolling L. Crossing Date of Execution -18/01/2019, , Admitted by: Self, Date of Admission: 22/01/2019. Place of Admission of Executions: Office Acres sand a page RAMKRISHNA PALLY, KALNA ROAD, P.O.: BURDWAN, P.S.: Bardhaman Sester, Burowan, Oistrict. Burdwan, West Bengal, India, PIN - 713101, Sex. Male, By Caste: Hindu, Occupation Business, Citiffin if, India, , PAN No.:: AFLPG4228C Status : Representative, Representative of ; DUTTA REALTORS (as Name Photo Finger Print Signature SOMENATH MALLICK ion of PARESH NATH MALLICK SHAP THE PLANT late of Execution 18/01/2019, , Admitted by: brif, Dott of Admission: 12/01/2019, Place of Idmission of Execution: Office spending of the part of the first ST LANE KHALUIBIL MATH, P.C. BURDWAN, P.S. Bardhaman Sadar, Burdwan, District Surdwan, West Bengal, India, PIN - 713101, Bex. Male, By Caste: Hindu, Occupation, Business, Citizen if India, PAN No.:: ADRPM7735P Status Representative, Representative of DUTTA REALTORS IS PARTNER) lier Dotalis : Name & address WMAR GHOSH HARADHAN GROSH NULPUR, P.O.: SRIPALLY, P.S.-Tambarner Sedar, Burdwan, Diselct-Burdwan, West Bengal, India, PIN-Sex, Male, By Casta: Hindu, Occupation: Others, Cazan of India, Joenlifler Of SANJIB GON, SADASH B. AJENDRA PRASAD GON, DEBI PRASAD GON, SHANTI GON, SANJAY DUTTA, SOUMITRA DUTTA, TAPAN DIBHENDU CHOWDHURY, SOMENATH MALLICK 22/01/2019 War Con Information of the Deed :- 1-0283-00479/2019-22/01/2019 19 Oursy No-02030000088614 / 2015 Ziesel No. 1 - 020300479 / 2019, Document a digitally algorithm, 62/C/2/SUBS - ++the per little - 19ths Service of the servic

lier of property for L1 From SANJIB GON SADASHIB GON RAJENDRA PRASAD DEBI PRASADI GON SHANTI GON

d Details as per Land Record

Burdway, F.S.-Bierdchaman, Huntigraffy BURCHIAN, Road Shatchias Road Moude Shatchide, Ward No. 56. No:133 Pin C

Plot & Khatlan Number	Details Of Land	Owner name in English as selected by Applicant
LR Plot No \$58 Communication RS Plot No 156), LR No. 1534 No 1534	Constraint of Gustan Tens , Access Fill , Constitution Till , Amel 9 00000000 Acre.	Select is not the recorded Owner as per Applicant

Endorsement For Deed Number : 1 - 020300479 | 2019

2-01-2019

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sible under rulii 21 of West Bengal Registration Rulis, 1952 duty stamped under schedule 1A, article pumper: 48 Indian Stamp Act 1899. San Appropriate

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

nted for registration at 14:05 hrs. on 22-01-2019, at the Office of the A.D.S.R. BUFCOVAN by SANJIB CICN Alice H KUMAR GON, one of the Executaritis

icate of Market Value(WB PUVI rules of 2001)

ed that the masket value of this property which is the subject matter of the deed has been assessed at Re-

ision of Execution (Under Section 58, W.S. Registration Rules, 1962).

In the secution (Under Section SS, W.S. Registration Rules, 1962.)

If the in admitted on 22/01/2018 by 1. SANJIB GON, Alice SANJIB KUMAR GON, Son of Late SHAMBHUMATH

BHATCHALA, CLAICHANDITALA, P.O. SRIPALLY, Thans Berdhaman Sidder, City/Town BURDWAN,

In WEST BENGAL, India, PM 1711/03, by outla Hindu, by Profession Cultivation, 2. SADASSHIP GON, Son

SHAMBHU NATH GON, BHATCHALA, OLAICHANDITALA, P.O. SRIPALLY, Thans Berdhaman Sadar,

INTERNATION BURDWAN, BURDWAN, WEST BENGAL, India, PM 1713/03, by caste Hindu, by Profession Cultivation, 3.

IDRA PRASAD GON, Son of Late TRIDIB GON, BHATCHALA, OLAICHANDITALA, P.O. SRIPALLY, Thans

man Sadar, City/Town BURDWAN, Burdwan, WEST BENGAL, India, PM 1713/93, by caste Hindu, by

son Cultivation, 4. DEBI PRASAD GON, Son of Lase TRIDIB GON, N. BASU ROAD, RADHANASAR, P.O. S.

WAN, Thans, Bardhaman Sadar, City/Town BURDWAN, Burdwan, WEST BENGAL, India, PIN 1713/01, by

India, by Profession Cultivation, 5. SHANTI GON, Will of Late TRIDIB GON, BINTCHALA,

HANDITALA, P.O. SRIPALLY, Thans, Bardhaman Sadar, City/Town BURDWAN, Burdwan, WEST BENGAL,

PN -7131/03, by caste Hindu, by Profession House wills W-713103, by casts Hindu, by Profession Hissan wills

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

Mary His . 2000 H. THE CLEEN SAY 27 CHILDREN

doct (Sweet

Query No-0203000068614 / 2016 Deed No. 1 - 020300479 / 2019, Document is digitally signed. ATTUE AS ON THE PERSON

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and by ANUP SUMAS OF THE PROPERTY THORKS OF THE PROPERTY THORKS OF THE PROPERTY THORKS OF THE PROPERTY THE PROPERTY OF THE PRO ed by ANUP SUMAR CH Tion is admitted on 22 and 1998 in any one of the second o on District Burney Fee by ANUP HUMBER SHOW SOUTH ON SHIPALLY Theres areas Sadar, Control of the Cont ssion Others ultor is admitted on the second of the secon of Burtwan West Respondence With Prints field by ANUF FORMER CHOICE Son of HARADHAN GHOSH, CHOTONILPUR, P.O. SRIPPLLY, Trans. ramsh Sadar, CByTher, BUFCHANA, Burchant, WEST BENGAL, India, PN -713103. by cards finidu, by ssion Others CON IS ADMINISTED OF THE PARTY th-Burdwan, Wast Bengal, India, PIN -713103 Ted by ANUP HURLAR SHOSH. ... Son of HARADHAN GHOSH, CHOTONILPUR, P.O. SRIPALLY, Thanstermen Sadar. ... Chy Town: BURDWAN, Birdwan, WEST BENGAL, India, PN - 713103. by caste titrout by THOSE IS SOME THE STATE OF THE SECOND TO SECOND THE SECOND ct-Burdwan, Weet Bengal, India, PW - 713103 field by ANLIP KUMAR GHOSH. . . Son of HARADHAN GHOSH, CHOTONILPUR, P.O. SKIPALLY. There reman Sader. . City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103. by casts Hotole by tulion is admitted on 22-01-2019 by TAPAN NAYEK, PARTNER DUTTA REALTORS (Partnership First), 127. ATBERS NORTH , NEAR BERN MORE KALI MANDIR, P.O. SRIPALLY, P.B. Backhamar State, Dundwill, ct:-Burdwan, West Bengal, India, PIN - 713103 illed by ANUP KUMAR GHOSH. . . Son of HARADHAN GHOSH, CHOTONLPUR, P.O. SRIPALLY TRANS-human Saidar. , CityTown: BURDWAN, Burdwan, WEST BENGAL, India, Phy. F12102. by cade Hinda, by ted that required Registration Fees payable for this document in Rs 21- (E = Rs 21-) and Redemaths Files ny Cash Rs 0+, by online = Rs 214ription of Online Payment using Government Record Force System (CRIPS), France Department Gov. of ordne on 18/01/2019
F-03AM with Gost Ref. No. 182018180330825121 on 18-01-2019, Amount Rs 214, Bank Bank of India (198/N0000001). Ref. No. M00/WWASAIT on 18/01/2019. Near of Account Office State of Section 19/01/2019. CONTRACTOR OF PERSONAL PROPERTY. ME . 自時交換報(1) nformation of the Deed - I SEE A SEE SEE 9 Guery No. 0203800000881 ---- AT -- AE -- 11 AT

ant of Stamp Duty od that required Starre Commence has been seen as a 1200-and Starre Outs paid by Starre Ro 5,000/ne = 8s 2,020v oton of Stamo mp: Type: Court Face American TIP Type: Impresses 22(01/2019; Validor came: 8 Hazze coon of Ordice Pr.— Symmetry (Sept. of URB con 18/01/2019; Finance Department, Gent of VRB con 18/01/2019; Amount Rs 2,0207; Early, Street of Account 0030-02-103-003-02 Kaushik Bhattacharya ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BURDWAN Burdwan, West Bengal or 627 wards 10 House congress of Wills congress of Section 1 1 15 10 20 42 Salution. · COMPARISHING IT BUILDING Townsel . Minor. formation of the Deed > H0003-00479-2019-2005-0019 Clustry No: 07000000088614 / 2010 Seed No. 1 - (2010)476 (2010 Document is digitally signed. Done do of the

Certificate of Registration under section 60 and Rule 69. Registered in Book - I

Volume number 9203-2019, Page from 17228 to 17272 being No 920300479 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.



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(This document is digitally signed.)

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24/01/2019 Gvery Nor-92030000088614 / 2019 Dead No. 1 - 9203009 /9 / 2019, Document is digitally signed.

Commercial AE