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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

18-3-19

Q-459833/19
C.No-285

Signature Sheet
The Endorsement
Signature Sheet's
document
part of the Document.

Jyoti Prokash Das
Gan Prokash Das

ELITE CONSTRUCTION 044560
Partner
Raj Kumar Chandra
Sijbi Joydey

ELITE CONSTRUCTION 044560
Partner
Suman Chakraborty
Subrata Nanda

Sub-Registrar
BURDWAN

5:30
P.M
D

9 MAR 2019

AGREEMENT

This Supplementary Agreement made on this 18 th Day of March' 2019 at Burdwan

BETWEEN

- (1) **JYOTI PROKASH DAS** son of Late Dibakar Das, by caste - Hindu, by profession - enjoyment of the usufracts of the property, residing at Khaja Anowar berh, P.O. - Sripally, P.S. & District - Burdwan, PAN ADJPD4232F

Sipanku Roy
Sudh

Gan Prokash Das.
Gan Prokash Das.

ELITE CONSTRUCTION
Raj Kumar Shaw
Digbijoy Dey Partner

ELITE CONSTRUCTION
Saswata Chakravartty
Subroto Nandi Partner

Page No. : 2

- (2) **GAN PROKASH DAS**, son of Late Dibakar Das, by caste - Hindu, by profession - enjoyment of the usufructs of the property, residing at Khaja Anowar berh, P.O. - Sripally, P.S. & District Burdwan, **PAN - AEVPD7704F**, (both are 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

M/S. ELITE CONSTRUCTION, PAN - AAEFE6241P, having its registered office at Bishalakshmi Bhavan, 73. No. G.T. Road, P.O., P.S. & Dist. Burdwan - 713101, represented through its partners :-

- (1) **RAJ KUMAR SHAW** s/o Harish Chandra Shaw, by caste Hindu, by profession - Business, resident of Lakshmi Niwas, Badshahi Road, Sharma Para, P.O., P.S. & Dist. Burdwan - 713101. **PAN - ATHPS8335C**
- (2) **DIGBIJOY DEY** s/o Late Ajit Dey, by caste Hindu, by profession - Business, resident of Bajepuratappur, P.O., P.S. & Dist. Burdwan - 713101. **PAN - ACTPD5431F**
- (3) **SASWATA CHAKRAVARTTY** s/o Sukumar Chakravartty, by caste Hindu, by profession - Business, resident of Bishalakshmi Bhavan, 73 G.T. Road, P.O., P.S. & Dist. Burdwan - 713101. **PAN - AECPC7598D**

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Jyoti Prokash Das.
Gan Prokash Das.

ELITE CONSTRUCTION
Raj Kumar Shaw
20/07/17 Partner

ELITE CONSTRUCTION
Sanku Chakraverty
Subrata Nandi Partner

Page No. : 3

- (4) **SUBRATA NANDI** s/o Sudhir Nandi, by caste Hindu, by profession - Business, resident of Kulti, Sreepur Road, P.O., P.S. - Kulti, Dist. Burdwan, **PAN - AELPN8684A**, All are hereinafter called the **DEVELOPER / CONTRACTOR** (which express on shall unless excluded his and his respective heirs, executors, administrators, legal representative and assigns) of the **OTHER PART**.

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

AND WHEREAS the "A" schedule property originally belonged to Renu Bala Dasi and Dibakar Das and their names had been recorded in the R.S.R.O.R. and after the death of Renu Bala Dasi her property devolved upon his only legal heirs son Dibakar Das and therefore Dibakar Das was the absolute owner and possessor of the 'A' Schedule Property.

AND WHEREAS after the death of said Dibakar Das, his property devolved upon his legal heirs namely his wife i.e. Padma Rani Das, two sons i.e. Jyoti Prokash Das and Gan Prokash Das and four daughter i.e. Shipra Maghi, Jyotshana Das, Pratima Das, Shubhra Das & Samapti Roy.

Jyoti
20/07/17

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Jyoti Prokash Das.
Gan Prokash Das.

ELITE CONSTRUCTION
Raj Kumar Shaw
Srijit Roy Partner

ELITE CONSTRUCTION
Santosh Chakraverty
Sudhakar Narah Partner

Page No. : 4

AND WHEREAS the aforesaid Padma Rani Das, Jyoti Prakash Das, Gan Prokash Das, Shipra Maghi, Jyotshana Das, Pratima Das, Shubhra Das & Samapti Roy acquired undivided 1/8 share each of the 'A' Schedule property.

AND WHEREAS during ownership and possession of the said property Padma Rani Das, Shipra Maghi, Jyotshana Das, Pratima Das, Shubhra Das & Samapti Roy transferred their undivided 6/8 share in the 'A' schedule property in favour of the present owner Jyoti Prokash Das, Gan Prokash Das i.e. the First Part by dint of a registered deed of gift bearing Deed No. 7087 for the year 2000 which was executed and registered on 30.10.2000 and was registered before the office of the Additional District Sub Registrar, Burdwan.

AND WHEREAS the present owner Jyoti Prokash Das, Gan Prakash Das i.e. First Part acquired absolute ownership and possession of the entire 'A' Schedule Property and thereby they mutated their names in the Office of B.L. & L.R.O., Burdwan and as well as before the office of Burdwan Municipality and paying land revenues and rent and taxes of the 'A' Schedule property.

AND WHEREAS the present owner Jyoti Prokash Das, Gan Prokash Das i.e. First Part freely, openly, without any hindrances whatsoever is owing and possessing the 'A' Schedule Property



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Jyoti Prokash Das.
Gan Prokash Das.

ELITE CONSTRUCTION
Raj Kumar Shaw
Partner

ELITE CONSTRUCTION
Sanku Chatterjee
Subroto Nandi Partner

Page No. : 5

and got their name recorded in the L.R. Record of Right under L.R. Khatian Nos. 171 & 184 of Mouza - Khaja Anowarberh.

AND WHEREAS the said present owners namely Jyoti Prokash Das, Gan Prokash Das i.e. First Part already execute a **Regd. Developer's Agreement being No. 4030 OF 2015 AT A.D.S.R., BURDWAN**, with the Developer **M/S. ELITE CONSTRUCTION**, by which the Land owner and the Developer already decided percentage of the allocation AND the Land Owner Jyoti Prokash Das, Gan Prokash Das i.e. First Part also execute a Regd Power of Attorney being No. 4410 of 2015 at A.D.S.R., Burdwan.

AND WHEREAS the Developer **M/S. ELITE CONSTRUCTION** after execution of the Regd Development Agreement they got a building Sanctioned Plan with permission of G+IV multi-storied building in the schedule mentioned property from the Burdwan Municipality (vide Memo No. 1300/E/VII-4, dated 19/03/2016) in the names of the Land owner. That after got the permission the Developer - **M/S. ELITE CONSTRUCTION** started the construction of the First Tower and therefore the Developer **M/S. ELITE CONSTRUCTION** and the Land Owner - Jyoti Prokash Das, Gan Prokash Das decided to specified their owns Allocation by this supplementary Agreement.

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Jyoti Prokash Das.
Gan Prokash Das.

ELITE CONSTRUCTION
Raj Kumar Shaha
Sajjibisoyee Partner

ELITE CONSTRUCTION
Sarat Chakraverty
Sudrabe Sarda Partner

Page No. : 6

AND WHEREAS the all other terms and condition which was mentioned in the **Regd. Developer's Agreement being No. 4030 OF 2015 AT A.D.S.R., BURDWAN** the both paties i.e. the Developer - **M/S. ELITE CONSTRUCTION** and the **Land Owner** - Jyoti Prokash Das, Gan Prokash Das bound to follow the terns and all condition.

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 P.S. & Dist. Burdwan, A.D.S.R., Burdwan, Mouza Mouza Khaja Anowarberh, J.L. No. 36, R.S. Khatian - 389, 332, 282, 390, 391 & 292, L.R. Khatian - 171 & 184, R.S. Plot - 135, 134, 143, 142, 141 & 144, L.R. Plot - 189, 190, 192, 195, 196 & 193, Class - Bastu & Bhati, Total Area - 0.27 Acres, under Mohalla - Berh North Para, Holding No. 137, Ward No. - 17 within Burdwan Municipality, A.D.S.R. Office P.S. & Dist. Burdwan, in the State of West Bengal.

1.2 OWNERS shall mean **(1) JYOTI PROKASH DAS (2) GAN PROKASH DAS**, Both are sons of Late Dibakar Das, by


Jyoti Prokash Das

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Jyoti Baskar Das.
Gan Prakash Das.

ELITE CONSTRUCTION
Raj Kumar Shaw
Digbijoy Dey Partner

ELITE CONSTRUCTION
Saswata Chakravarty
Subrata Nandi Partner

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caste - Hindu, by profession - enjoyment of the usufracts of the property, both are residing at Khaja Anowar berh, P.O. - Sripally, P.S. & District - Burdwan. (which expression shall unless included by on repugnant to the context be deemed to mean and into his/her/their and each of his/her/their respective heirs, executors, administrators and legal representatives).

- 1.3 DEVELOPER** shall mean M/S. ELITE CONSTRUCTION, having its principal office at Bishalakshmi Bhavan, 73. No. G.T. Road, P.O., P.S. & Dist. Burdwan - 713101, Represented through its partners (1) **RAJ KUMAR SHAW** s/o Harish Chandra Shaw, by caste Hindu, by profession - Business, resident of Lakshmi Niwas, Badshahi Road, Sharma Para, P.O., P.S. & Dist. Burdwan - 713101, (2) **DIGBIJOY DEY** s/o Late Ajit Dey, by caste Hindu, by profession - Business, resident of Bajepuratappur, P.O., P.S. & Dist. Burdwan - 713101, (3) **SASWATA CHAKRAVARTTY** s/o Sukumar Chakravartty, by caste Hindu, by profession - Business, resident of Bishalakshmi Bhavan, 73 G.T. Road, P.O., P.S. & Dist. Burdwan - 713101 (4) **SUBRATA NANDI** s/o Sudhir Nandi, by caste Hindu, by profession - Business, resident of Kulti, Sreepur Road, P.O., P.S. - Kulti, Dist. Burdwan., (which express on shall

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Gyoti Prakash Son
Gan Prakash Son.

ELITE CONSTRUCTION
Raj Kumar Shaw
Siddhant Singh
Partner

ELITE CONSTRUCTION
Sandeep Chakraborty
Subroto Mondal
Partner

Page No. : 8

unless excluded his respective heirs, executors, administrators, legal representative and assigns).

- 1.4 **BUILDING** shall mean proposed G+IV storied building to be constructed over the "A" schedule property with such necessary additional structures in accordance with the plan/plans to be sanctioned by competent authorities and other authorities for construction of flats/car parking spaces etc. over the "A" schedule property, which shall also include parking spaces in the building.
- 1.5 **ARCHITECT** shall mean any technically experienced qualified person or persons of the firm or firms to be appointed by the Developer as Architect of the said building to be constructed over the "A" schedule.
- 1.6 **BUILDING PLAN** shall mean the plan/drawings of the proposed G+IV storied building to be constructed over the "A" schedule property to be prepared by the Architect and submitted (subject to the approval of the Owners) to the competent authorities for construction of the multi-storied building over the "A" schedule property with such variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned.

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Shri Prakash Das.
San Prakash Das.

ELITE CONSTRUCTION
Raj Kumar Sharma
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Partner

ELITE CONSTRUCTION
Savitri Chakravarty
Sudhakar Nandi
Partner

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- 1.7 COMMON FACILITIES / PORTIONS** shall includes paths, passages, roofs, foundations, columns, beams, supports, main wall, stairs, stairways, fire-escapes, entrances & exits, tanks, motors, pump 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. Be it mention here, it is agreed by both the parties that the allocation is now finalised on the constructed part .i.e. Flat numbers D, E, F & G as demarcated in the sanction plan vide Memo No: 1300 / E / VII-4 provided by Burdwan Municipality. Further, if both the parties agree, then only the construction for the remaining part i.e. Flats numbers A , B & C marked part in the sanction plan vide Memo No: 1300 / E / VII-4 provided by Burdwan Municipality shall

Raj
Kumar

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Shri Bishanku Das,
Sanjiv Kumar Das.

ELITE CONSTRUCTION
Raj Kumar Shrivastava
2018/01/07 2021 Partner

ELITE CONSTRUCTION
Sanku Chakravarty
Subroto Nathi Partner

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commence and that too on the basis of new terms & conditions as the parties may agree.

1.9 OWNERS' ALLOCATION shall mean and include 38% of the constructed area of the proposed G+IV storied building 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 modern fittings & fixtures and remaining portion shall be adjusted either by money or by constructed portion and the same will be mutually determined by executing separate supplementary agreement. The said Flats and Car parking space is now being demarcated mutually after getting sanction plan and by executing separate supplementary agreement.

<u>FLOOR</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>		<u>G</u>
1st	N/A	N/A	N/A	-	-	-	-	-
2nd	N/A	N/A	N/A	-	-	994	1049	-
3rd	N/A	N/A	N/A	-	-	994	1049	-
4th	N/A	N/A	N/A	-	729	-	-	-
	Total			0	729	1988	2098	= 4815

Sanjiv
Kumar

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Shri. Prakash Das.
Shri. Prakash Das.

ELITE CONSTRUCTION
Raj Kumar Shah
Srij Bijoy Das Partner

ELITE CONSTRUCTION
Savitri Chatterjee
Subroto Nandi Partner

Page No. : 11

NOTE : In Addition to the above, more or less 958 sqft either in form of Garage and / or Vacant space in the Ground Floor will be in Owners Part

1.10 DEVELOPER'S ALLOCATION shall mean excepting the Owners' area, the remaining 62% constructed area out of the total area in the proposed G+IV storied building to be constructed over the "A" schedule property TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with modern fittings and fixtures subject to sanction of total F.A.R. TOGETHER WITH right over the roof for its maintenance and fixing up overhead tank with water distribution line and other necessity of the building. The Flats & Car Parkings Space is now being demarcated mutually after getting sanction plan and by executing separate supplementary agreement.

Floor	A	B	C	D	E	F	G	
1st	N/A	N/A	N/A	847	729	994	1049	
2nd	N/A	N/A	N/A	847	729	-	-	
3rd	N/A	N/A	N/A	847	729	-	-	
4th	N/A	N/A	N/A	847	-	994	1049	
Total				3388	2187	1988	2098	= 9661

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m/v.

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Shri Prakash Son.
Sanjiv Son.

ELITE CONSTRUCTION
Raj Kumar Sharma
Signature Partner

ELITE CONSTRUCTION
Savitri Chakraverty
Subrata Chandra Partner

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NOTE : In Addition to the above more or less 1565 sqft either in form of Garage and / or Vacant space in the Ground Floor will be in Developers Part.

1.11 SALEABLE SPACE means, except the Owners' allocation, the space in the building which will be available for independent use and occupation after making due provision for common facilities and the spaces required therefore.

1.12 COVERED AREA shall mean the plinth area of the said unit/flat/parking space including the bathrooms and balconies and also thickness of the walls and pillars which includes proportionate share of the Plinth area of the common portions PROVIDED THAT if any wall be common between two units/flats/parking space then one - half of the area under such wall shall be included in each Unit/ Flat.

1.13 UNDIVIDED SHARE shall mean the undivided proportionate share in the land attributable to the each flat/unit/parking space comprised in the said property and the common portions held by and/or here in agreed to be sold to the respective purchaser/s and also wherever the context permits.

1.14 TRANSFEREE shall mean the person, Firm, Limited Company, Association or person to whom any may space

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Shri. Prakash Son.
San Prakash Son.
ELITE CONSTRUCTION

Raj Kumar Shalvartner
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ELITE CONSTRUCTION

Savitri Chakravarti
Subroto Nayak

Page No. : 13

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 G+IV storied building to purchaser/s thereof and will include the meaning of the said terms as defined in the Income Tax Act, 1961 and the Transfer of property Act.

1.16 CO - OWNER shall according to its context mean and include all persons who acquire or agree to acquire Units/ Flats/Parking Spaces in the Building, including the Developer for the Units/Flats/Parking Spaces not alienated or agreed to be alienated.

1.17 FLAT/ UNIT shall mean the flats and/or other space or spaces intended to be built and or constructed and/or the covered area capable of being occupied.

1.18 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.

1.19 COMMON FACILITIES AND AMENITIES shall mean the Corridors, Ways Stairways, Stair Passage Ways, Drive Ways,

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Elite Construction
Ganesh Kumar Shan
Raj Kumar Shan
Bijoy Shan Partner

ELITE CONSTRUCTION
Savitri Chakravarty
Subhojit Nandi Partner

Page No. : 14

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.

- 1.20 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.
- 1.21 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.
- 1.22 UNIT/FLAT** shall according to the context, mean all Purchaser/s and/or intending Purchaser/s 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

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By
[Signature]

G. S. Prakash Son.
Gan Prakash Son.

ELITE CONSTRUCTION
Raj Kumar Shan
20/05/2007 Partner

ELITE CONSTRUCTION
Sawanta Chakravarthy
Subrata Mondal Partner

Page No. : 15

Unit/s/Flat/s which are retained and/or not alienated and/or not agreed to be alienated of the time being.

- 1.23 DEVELOPER'S ADVOCATE** shall mean SRI DIPANKAR ROY of Burdwan District Judges' Court Burdwan, who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion and erection and sale, transfer, grant, conveyance, demised, devise and provide of the premise, its parts and parcels and the Building/s and the Unit/s/ Flat/s therein, including the Deed of Conveyance/s thereof.
- 1.24 MASCULINE GENDER** Shall include the feminine and neuter gender and vice versa.
- 1.25 SINGULAR NUMBER** Shall include the plural and vice versa.

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.

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Shri Prakash Das.
Sanjiv Das.

ELITE CONSTRUCTION

Raj Kumar Shrivastava
Partner

ELITE CONSTRUCTION
Santosh Chakravarty

Subrata Nayak
Partner

Page No. : 16

- 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 any notice has been received in respect thereof.
- 2.4 That the said land is not a Debottor or Pirottor property or Vested to the State of West Bengal.
- 2.5 That no proceeding of Income Tax Act, Wealth Tax Act or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 2.6 That there is absolutely no impediment or bar in matter of this agreement/understanding or sale 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.

Das
Sanjiv

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Shri. Braj Kishore Dora
Sanjiv Kishore Dora

ELITE CONSTRUCTION

Raj Kumar Sharma
Srijit Kumar Dora Partner

ELITE CONSTRUCTION

Sankar Chakravarty
Subrata Mondal Partner

Page No. : 17

- 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 ASSURANCES, REPRESENTS AND CONFIRM AS FOLLOWS

- 3.1** The Developer has vast experience, sufficient infrastructure, 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.

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Sanjiv

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Shri Prakash Das.
Sanjiv Das.

Raj KISHORE CONSTRUCTION
Srijit Das
Partner

ELITE CONSTRUCTION
Sanku Chakraborty
Subroto Mondal
Partner

Page No. : 18

- 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 his/their own costs and expenses apply and obtain all necessary permission certificate 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 G+IV storied building over the schedule property.
- 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 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

Shri
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Shri B. K. S. S.

Gan Sookash S.

ELITE CONSTRUCTION
Raj Kumar Shaha

29/07/2017
Partner

ELITE CONSTRUCTION
Sanku Chakravarty

Subroto Chakravarty
Partner

Page No. : 19

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 herein above shall be submitted by or in the name of the Owners. 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 modify or alter the building plan and also have right to submit supplementary Building Plan for the purpose of completion of construction of the multi-storied building over the "A" schedule property mentioned hereunder and if in any case any consent in writing or signature of the Owners are required for the said purpose the Owners

Shri
J. V. V.

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shall sign the same and also shall co-operate in all matters in respect of getting supplementary sanction of Building Plan.

ARTICLE - IV

OCCUPANT

- 4.1 All the areas to be vacated by the Owners in all respect and give permission to the Developer for the purpose of construction within 15 days from the date of execution of the agreement.

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.

Any
[Signature]

[Signature]

[Signature]

ELITE CONSTRUCTION

[Signature]

[Signature]

Partner

ELITE CONSTRUCTION

[Signature]

[Signature]

Partner

Contd. next page

Page No. : 21

Ghosi Brakank Son.
San Sookash Son.

Raj KUMAR CONSTRUCTION
Sujit Kumar
Partner

ELITE CONSTRUCTION
Sanku Chakraborty
Subroto Mondal
Partner

- 5.2** The Developer shall commence construction as per sanctioned plan of the authority concerned. Except unavoidable circumstances the Developer shall complete the construction within Forty Eight 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 execution of the present agreement 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.

Sub
Sujit

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Pratee Gurkash Das
Gan Lokenath Das.

ELITE CONSTRUCTION
Raj Kumar Shaha
Srijit Biju Deb
Partner

ELITE CONSTRUCTION
Sawate Chakravarty
Subroto Nanda
Partner

- 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

SPACE ALLOCATION

- 7.1** That the Owners will get 38% of the constructed area of the proposed G+IV storied building 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 modern fittings & fixtures and the rest constructed portion will be allotted in favour of the Developer . The Flats and Car parking space will be specifically demarcated mutually after getting sanction plan and by executing a separate supplementary agreement.
- 7.2** 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, realise 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.

Day
APV

Ateli Umlesh Jain
Gan Lachkar Jain

ELITE CONSTRUCTION
Raj Kumar Shrivastava
20/07/2017
Partner

ELITE CONSTRUCTION
Savitri Chaturvedi

Partner
Sudhakar Nanda

Page No. : 23

- 7.3** That if and when the local authority permits to extend any further floor over the existing G+IV storied 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 G+IV storied building or by the then market value for their allocation by executing a separate supplementary Agreement.

ARTICLE - IX

BREACH AND CONSEQUENCE

- 8.1** 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.
- 8.2** If the Developer fails to carry-on the proposed work within the stipulated period, except by reason of civil commotion

Ateli
Umlesh Jain

Contd. next page

Dr. Brokesh Das
Sanjiv Das

ELITE CONSTRUCTION
Raj Kumar Shaha
Srijit Das Partner

ELITE CONSTRUCTION
Saurabh Chatterjee
Subroto Nath Partner

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

- 9.1 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 land situated at Mouza - Khaja Anowarberh, J.L. No. 36, R.S. Khatian - 389, 332, 282, 390, 391 & 292, L.R. Khatian - 171 & 184,

Dr.
JWN

Opti Breakdown
Gan Lockard Das

ELITE CONSTRUCTION
Savitri Chakraborty
Partner

ELITE CONSTRUCTION
Savitri Chakraborty
Subrah Nanda Partner

Page No. : 25

R.S. Plot	L.R. Plot	Class	Area
135	189	Bastu	0.01 Acre
134	190	Bastu	0.04 Acres
143	192	Bastu	0.02 Acres
142	195	Bhiti	0.04 Acres
141	196	Bastu	0.07 Acres
144	193	Bhiti	0.09 Acres

TOTAL AREA - 0.27 Acres

Under Mohalla - Berh North Para, Holding No. 137, Ward No. - 17 within Burdwan Municipality, A.D.S.R. Office P.S. & Dist. Burdwan, in the State of West Bengal

On the North : Khaja Anowar Berh to Alamganj Road, Ext. building of Monigopal Dutta & 5 ft wide common passage

On the South : Khaja Anowar Berh Road/

On the East : Ext, building of Kachi Mina & Sachin Chakraborty

On the West : Khaja Anowar Berh Road, Ext building of Sambhu Roy % common passage.

The market value of the property is **Rs.1,30,90,896/-**

Contd. next page

Dr
1/10/22

Page No. : 26

hence the present deed has been prepared upon the stamp valued as assessed.

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

IN WITNESS WHERE of the Vendors & Developer and the purchaser hereto set and subscribed in their respective hand and seals on the present **18th day of March' 2019.**

SIGNED, SEALED AND DELIVERED

Witness :

1. Partha Pratim Banerjee
S/O Dipak Banerjee
Khagragore, Burdwan

2. Susil Mitra
S/O-Madan Mohan Mitra
Vill P.P.O.-Chandul
Dist - Burdwan

Signature of the FIRST PART
Jyoti Prakash Das
Igan Prakash Das

Signature of the SECOND PART

Drafted by me & typed in my office

Dipankar Roy
Advocate
(Dipankar Roy)

Enl. No. ... F639/549/04
Burdwan Dist Judges' Court.
Purba Bardhaman

ELITE CONSTRUCTION
Raj Kumar Shaw
Signature of Partner

ELITE CONSTRUCTION
Sandeep Chakravarty
Subroto Mondal Partner

Jyoti Prakash Das
Igan Prakash Das

ELITE CONSTRUCTION
Raj Kumar Shaw
Signature of Partner

ELITE CONSTRUCTION
Sandeep Chakravarty
Subroto Mondal Partner

ঃ হস্তাসুলীর টিপ ছাপ ও ফটো ঃঃ

বাম হস্তের টিপ ছাপ -



ডান হস্তের টিপ ছাপ -



Raj Kumar Shaw

স্বাক্ষর : Raj Kumar Shaw

বাম হস্তের টিপ ছাপ -



ডান হস্তের টিপ ছাপ -



Rajy Biju Roy

স্বাক্ষর : Rajy Biju Roy

বাম হস্তের টিপ ছাপ -



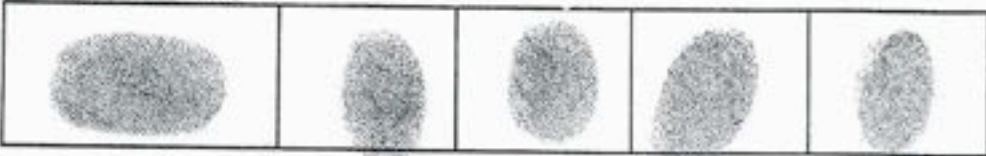
ডান হস্তের টিপ ছাপ -



Samanta Chakraverty

স্বাক্ষর :

বাম হস্তের টিপ ছাপ -














ডান হস্তের টিপ ছাপ -



Subroto Nandi

স্বাক্ষর : Subroto Nandi

হস্তসুন্দীর টিপ ছাপ ও ফটো

বাম হাত						 Jyoti Prakash Sar Jyoti Prakash Sar
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
ডান হাত						

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর _____

বাম হাত						 Gan Prakash Sar Gan Prakash Sar
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
ডান হাত						

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর _____

বাম হাত						ফটো
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
ডান হাত						

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর _____

বাম হাত						ফটো
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
ডান হাত						

উপরের ছবি ও টিপ ছাপগুলি আমার দ্বারা প্রত্যায়িত হইল।

স্বাক্ষর _____



ELITE CONSTRUCTION
Sesanta Chakravarty
Partner

ELITE CONSTRUCTION
Rajbijeet Dey
Partner

ELITE CONSTRUCTION
Raj Kumar Shaha
Partner

ELITE CONSTRUCTION
Subrata Nandi
Partner

PERMANENT ACCOUNT NUMBER

ATHPS8335C



NAME
RAJ KUMAR SHAW

FATHER'S NAME
HARISH CHANDRA SHAW

DATE OF BIRTH
02-04-1981

SIGNATURE

Raj Kumar Shaw

Shahin

COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

Raj Kumar Shaw

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOV. OF INDIA

SASWATA CHAKRAVARTY

SUKUMAR CHAKRAVARTY

12/12/1983

Permanent Account Number

AECPC7598D

Saswata Chakravarty

Signature



Saswata Chakravarty

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBRATA NANDI

SUDHIR NANDI

13/11/1971
Permanent Account Number

AELPN8684A

Subrata Nandi
Signature



Subrata Nandi

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ACTPD5431F

नाम /NAME

DIGBIJOY DEY

पिता का नाम /FATHER'S NAME

AJIT DEY

जन्म तिथि /DATE OF BIRTH

12-10-1968

हस्ताक्षर /SIGNATURE

Digbijoy De

Digbijoy De

असहक आयुक्त, प.स.॥

COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / मालूम कर दें

सहायक आयुक्त आनुक,

पी-7,

घोरेही स्क्वायर,

कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :

Assistant Commissioner of Income-tax,


P-7,

Chowringhee Square,

Calcutta- 700 069.

Digbijoy De

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADJPD4232F



नाम /NAME
JYOTI PROKASH DAS

पिता का नाम /FATHER'S NAME
DIBAKAR DAS


जन्म तिथि /DATE OF BIRTH
15-12-1956

हस्ताक्षर /SIGNATURE
Jyoti Prokash Das

K. Das
असस आय. व.स. XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Jyoti Prokash Das

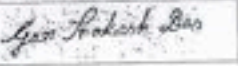
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEVPD7704F

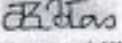


नाम /NAME
GAN PROKASH DAS

पिता का नाम /FATHER'S NAME
DIBAKAR DAS

जन्म तिथि /DATE OF BIRTH
14-12-1957

हस्ताक्षर /SIGNATURE



असस आयु, प.अ.-111
COMMISSIONER OF INCOME-TAX, W.B. - III

Gan Prokash Das.



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0203000286/2019	Date of Application	18/03/2019
Query No / Year	02030000459833/2019		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr SURAJIT HAZRA		
Stampduty Payable	Rs.20,010/-		
Registration Fees Payable	Rs.14/-		
Applicant Name of the Visit Commission	Mr Partha Pratim Banerjee		
Applicant Address	burdwan		
Place of Commission	BAJEPRATAPPUR, P.O:- BURDWAN, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101		
Expected Date and Time of Commission	18/03/2019 6:00 PM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 0/-, Total Fees Paid: 550/-		
Remarks			

স্বাক্ষরিত



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue






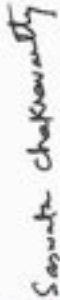





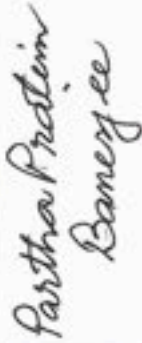
OFFICE OF THE A.D.S.R. BURDWAN, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02030000459833/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	JYOTI PROKASH DAS KHAJA ANOWER BERH, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713101	Land Lord			
2	GAN PROKASH DAS KHAJA ANOWER BERH, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713103	Land Lord			
3	RAJ KUMAR SHAW LAKSHMI NIWAS , BADSHAHI RPAD , SHARMA PARA, P.O:- BURDWAN, P.S:- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713101	Represent ative of Developer [MS ELITE CONSTR UCTION]			

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	DIGBIJOY DEY BAJEPRATAPPUR, P.O:- BURDWAN, P.S:- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713101	Represent ative of Developer [MS ELITE CONSTR UCTION]			
5	SASWATA CHAKRABORTY BISHLAKSHMI BHAVAN, P.O:- BURDWAN, P.S:- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713101	Represent ative of Developer [MS ELITE CONSTR UCTION]			
6	SUBRATA NANDI KULTI , SREEPUR ROAD, P.O:- KULTI, P.S:- Kulti, Kulti, District:- Burdwan, West Bengal, India, PIN - 713304	Represent ative of Developer [MS ELITE CONSTR UCTION]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	PARTHA PRATIM BANERJEE Son of DIPAK BANERJEE KHARAGORIA, P.O:- RAJBATI, P.S:- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713104	JYOTI PROKASH DAS, GAN PROKASH DAS, RAJ KUMAR SHAW, DIGBIJOY DEY, SASWATA CHAKRABORTY, SUBRATA NANDI			

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



ভাৰতৰ নিৰ্বাচন কমিছন
পৰিচয় পত্ৰ
ELECTION COMMISSION OF INDIA
IDENTITY CARD
FKH2253714



নিৰ্বাচকের নাম : পাৰ্থপ্ৰতীম বানার্জী

Elector's Name : Partha Pratim Banerjee

পিতার নাম : দীপক বানার্জী

Father's Name : Dipak Banerjee

দিন / মাস : ১১ / ৯১

জন্ম তারিখ : XX / XX / 1979
Date of Birth

FKH2253714

ওয়েব :
www.eci.gov.in ; বর্ধমান জেলা নির্বাচন 713101

Address:
Bhangakuthi 1 Bardhaman Sadar
Burdwan 713101

Date: 23/07/2007

171 - বর্ধমান দক্ষিণ বিধান সভার নির্বাচন নিয়ন্ত্রক
অতিরিক্ত সচিবের কার্যালয়

Facsimile Signature of the Electoral
Registration Officer for
171-Burdwan South Constituency

নিয়ন্ত্রক অতিরিক্ত সচিবের নতুন ঠিকানা ঘোষণা করলে এই কার্ড
বৈধ থাকবে না। নতুন ঠিকানা উল্লেখ করে নির্বাচন নিয়ন্ত্রক
অতিরিক্ত সচিবের কার্যালয়ে আবেদন করতে হবে।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Partha Pratim Banerjee

পাৰ্থপ্ৰতীম বানার্জী

Major Information of the Deed

Deed No :	I-0203-02460/2019	Date of Registration	19/03/2019
Query No / Year	0203-0000459833/2019	Office where deed is registered	
Query Date	18/03/2019 12:58:44 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	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 1,43,99,991/-		
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 assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Bardhaman, Municipality: BURDWAN, Road: UMR W17, Mouza: Khaje Anwarber, Ward No: 17, Holding No:137 Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-135	RS-389	Bastu	Bastu	0.01 Acre	1/-	5,33,333/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	RS-134	RS-332	Bastu	Bastu	0.04 Acre	1/-	21,33,332/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	RS-143	RS-282	Bastu	Bastu	0.02 Acre	1/-	10,66,666/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L4	RS-142	RS-390	Bastu	Bastu	0.04 Acre	1/-	21,33,332/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L6	RS-144	RS-292	Bastu	Bastu	0.09 Acre	1/-	47,99,997/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			20Dec	5 /-	106,66,660 /-	

Major Information of the Deed :- I-0203-02460/2019-19/03/2019

District: Burdwan, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W17, Mouza: Khaje Anwarber, Ward No: 14, Holding No:137 Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L5	RS-141	RS-391	Bastu	Bastu	0.07 Acre	1/-	37,33,331/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.
Grand Total :					27Dec	6 /-	143,99,991 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature	Other Details
1	JYOTI PROKASH DAS Son of Late DIBAKAR DAS KHAJA ANOWER BERH, P.O:- SRIPALLY, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADJPD4232F, Status :Individual, Executed by: Self, Date of Execution: 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019 ,Place : Pvt. Residence	
2	GAN PROKASH DAS (Presentant) Son of Late DIBAKAR DAS KHAJA ANOWER BERH, 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, PAN No.: AEVPD7704F, Status :Individual, Executed by: Self, Date of Execution: 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/03/2019 , Admitted by: Self, Date of Admission: 18/03/2019 ,Place : Pvt. Residence	

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS ELITE CONSTRUCTION 73 NO G T ROAD , BURDWAN, P.O:- BURDWAN, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101 , PAN No.: AAEFE6241P, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RAJ KUMAR SHAW Son of HARISH CHANDRA SHAW LAKSHMI NIWAS , BADSHAHI RPAD , SHARMA PARA, 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.: ATHPS8335C Status : Representative, Representative of : MS ELITE CONSTRUCTION (as PARTNER)
2	DIGBIJOY DEY Son of Late AJIT DEY BAJEPRATAPPUR, 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.: ACTPD5431F Status : Representative, Representative of : MS ELITE CONSTRUCTION (as PARTNER)

Major Information of the Deed :- I-0203-02460/2019-19/03/2019

3	SASWATA CHAKRABORTY Son of SUKUMAR CHAKRABORTY BISHLAKSHMI BHAVAN, P.O:- BURDWAN, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101, Sex: Male, By Caste: Hindu, Occupation Business, Citizen of: Afghanistan, , PAN No.:: AECPC7598D Status : Representative, Representative of : MS ELITE CONSTRUCTION (as PARTNER)
4	SUBRATA NANDI Son of SUDHIR NANDI KULTI , SREEPUR ROAD, P.O:- KULTI, P.S:- Kulti, Kulti, District:-Burdwan, West Bengal, India, PIN - 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AELPN8684A Status : Representative, Representative of : MS ELITE CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
PARTHA PRATIM BANERJEE Son of DIPAK BANERJEE KHARAGORIA, P.O:- RAJBATI, P.S:- Bardhaman Sadar, Burdwan, District:- Burdwan, West Bengal, India, PIN - 713104			

Identifier Of JYOTI PROKASH DAS, GAN PROKASH DAS, RAJ KUMAR SHAW, DIGBIJOY DEY, SASWATA CHAKRABORTY, SUBRATA NANDI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	JYOTI PROKASH DAS	MS ELITE CONSTRUCTION-0.5 Dec
2	GAN PROKASH DAS	MS ELITE CONSTRUCTION-0.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	JYOTI PROKASH DAS	MS ELITE CONSTRUCTION-2 Dec
2	GAN PROKASH DAS	MS ELITE CONSTRUCTION-2 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	JYOTI PROKASH DAS	MS ELITE CONSTRUCTION-1 Dec
2	GAN PROKASH DAS	MS ELITE CONSTRUCTION-1 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	JYOTI PROKASH DAS	MS ELITE CONSTRUCTION-2 Dec
2	GAN PROKASH DAS	MS ELITE CONSTRUCTION-2 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	JYOTI PROKASH DAS	MS ELITE CONSTRUCTION-3.5 Dec
2	GAN PROKASH DAS	MS ELITE CONSTRUCTION-3.5 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	JYOTI PROKASH DAS	MS ELITE CONSTRUCTION-4.5 Dec
2	GAN PROKASH DAS	MS ELITE CONSTRUCTION-4.5 Dec

Major Information of the Deed :- I-0203-02460/2019-19/03/2019

Endorsement For Deed Number : I - 020302460 / 2019

On 18-03-2019

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

Presented for registration at 17:30 hrs on 18-03-2019, at the Private residence by GAN PROKASH DAS , 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 1,43,99,991/-

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

Execution is admitted on 18/03/2019 by 1. JYOTI PROKASH DAS, Son of Late DIBAKAR DAS, KHAJA ANOWER BERH, P.O: SRIPALLY, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Others, 2. GAN PROKASH DAS, Son of Late DIBAKAR DAS, KHAJA ANOWER BERH, P.O: SRIPALLY, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Others

Identified by PARTHA PRATIM BANERJEE, , Son of DIPAK BANERJEE, KHARAGORIA, P.O: RAJBATI, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

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

Execution is admitted on 18-03-2019 by RAJ KUMAR SHAW, PARTNER, MS ELITE CONSTRUCTION (Others), 73 NO G T ROAD , BURDWAN, P.O:- BURDWAN, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101

Identified by PARTHA PRATIM BANERJEE, , Son of DIPAK BANERJEE, KHARAGORIA, P.O: RAJBATI, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

Execution is admitted on 18-03-2019 by DIGBIJOY DEY, PARTNER, MS ELITE CONSTRUCTION (Others), 73 NO G T ROAD , BURDWAN, P.O:- BURDWAN, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101

Identified by PARTHA PRATIM BANERJEE, , Son of DIPAK BANERJEE, KHARAGORIA, P.O: RAJBATI, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

Execution is admitted on 18-03-2019 by SASWATA CHAKRABORTY, PARTNER, MS ELITE CONSTRUCTION (Others), 73 NO G T ROAD , BURDWAN, P.O:- BURDWAN, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101

Identified by PARTHA PRATIM BANERJEE, , Son of DIPAK BANERJEE, KHARAGORIA, P.O: RAJBATI, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

Execution is admitted on 18-03-2019 by SUBRATA NANDI, PARTNER, MS ELITE CONSTRUCTION (Others), 73 NO G T ROAD , BURDWAN, P.O:- BURDWAN, P.S:- Bardhaman Sadar, Burdwan, District:-Burdwan, West Bengal, India, PIN - 713101

Identified by PARTHA PRATIM BANERJEE, , Son of DIPAK BANERJEE, KHARAGORIA, P.O: RAJBATI, Thana: Bardhaman Sadar, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others



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

Major Information of the Deed :- I-0203-02460/2019-19/03/2019

On 19-03-2019

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.

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 18/03/2019 5:17PM with Govt. Ref. No: 192018190377921331 on 18-03-2019, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00ZDAQA9 on 18-03-2019, 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 5,000/- by online = Rs 15,010/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 3778, Amount: Rs.5,000/-, Date of Purchase: 15/03/2019, Vendor name: N Islam
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/03/2019 5:17PM with Govt. Ref. No: 192018190377921331 on 18-03-2019, Amount Rs: 15,010/-, Bank State Bank of India (SBIN0000001), Ref. No. IK00ZDAQA9 on 18-03-2019, Head of Account 0030-02-103-003-02



Registration, Govt. of WB
Burdwan, West Bengal
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-0203-02460/2019-19/03/2019

Major Information of the Deed :- I-0203-02460/2019-19/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2019, Page from 56514 to 56561
being No 020302460 for the year 2019.

Book No
Page No
Volume
being



Book No
Page No
Volume
being

Digitally signed by KAUSHIK
BHATTACHARYA
Date: 2019.03.26 15:49:56 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 3/26/2019 3:48:54 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
West Bengal.



Kaushik
ADDITIONAL
OFFICER
Year

(This document is digitally signed.)