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Q-8677



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AA 208898

Q-1650725/14
Anuradha Kundu

Sanchita Sarkar (Kundu)
Arpita (Kundu) Chakraborty

DUTTA REALTORS

Sanjay Datta

Partner

DUTTA REALTORS

Sanchita Datta
Partner

Partner

DUTTA REALTORS

Tapan Niyam

Partner

DUTTA REALTORS

Debhendu Choudhury
Partner

Partner

DUTTA REALTORS

Somenath Nallick

Partner

Certified that the Endorsement
sheet and the Signature Sheet
attached to this document
are part of the Document.

Additional District Sub-Registrar
BURDWAN

6 NOV 2018

Signature of Sub-Registrar

THIS DEVELOPER AGREEMENT IS MADE AT BURDWAN BETWEEN

1) SMT. ANURADHA KUNDU W/o Late Nisith Kumar Kundu, nationality Indian, by faith Hindu, by occupation house-wife, resident of 82 Bhatchala, P.O. Sripally, P.S. Burdwan Sadar, District - Burdwan (now Purba Bardhaman) - 713103 [W.B]. (PAN CARD NO. CGBPK6012R)

2) SMT. SANCHITA SARKAR (KUNDU) wife of Sri Pallab Sarkar, nationality Indian, by faith Hindu, by occupation housewife, resident of 82 Bhatchala, P.O. Sripally, P.S. Burdwan Sadar, District - Burdwan (now Purba Bardhaman) - 713103[W.B]. presently residing at 21/1 ONGC Colony, P.O. & P.S. Chinamara, Dist. Jorhat -785704 [Assam]. (PAN CARD NO. EYAPS4864L)

3) SMT. ARPITA CHAKRABORTY (KUNDU) wife of Sri Sudip Chakraborty, nationality Indian, by faith Hindu, by occupation housewife, resident of 82 Bhatchala, P.O. Sripally, P.S. Burdwan Sadar, District - Burdwan (now Purba Bardhaman) - 713103,[W.B]. (PAN CARD NO. CGUPK3006J)

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স্মারক নং ১৭০ তার ৩২/১০/১৬
জাতীয় নাম অসাম্প্রদায়িকতা
স্থানাঙ্ক পি. বি. বি. বি.
বুলাইন ১নং ট্রেনিং কলেজের মাঠে ১৬/১০/১৬

শ্রী অক্ষয় ভট্টাচার্য মুখ্য হাজরা,
অজ কাঠ, বর্ধমান
স্মারক নং-৭/১০৮৫

স্বাক্ষরের নাম- সুপ্রসন্ন হাজরা



Handwritten signature

REGISTERED OFFICE OF THE REGISTRAR
BURDWAN

C 1 NOV 2016

Aravindha Kundu
Sanchita Sarkar (Kundu)
Aspita (Kundu) Chakraborty

DUTTA REALTORS

Sanjay Dutta

Partner

DUTTA REALTORS

Soumitra Dutta

Partner

DUTTA REALTORS

Tapan Nayak

Partner

DUTTA REALTORS

Dibendu Chowdhury

Partner

DUTTA REALTORS

Somenath Mallick

Partner

(Page : 2)

herein after called the **OWNERS** (which express on shall unless excluded their and each of their respective heirs, executors, administrators, legal representative and assigns) of the **FIRST PART**

AND

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

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

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

(3) SRI TAPAN NAYAK son of 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)

(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, (Pan Card No. ADRPM7736P)

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

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

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Sanjay Dutta

Anuscha Kundu
Sameha Sarkar (Kundu)
Aparita (Kundu) Chakraborty

DUTTA REALTORS

Sanjay S.K.

Partner

DUTTA REALTORS

Lacmincha Dutta

Partner

DUTTA REALTORS

Tapan Nayak

Partner

DUTTA REALTORS

Siddhanta Choudhury

Partner

DUTTA REALTORS

Somenath Nath

Partner

(Page : 3)

AND WHEREAS the said present owners are desire to construct a multi-storied residential building containing several self contained Flats/Units/Car Parking spaces etc. by demolishing old structures over the "A" schedule property. But for want of time, experience and fund they are unable to proceed with such multi-storied residential building project.

AND WHEREAS the OWNER is in need of an firm/person/company, who will take up the project and will complete the same by taking all sorts of steps for developing the said property and construct the proposed multi-storied residential building project by providing fund from his/their own source.

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

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

AND WHEREAS the OWNERS and DEVELOPER FIRM represented by its partners after due discussion over the modus operandi and the terms and conditions of the development, they have mutually agreed on condition that the DEVELOPER FIRM would make construction of the proposed multi-storied residential building and with the authority and power to procure intending purchaser/purchasers of flats/units/parking spaces comprising in the proposed multi-storied residential building and would make as an agent for the intending purchaser/s to be secured by the DEVELOPER FIRM and would also realize the cost of construction of the flats/units/car parking spaces etc. and common parts from the intending purchaser/purchasers directly for self and 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/car parking space etc. and common parts for and on behalf of the OWNERS and upon receipt of such payment from the intending purchaser/purchasers the DEVELOPER 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 aforesaid OWNERS have accepted the said proposal of the DEVELOPER FIRM and they hereby agree to appoint the DEVELOPER FRIM

Sanjay S.K.

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Arpita (Kundu) Chakraborty

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DUTTA REALTORS

Jaamirika Dutta

Partner

DUTTA REALTORS

Tapan Kr. Ghosh

Partner

DUTTA REALTORS

Deblendu Chowdhury

Partner

DUTTA REALTORS

Somenath Nath

Partner

DUTTA REALTORS

(Page : 4)

comprising several flats/units/car parking spaces etc. whom the DEVELOPER FRIM would procure on his/their own and such intending purchaser/purchasers shall pay consideration money to the DEVELOPER FIRM for the flats/units/ car parking spaces as well as undivided proportionate and impartible share of the land out of the land described in the "A" schedule hereunder written, save and except the construction which will be allotted in favour of the OWNERS after obtaining sanctioned plan from Burdwan Municipality.

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

ARTICLE - I

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

- 1.1. **PREMISES** shall mean the premises situated at Dist. Burdwan (now Purba Bardhaman), P.S. Burdwan Sadar, S.R.O. Burdwan, Ward No. 35, Holding No. 348, Bhatchala Mohalla within Burdwan Municipality, Mouza Bhatchala, J.L. No. 37, C.S. & R.S. Khatian No. 194/1, L.R. Khatian Nos. (Old) 1311, (New) 2947, 3304 & 3305,

<u>R.S. Plot No.</u>	<u>L.R. Plot No.</u>	<u>Class</u>	<u>Area</u>
130	480	Bastu	0.125 Acres
131	481	Bastu	0.095 Acres
		Total	0.220 Acres

- 1.2 **OWNERS** shall means **1) SMT. ANURADHA KUNDU** W/o Late Nisith Kumar Kundu, nationality Indian, by faith Hindu, by occupation housewife, resident of 82 Bhatchala, P.O. Sripally, P.S. Burdwan Sadar, District - Burdwan (now Purba Bardhaman) - 713103 [W.B], **2) SMT. SANCHITA SARKAR (KUNDU)** wife of Sri Pallab Sarkar, nationality Indian, by faith Hindu, by occupation housewife, resident of 82 Bhatchala, P.O. Sripally, P.S. Burdwan Sadar, District - Burdwan (now Purba Bardhaman) - 713103[W.B]. presently residing at 21/1 ONGC Colony, P.O. & P.S. Chinamara, Dist. Jorhat -785704 [Assam]. **3) SMT. ARPITA CHAKRABORTY (KUNDU)** wife of Sri Sudip Chakraborty, nationality Indian, by faith Hindu, by occupation housewife, resident of 82 Bhatchala, P.O. Sripally, P.S. Burdwan Sadar, District - Burdwan (now Purba Bardhaman) - 713103,[W.B]. (which expression shall unless included by on repugnant to the context be deemed to mean and into her/their and each of her/their respective heirs, executors, administrators and legal representatives).

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Anuraachha Kunte
Sanchita Sarkar (Kunte)
Arpita (Kunte) Chakraborty

DUTTA REALTORS

Sanjay Dutt

Partner

DUTTA REALTORS

Sachin Datta

Partner

DUTTA REALTORS

Tapan Niyogi

Partner

DUTTA REALTORS

Selendra Choudhury

Partner

DUTTA REALTORS

Somenath Mallik

Partner

(Page : 8)

- 1.16 **CO - OWNER** shall according to its context mean and include all persons who acquire or agree to acquire Units/Flats/Car-parking Spaces in the Building, including the Developer for the Units/Flats/Car-parking Spaces not alienated or agreed to be alienated.
- 1.17 **COMMON EXPENSES** shall include all expenses to be incurred by the co-owners for the maintenance, management and upkeep of the building over the schedule property for common purposes.
- 1.18 **COMMON FACILITIES AND AMENITIES** shall mean the Corridors, Ways, Stair, Stair Passage Ways, Drive Ways, Lift, Roof, Pump, Tube well Under ground and Overhead tank, Meter Room Space, Septic Tank, Boundary Wall and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, maintenance and/or management of the Building in common.
- 1.19 **COMMON PURPOSES** shall mean the purpose of managing and maintaining the building over the schedule property and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the co - owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the common perorations in common.
- 1.20 **SUPER BUILT-UP AREA** shall mean in context to a Unit/Flat as the area of a Unit/Flat computed by adding an agreed fixed percentage of **25% (Twenty Five Percent)** of the built-up and/or the covered area of the Unit/Flat.
- 1.21 **UNIT** shall according to the context, mean all Purchaser/s and/or intending Purchaser/s of different Units/Flats/Car Parking space etc. in the Building/s and shall also include the Developer herein and the owner herein in respect of such Units/Flats/Car Parking space etc. 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 Pirotor property or Vested to the State of West Bengal.

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Sachin Datta
Partner
Dutta Realtors

Anuradha Kunder
Sanchita Sarkar (Kunder)
Aspika (Kunder) Choudhary

DUTTA REALTORS
Saijay Sarkar
Partner

DUTTA REALTORS
Saumika Dutta
Partner

DUTTA REALTORS
Tapan Nayak
Partner

DUTTA REALTORS
Sudhendu Choudhary
Partner

DUTTA REALTORS
Somnath Palit
Partner

(Page : 9)

- 2.5 That no proceeding of Income Tax Act, Wealth Tax Act or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 2.6 That there is absolutely no impediment or bar in matter of this agreement/ understanding or sale or the said property as contemplated in these present.
- 2.7 That the said property hereunder given for development does not in any way attract the mischief of the Urban Land (Ceiling and Regulation) Act. However, in case of necessity the Owners undertake to procure and produce proper permission or No-Objection from the competent authority under the said Act.
- 2.8 The Owners shall 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.
- 2.11 That the Developer has a right & authority to amalgamate the property into one holding.

ARTICLE - III

THE DEVELOPER ASSURANCES, REPRESENTS AND CONFIRM AS FOLLOWS

- 3.1 The Developer has vast experience relating to construction and sufficient fund and enough competence to complete the building as per terms of this agreement within 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

S. S. & M. S. Jax

Amozedha Kundu
Samehita Sarkar (Kundu)
Arpita (Kundu) Choudhury

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Partner

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Souravika Dutta

Partner

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Tapan Nigam

Partner

DUTTA REALTORS

Abhinav Choudhury

Partner

DUTTA REALTORS

Sourav Nath Pallick

Partner

(Page : 10)

the Developer regarding construction & development of the property.

- 3.5 The Developer shall at his 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 his own costs complete of proposed multi-storied residential building over the schedule property by amalgamating the entire property into one holding.
- 3.7 The Developer acting on behalf of the Owners as Attorney and shall from time to time submit all further Plans and/or applications and other documents and papers with the consent of the Architect and the Owners and do all further acts, deeds and things as may be required or otherwise relevant for the purpose and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the building expeditiously and without delay.
- 3.8 The applications, plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owners. Be it mentioned here that the Developer cannot take any loan by mortgaging the A schedule property for the purpose of the Construction & Development. But the intending purchaser/purchasers can take loan by mortgaging his/her/their own proposed Flats/units/car parking spaces. All fees and other expenses incurred and/or to be incurred relating to the preparation of the plans by the Architect, Sanction fee charged or to be charged by the competent authority and supervision in the course of construction of the Building by the Architect shall be borne and paid by the Developer. All other costs and charges and expenses related to the construction of the building shall also be borne and paid by the Developer.
- 3.9 The Owners shall be entitled to periodically supervise the progress of construction of the Buildings over the property.
- 3.10 That the Developer has every right to amalgamate the entire property and to modify or alter the building plan and also have right to submit supplementary Building Plan for the purpose of completion of construction of the proposed multi-storied residential building over the "A" schedule property mentioned hereunder after due discussion of the Owners and if in any case any consent in writing or signature of the Owners are required for the said purpose the Owners shall sign the same and also shall cooperate in all matters in respect of getting supplementary sanction of Building Plan.

Dr. Nit Harve
Aad

Annozadha Kundu
Sanchita Sarkar (Kundu)
Arpita (Kundu) Chakraborty

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Tapan Nayak

Partner

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Subendu Choudhury

Partner

DUTTA REALTORS

Somenath Nath

Partner

(Page : 11)

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 sanction of building plan.

ARTICLE - V

COST OF CONSTRUCTION / COMPLETION

- 5.1 The entire cost of construction of the building or whatsoever nature shall be born 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 unavailing circumstances the Developer shall complete the construction within Thirty Six months from the date of sanction of building plan from the Burdwan Municipality.

ARTICLE - VI

POSSESSION AND PAYMENT

- 6.1 Within 15 days from the date of sanction plan, 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 purchasers for flats/units/parking spaces, price of the undivided proportionate and impartible share and interest in the land as would be proportionate to the Developer's allocation of the constructed area with common parts and common areas.
- 6.3 That the Developer shall be entitled to collect the price of the undivided proportionate and impartible share or interest in the said land and cost of construction so far it relates to his/their allocation.
- 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.

Dr. H. H. H. H. H.

Anurachha Kundu
Sanchita Sarkar (Kundu)
Anpita (Kundu) Chakraborty.

DUTTA REALTORS

Sanjay S.K.

Partner

DUTTA REALTORS

Samir K. Dutta

Partner

DUTTA REALTORS

Tapan Nayak

Partner

DUTTA REALTY

Siddhanta Choudhury

Partner

DUTTA REALTORS

Somnath Nath

Partner

(Page : 12)

ARTICLE - VII

DEVELOPER'S OBLIGATION

- 7.1 The Developer shall complete the proposed multi-storied residential building by amalgamating the entire property within Thirty six months from the date of sanction of building plan from the Burdwan Municipality, 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 in all respect.
- 7.2 The Developer shall not make any deviation of sanctioned plan in construction of the said building over the "A" schedule property without consent of the Owners.
- 7.3 That before execution of the Sale Deed/s, the Draft of the same should be approved by the Owners and the Owners should be make party to convey the proportionate land of the respective Flats of the Developer's Allocation.

ARTICLE - VIII

SPACE ALLOCATION

- 8.1 That the Owners will get undivided 40% of the Flat Area as well as covered Car Parking space on the Ground Floor of the proposed multi-storied residential building to be constructed over the "A" schedule property as per sanctioned building plan issued by Burdwan Municipality over the "A" schedule property TOGETHER WITH undivided proportionate share in land and common parts & facilities with sufficient modern fittings & fixtures. Be it mentioned here that OWNERS will get the following the Flats such as -

BLOCK - 1

- the Flat No. A & B on the FIRST FLOOR,
- the Flat No. A & B on the FIFTH FLOOR
- the Flat No. A & B on the SIXTH FLOOR
- the Flat No. A & B on the SEVENTH FLOOR

BLOCK - 2

- the Flat No. G & H on the FIRST FLOOR,
- the Flat No. G & H on the SECOND FLOOR
- the Flat No. G & H on the THIRD FLOOR
- the Flat No. G & H on the FORTH FLOOR
- the Flat No. G & H on the FIFTH FLOOR

Sanjay S.K.
Sanchita Sarkar
Anpita Chakraborty

Anuradha Kundu
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Partner
Sachin Choudhary

DUTTA REALTORS

Partner
Sourabh Talwar

Partner

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the Flat No. G & H on the SIXTH FLOOR

the Flat No. G & H on the SEVENTH FLOOR

Be it mentioned here that in Block 2, the Flat No. G on the Fifth Floor is allotted in favour of Arpita Chakraborty (Kundu) and in Block 2, the Flat No. H on the Fifth Floor is allotted in favour of Sanchita Sarkar (Kundu) and the rest Flats in Block 1 & Block 2 are allotted in favour of Anuradha Kundu.

With proportionate share of the covered Car Parking spaces on the GROUND FLOOR of the proposed multi-storied residential building. The rest portion will be adjusted either by money or by Flats & Covered Car Parking spaces as specifically determined after obtaining sanction plan from the Burdwan Municipality and by executing separate supplementary agreement. Be it further mentioned here that the Owners will adjusted their tenant from their own allocation.

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 residential building, the ratio of the allocation of the Owners and the Developer will be same as on this day. The Owners will be entitled to get their share either by Flat area of the extended portion over the existing building or by the then market value for their allocation by executing separate supplementary Agreement.

ARTICLE - IX

DELIVERY OF POSSESSION

- 9.1 The Developer hereby agrees to give possession of the Owners' Allocation after completing the proposed multi-storied residential building in all respect within Thirty six months from the date of sanction of building plan. 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.

S. K. Hazra
Partner

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Amrindra Khandel
Sanchita Sonkar (Kundi)

Arpita (Kundi) Chakraborty

DUTTA REALTORS
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DUTTA REALTORS
Rasmita Dutta

Partner
DUTTA REALTORS

Talwar Nigam

Partner
DUTTA REALTORS

Debhendra Choudhary

Partner
DUTTA REALTORS

Somnath Nallath

Partner

(Page: 14)

- 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 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/their legal heirs/ successors/administrators will be bound to obey the terms & conditions

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S. D. Hazare
Adv.

Anuradha Kundu
Sanchita Sarkar (Kundu)
Aripita (Kundu) Chakraborty

DUTTA REALTORS
Sanjay Datta

Partner
DUTTA REALTORS
Saurincha Dutta

Partner
DUTTA REALTORS

Talim Nigam

Partner
DUTTA REALTORS

Seighandu Choudhury

Partner
DUTTA REALTORS

Somenath Nath

Partner

(Page : 15)

of the present agreement and will be bound to execute supplementary agreement with the other party.

- 11.4 The Owners shall not be liable to pay any Tax in respect of the Developer's Allocation and likewise the Developer shall not be liable to pay any Tax in respect of the Owners' Allocation.
- 11.5 The Owners agree and undertake not to cause any interference or hindrances in the work of construction of the building over the schedule property and shall vacate the possession free from all sorts of encumbrances. If the Owners commit any breach of terms & conditions of the agreement, the Owners shall be bound to pay compensation & interest as per banking rate.
- 11.6 The Owners shall personally bear all costs relating to the ownership of their property and if any dispute arises regarding their ownership of the property at that time the Owners will bear all costs of the suit/case/proceeding. If the Owners fail to conduct the said suit/case/proceeding at that time the Developer as Attorney Holder will conduct the same and the costs of the suit/case along with related expenses will be deducted from the share of the Owners.
- 11.7 The Developer shall be fully responsible for payment of monthly rents to the owners & their tenant till the date of delivery of the possession of the Owners and their tenants.
- 11.8 That the Owners will get undivided 40% of the Flat Area as well as covered Car Parking space on the Ground Floor of the proposed multi-storied residential building to be constructed over the "A" schedule property as per sanctioned building plan issued by Burdwan Municipality over the "A" schedule property TOGETHER WITH undivided proportionate share in land and common parts & facilities with sufficient modern fittings & fixtures. Be it mentioned here that OWNERS will get the following the Flats such as -

BLOCK - 1

- the Flat No. A & B on the FIRST FLOOR,
- the Flat No. A & B on the FIFTH FLOOR
- the Flat No. A & B on the SIXTH FLOOR
- the Flat No. A & B on the SEVENTH FLOOR

BLOCK - 2

- the Flat No. G & H on the FIRST FLOOR,
- the Flat No. G & H on the SECOND FLOOR

Contd. next page

Sanjay Datta

Anuradha Kundu
Sanchita Sarkar (Kundu)
Arpita (Kundu) Chakraborty

DUTTA REALTORS

Sanjay Dutta

Partner

DUTTA REALTORS

Sanchita Dutta

Partner

DUTTA REALTORS

Talim Nigam

Partner

DUTTA REALTORS

Seethendra Choudhury

Partner

DUTTA REALTORS

Sourav Nath

(Page : 16)

the Flat No. G & H on the **THIRD FLOOR**

the Flat No. G & H on the **FORTH FLOOR**

the Flat No. G & H on the **FIFTH FLOOR**

the Flat No. G & H on the **SIXTH FLOOR**

the Flat No. G & H on the **SEVENTH FLOOR**

Be it mentioned here that in Block 2, the Flat No. G on the Fifth Floor is allotted in favour of Arpita Chakraborty (Kundu) and in Block 2, the Flat No. H on the Fifth Floor is allotted in favour of Sanchita Sarkar (Kundu) and the rest Flats in Block 1 & Block 2 are allotted in favour of Anuradha Kundu.

With proportionate share of the covered Car Parking spaces on the **GROUND FLOOR** of the proposed multi-storied residential building. The rest portion will be adjusted either by money or by Flats & Covered Car Parking spaces as specifically determined after obtaining sanction plan from the Burdwan Municipality and by executing separate supplementary agreement. Be it further mentioned here that the Owners will adjusted their tenant from their own allocation.

Save & except the owners' allocations, the remaining portion will be allotted in favour of the Developer. The Flats and Car parking space will be specifically demarcated mutually by executing a separate supplementary agreement.

That if and when the local authority permits to extend any further floor over the existing residential building, the ratio of the allocation of the Owners and the Developer will be same as on this day and the Owners will 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 a 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.

Contd. next page

Dr. H. H. Hazra
Partner

Anusudha Kunder
Sanchita Sankar (Kundli)
Anpita (Kundli) Chakraborty

DUTTA REALTORS

Sanjay D. S.

Partner

DUTTA REALTORS

Sanchita Dutta

Partner

DUTTA REALTORS

Tapan Nayak

Partner

DUTTA REALTORS

Seetha Choudhury

Partner

DUTTA REALTORS

Sameerath Reddy

Partner

(Page : 18)

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

- 13.4 The Owners shall also execute Power of Attorney to empower the Developer to get a Co-operative Housing Society/Association of the flat purchasers in the said new building registered under the Co-operative 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 hindrance 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 a separate supplementary Agreement.

Sanjay D. S.
Partner
Dutta

Amrtaalha Kundu
Sanchita Sanyal (Kund)
Aparita (Kundu) Chakraborty

DUTTA REALTORS

Sanjay Dutt

Partner
DUTTA REALTORS

Partner
DUTTA REALTORS

DUTTA REALTORS

Partner
DUTTA REALTORS

Partner
DUTTA REALTORS

Partner
DUTTA REALTORS

Partner
DUTTA REALTORS

Partner
DUTTA REALTORS

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- 13.11 The Owners will personally bear all costs relating to the ownership of their property and if any dispute arises relating their ownership regarding the schedule property at that time the Owners will bear all costs of the suit/ case.
- 13.12 The Owners may advise the Developer regarding the qualitative perfection of the construction work. In the event the owners have any allegations / complaints about the quality of the construction they will immediately 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 owner shall have any right to direct for stopping the construction or interfering into the construction work in any manner. If the owners have no complaint at the time of construction it will be presumed that all construction up to such have been done satisfactorily and owner 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 Generator Room, Security Guard Room Common Room etc. on the open space in the ground floor left beside the block/building in which owners got their allocation, with permission from the Owners. Such space may also be used by the Developer for any other purpose as and when necessity arises. The Owners shall not interfere or raise any objection or make any claim over such left over space or any construction made thereon by the developer.

ARTICLE - XIV

BREACH AND CONSEQUENCE

- 14.1 In the event of either party to this agreement committing breach of any of their obligations under this Agreement the aggrieved party shall be entitled to Specific performance and also to recover damages, compensation from the party committing the breach. On the otherhand if the Owners fail to remove the encumbrances regarding the schedule property, the Owners will solely be responsible & liable for all financial loss & injury of the Developer.
- 14.2 If the Developer fails to commence the proposed construction within the stipulated period, the time may be extended for another twelve months subject to payment of Rs. 20,000/- per month to the Owners as damages.

Contd. next page

Sanjay Dutt
Partner

Anuradha Kundu
Sanchita Sarkar (Kundu)

Asmita (Kundu) Chakraborty

DUTTA REALTORS
Sanjay Datta

Partner
DUTTA REALTORS

Saamir Datta

Partner
DUTTA REALTORS

Tapan Majumdar

Partner
DUTTA REALTORS

Saibhendu Choudhury

Partner
DUTTA REALTORS

Somenath Saha
Partner

(Page : 20)

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 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

Dist. Burdwan (now Purba Bardhaman), P.S. Burdwan Sadar, S.R.O. Burdwan, Ward No. 35, Holding No. 348, Bhatchala Mohalla within Burdwan Municipality, Mouza Bhatchala, J.L. No. 37, C.S. & R.S. Khatian No. 194/1, L.R. Khatian Nos. (Old) 1311, (New) 2947, 3304 & 3305,

<u>R.S. Plot No.</u>	<u>L.R. Plot No.</u>	<u>Class</u>	<u>Area</u>
130	480	Bastu	0.125 Acres
131	481	Bastu	0.095 Acres
		Total	0.220 Acres

Butted and bounded by :

- In the North : 7 Ft. Common Passage
- In the East : Pond
- In the South : 18 Ft Wide Bhatchala - Berh Municipal Road
- In the West : 27 Ft Wide Bhatchala - Golahat Municipal Road

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

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

Handwritten signature and date: 15/11/20

Amurachha Kundla
Sanchita Sarkar (Kumudi)
Anpita (Kumdi) Chakraborty

DUTTA REALTORS
Santay Datta
Partner

DUTTA REALTORS
Sumanika Dutta
Partner

DUTTA REALTORS

Tapan Nayak
Partner
DUTTA REALTORS
Surbhanda Choudhary
Partner

DUTTA REALTORS
Somenath Nath
Partner

(Page : 21)

THE SPECIFICATION OF CONSTRUCTION OF THE FLATS

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 Flash 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 finished flooring, Glazed tiles upto 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 finished flooring.
13. Electricity point: 20 Electric points in each Flat.
14. External Boundary
wall with Gate: Boundary wall will cover a total area with one gate.
15. Stair : Marble finished.

The present deed has been prepared upon the stamp valued at Rs. 100/- (Rupees One Hundred Only) and the rest amount of stamp duty upon the assessed market valuation is hereby paid through e-payment.

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

Smita Hazra

Anusachha Kundu
Sanchita Sarkar (Kundu)
Arpita (Kundu) Chakraborty

DUTTA REALTORS

Sanjay S. S.

Partner

DUTTA REALTORS

Saumiha Dutta

Partner

DUTTA REALTORS

Tapan Niyogi

Partner

DUTTA REALTORS

Subendu Choudhury

Partner

DUTTA REALTORS

Somenath Mallik

Partner

(Page : 22)

IN WITNESS WHEREOF the parties have put their respective hands on the 1st day of November 2018.

WITNESSES :

1. Anup Kumar Ghosh
Go - Haridhar Ghosh
Gustomipin Ambajam
Sipany, Parawan 713103

2. Sukanta Dutta
S/o Bimal Chandra Dutta
Ramkrishna Road
Burdwan - 713101

- 1) Anusachha Kundu
- 2) Sanchita Sarkar (Kundu)
- 3) Arpita (Kundu) Chakraborty

SIGNATURE OF THE OWNERS

1) DUTTA REALTORS
Sanjay S. S.
Partner

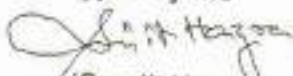
2) DUTTA REALTORS
Saumiha Dutta
Partner

3) DUTTA REALTORS
Tapan Niyogi
Partner

4) DUTTA REALTORS
Subendu Choudhury
Partner

5) DUTTA REALTORS
Somenath Mallik

Drafted and Computerised
typed by me


(Surajit Hazra)

Advocate
Dist. Judges Court, Burdwan
Enroll. no. WB 1260 OF 2001

SIGNATURE OF THE DEVELOPER

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



Aruna Lakshmi

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



Sanjita Sankar (Kumdu)

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



Arpita Choudhary

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



Sanjay Dutt

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



Samir Datta

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



Tarun Wanjari

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



Abhishek Chaudhary

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



Somnath Mallick

Major Information of the Deed



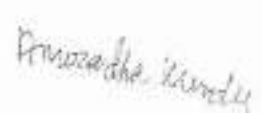
Deed No :	I-0203-08677/2018	Date of Registration	01/11/2018
Query No / Year	0203-0001669725/2018	Office where deed is registered	
Query Date	31/10/2018 3:45:58 PM	A.D.S.R. BURDWAN, District: Burdwan	
Applicant Name, Address & Other Details	SURAJIT HAZRA BURDWAN DISTRICT JUDGES COURT, BURDWAN, Thana : Bardhaman Sadar, District : Burdwan, WEST BENGAL, PIN - 713101, Mobile No. : 9800114551, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement (No of Agreement : 1)		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,17,33,327/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,010/- (Article:48(g))	Rs. 14/- (Article E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assentment slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Bardhaman, Municipality: BURDWAN, Road: Bhatchala Road, Mouza: Bhatchala, Ward No: 35

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-480	LR-2947	Bastu	Bastu	0.125 Acre	1/-	66,66,663/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road,
L2	LR-481	LR-3304	Bastu	Bastu	0.095 Acre	1/-	50,66,664/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road,
TOTAL :					22Dec	2/-	117,33,327 /-	
Grand Total :					22Dec	2/-	117,33,327 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	ANURADHA KUNDU (Presentant) Wife of Late NISHIT CHANDRA KUNDU Executed by: Self, Date of Execution: 01/11/2018 Admitted by: Self, Date of Admission: 01/11/2018 ,Place : Office			
	01/11/2018	01/11/2018	01/11/2018	01/11/2018

Major Information of the Deed :- I-0203-08677/2018-01/11/2018

28/11/2018 Query No:-02030001669725 / 2018 Deed No :- I - 020308677 / 2018, Document is digitally signed.

Date: 28/11/2018

82 BHATCHALA , BURDWAN, 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.:: CGBPK6012R, Status :Individual, Executed by: Self, Date of Execution: 01/11/2018

, Admitted by: Self, Date of Admission: 01/11/2018 ,Place : Office

Name	Photo	Fingerprint	Signature
SANCHITA SARKAR KUNDU Wife of PALLAB KUMAR SARKAR Executed by: Self, Date of Execution: 01/11/2018 , Admitted by: Self, Date of Admission: 01/11/2018 ,Place : Office	 01/11/2018	 01/11/2018	 01/11/2018

82 BHATCHALA , BURDWAN, 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.:: EYAPS4864L, Status :Individual, Executed by: Self, Date of Execution: 01/11/2018

, Admitted by: Self, Date of Admission: 01/11/2018 ,Place : Office

Name	Photo	Fingerprint	Signature
ARPITA CHAKRABORTY KUNDU Wife of SUDIPTA CHAKRABORTY Executed by: Self, Date of Execution: 01/11/2018 , Admitted by: Self, Date of Admission: 01/11/2018 ,Place : Office	 01/11/2018	 01/11/2018	 01/11/2018

21/1 ONGC COLONY , ASAM, P.O:- CHINAMARA, P.S:- JORHAT, District:-Jorhat, Assam, India, PIN - 785704 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CGUPK3006J, Status :Individual, Executed by: Self, Date of Execution: 01/11/2018

, Admitted by: Self, Date of Admission: 01/11/2018 ,Place : Office













Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DUTTA REALTORS 327 , JAGATBERH NORTH , NEAR BERHMORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103 , PAN No.:: AAOFD0155B, Status :Organization, Executed by: Representative

Major information of the Deed :- I-0203-08677/2018-01/11/2018

Representative Details :

Name, Address, Photo, Finger print and Signature

1	Name	Photo	Finger Print	Signature
	SOUMITRA DUTTA Son of Late SUSIL DUTTA Date of Execution - 01/11/2018, , Admitted by: Self, Date of Admission: 01/11/2018, Place of Admission of Execution: Office			
		Nov 1 2018 3:42PM	LT 01/11/2018	01/11/2018
	327, JAGATBERH, NEAR BERH MORE KALIMANDIR, 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)			
2	Name	Photo	Finger Print	Signature
	SANJAY DUTTA Son of Late SUSIL DUTTA Date of Execution - 01/11/2018, , Admitted by: Self, Date of Admission: 01/11/2018, Place of Admission of Execution: Office			
		Nov 1 2018 3:45PM	LT 01/11/2018	01/11/2018
	327, JAGATBERH, NEAR BERH MORE KALIMANDIR, 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)			
3	Name	Photo	Finger Print	Signature
	TAPAN NAYEK Son of Late KALYAN KUMAR NAYEK Date of Execution - 01/11/2018, , Admitted by: Self, Date of Admission: 01/11/2018, Place of Admission of Execution: Office			
		Nov 1 2018 3:45PM	LT 01/11/2018	01/11/2018
	RANI SAYER NORTH, BURDWAN, P.O:- BURDWAN, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADOPN7301E Status : Representative, Representative of : DUTTA REALTORS (as PARTNER)			
4	Name	Photo	Finger Print	Signature
	DIBHENDU CHOWDHURY Son of Late BIBHUTI BHUSAN CHOWDHURY Date of Execution - 01/11/2018, , Admitted by: Self, Date of Admission: 01/11/2018, Place of Admission of Execution: Office			
		Nov 1 2018 3:41PM	LT 01/11/2018	01/11/2018

Major Information of the Deed :- I-0203-08677/2018-01/11/2018

28/11/2018 Query No:-02030001669725 / 2018 Deed No. I - 020308677 / 2018. Document is digitally signed.

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.: AFLPC4226C Status : Representative, Representative of : DUTTA REALTORS (as PARTNER)

Name	Photo	Finger Print	Signature
SOMENATH MALLICK Son of PARESH NATH MALLICK Date of Execution - 01/11/2018, Admitted by: Self, Date of Admission: 01/11/2018, Place of Admission of Execution: Office			
1ST LANE, KHALAUBILL MATH, BURDWAN, P.O.- BURDWAN, P.S.- Bardhaman Sadar, Burdwan, District-Burdwan, West Bengal, India, PIN - 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADRPM7736P Status : Representative, Representative of : DUTTA REALTORS (as PARTNER)			

Identifier Details :

Name & address	Date
ANUP KUMAR GHOSH Son of HARADHAN GHOSH CHOTONILPUR, P.O.- SRIPALLY, P.S.- Bardhaman Sadar, Burdwan, District-Burdwan, West Bengal, India, PIN-713103, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of ANURADHA KUNDU, SANCHITA SARKAR KUNDU, ARPITA CHAKRABORTY KUNDU, SOUMITRA DUTTA, SANJAY DUTTA, TAPAN NAYEK, DIBHENDU CHOWDHURY, SOMENATH MALLICK	01/11/2018

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	ANURADHA KUNDU	DUTTA REALTORS-4.16667 Dec
2	SANCHITA SARKAR KUNDU	DUTTA REALTORS-4.16667 Dec
3	ARPITA CHAKRABORTY KUNDU	DUTTA REALTORS-4.16667 Dec

Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	ANURADHA KUNDU	DUTTA REALTORS-3.16667 Dec
2	SANCHITA SARKAR KUNDU	DUTTA REALTORS-3.16667 Dec
3	ARPITA CHAKRABORTY KUNDU	DUTTA REALTORS-3.16667 Dec

Major Information of the Deed :- I-0203-08677/2018-01/11/2018

28/11/2018 Query No.-02030001669725 / 2018 Deed No :- 020309677 / 2018, Document is digitally signed.

Land Details as per Land Record

District: Burdwan, P.S:- Bardhaman, Municipality: BURDWAN, Road: Bhatchala Road, Mouza: Bhatchala, Ward No: 35

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No- 480/Corresponding RS Plot No- 130, LR Khatian No- 2947	Owner: অনুরাধা কুন্ডু, Gurdian: নিশীথ কুন্ডা, Address: নিজ, Classification: বাড়, Area: 0.12 Acre.	ANURADHA KUNDU
L2	LR Plot No- 481/Corresponding RS Plot No- 130/ 131, LR Khatian No- 3304	Owner: সঞ্চিতা কুন্ডু (গরকার), Gurdian: নিশীথ কুমার কুন্ডু, Address: নিজ, Classification: বাড়, Area: 0.00 Acre.	SANCHITA SARKAR KUNDU

Endorsement For Deed Number : I - 020308677 / 2018

Ward No: 35
Page: 1
Applicant

On 01-11-2018

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

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

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

Presented for registration at 15:04 hrs on 01-11-2018, at the Office of the A.D.S.R. BURDWAN by ANURADHA KUNDU, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,17,33,327/-

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

Execution is admitted on 01/11/2018 by 1. ANURADHA KUNDU, Wife of Late NISHIT CHANDRA KUNDU, 82 BHATCHALA, BURDWAN, P.O: SRIPALLY, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession House wife, 2. SANCHITA SARKAR KUNDU, Wife of PALLAB KUMAR SARKAR, 82 BHATCHALA, BURDWAN, P.O: SRIPALLY, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession House wife, 3. ARPITA CHAKRABORTY KUNDU, Wife of SUDIPTA CHAKRABORTY, 21/1 ONGC COLONY, ASAM, P.O: CHINAMARA, Thana: JORHAT, , Jorhat, ASSAM, India, PIN - 785704, by caste Hindu, by Profession House wife

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

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

Execution is admitted on 01-11-2018 by SOUMITRA DUTTA, PARTNER, DUTTA REALTORS (Partnership Firm), 327 JAGATBERH NORTH, NEAR BERHMORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103

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

Execution is admitted on 01-11-2018 by SANJAY DUTTA, PARTNER, DUTTA REALTORS (Partnership Firm), 327 JAGATBERH NORTH, NEAR BERHMORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103

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

Major Information of the Deed :- I-0203-08677/2018-01/11/2018

28/11/2018 Query No:-02030001868725 / 2018 Deed No :- 020308677 / 2018, Document is digitally signed.

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Execution is admitted on 01-11-2018 by TAPAN NAYEK, PARTNER, DUTTA REALTORS (Partnership Firm), 327, JAGATBERH NORTH, NEAR BERHMORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103

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

Execution is admitted on 01-11-2018 by DIBHENDU CHOWDHURY, PARTNER, DUTTA REALTORS (Partnership Firm), 327, JAGATBERH NORTH, NEAR BERHMORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103

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

Execution is admitted on 01-11-2018 by SOMENATH MALLICK, PARTNER, DUTTA REALTORS (Partnership Firm), 327, JAGATBERH NORTH, NEAR BERHMORE KALI MANDIR, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713103

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/11/2018 12:41PM with Govt. Ref. No: 192018190302143151 on 01-11-2018, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00UQUGS2 on 01-11-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 19,910/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 970, Amount: Rs.100/-, Date of Purchase: 31/10/2018, Vendor name: S Hazra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/11/2018 12:41PM with Govt. Ref. No: 192018190302143151 on 01-11-2018, Amount Rs: 19,910/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00UQUGS2 on 01-11-2018, Head of Account 0030-02-103-003-02



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

Burdwan, West Bengal

Major Information of the Deed :- I-0203-08677/2018-01/11/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2018, Page from 165525 to 165564

being No 020308677 for the year 2018.



Digitally signed by KAUSHIK
BHATTACHARYA
Date: 2018.11.28 15:13:24 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 11/28/2018 3:13:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
West Bengal.



(This document is digitally signed.)