

7211/25

D-7162/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 712869

1-328
 2639 90/3
 19/9/3

Sh. Subram.

Sanjit Kumar Hazra,
Rahul Jindal
Secy

SHREE RAM UDYOG
Shyama Prasad
 Partner

SHREE RAM UDYOG
Rabinbar Nath
 Partner

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

Additional District Sub Registrar
 Burdwan, Dt.-Purba Bardhaman

11.9.2025



AGREEMENT FOR DEVELOPMENT

Subramaniam
 53/4

वर्षा २०२५

२०२५ १३२ ८१

7069 SALE DATE 18/9/2025
SL NO ..
SOLD TO... Shree Ram Udyog
ADD..... Burdwan
STAMP RS..... 1000 P



THIS STAMP PAPER PURCHASE FROM
PURBA BURDWAN INO TRY. ON DATE..... 28 AUG 2025
STAMP VENDOR-GOLAM MOHABUB
BURDWAN A.D.S.R. OFFICE. PURBA BURDWAN
LICENCE NO 776-77

Golam Mohabub
SIGNATURE



Additional District Sub Registrar
Burdwan, Dt.-Purba Bardhaman

19 SEP 2025

Sk. Sadek

Rajiv Kumar Hati
Lt. Sujit Kumar Hati
SK SAFIK

SHREE RAM UDYOG

Syama Prasad Das
Partner

SHREE RAM UDYOG

Rabindra Nath Das
Partner

THIS DEED IS MADE ON THIS 19TH DAY OF SEPTEMBER, 2025 at BURDWAN
BETWEEN

1. **SK JASHIMUDDIN (AADHAAR No. 9123 1285 3214)**, S/o Sk. Sadek Ali, by Religion Islam, by Nationality: Indian, by Occupation: Business, Resident of Paschim Memari, P.O. Kala Nabagram, P.S. Memari, Dist. Purba Bardhaman, Pin-713124; **having PAN: AIOPJ0914E; AND**
2. **SANJIT KUMAR HATI (AADHAAR No. 7672 7276 4224)**, S/o Lt. Sujit Kumar Hati, by Religion Hindu, by Nationality: Indian, by Occupation: Professional, Resident of B.L. Hati Road, Radhanagar, P.O. & P.S. Bardhaman, Dist. Purba Bardhaman, Pin-713101; **having PAN: AALPH9872N; AND**
3. **RAHUL MUKHERJEE (AADHAAR No. 4083 2056 5623)**, S/o Lt. Dr. Amitabha Mukherjee, by Religion Hindu, by Nationality: Indian, by Occupation: Business, Resident of 25 R. B. Ghosh Road, P.O. & P.S. Bardhaman, Dist. Purba Bardhaman, Pin-713101; **having PAN: ADMPM2702L; AND**
4. **SK SAFIK @ SAFIK SK (AADHAAR No. 5188 2996 8878)**, S/o Lt. Lutfar Sekh, by Religion Islam, by Nationality: Indian, by Occupation: Service, Resident of Barshul, Post Office: Barshul, P.S. Shaktigarh (previously known as Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; **having PAN: BHMP50513G;** hereinafter jointly called and referred as the **OWNERS cum LAND LORDS** (which express or shall unless excluded their respective heirs, Executor, administrators, legal representative and assigns) of the party of the **FIRST PART.**

AND

"SHREE RAM UDYOG" (PAN. ADEFS0974B) (A Partnership Firm having been incorporated under the Partnership Act, 1932) having its Regd. Office at Barsul Mill Gate, Post Office: Barshul, P.S. Shaktigarh (previously known as Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; being represented by its all Partners namely

Subodh Das
Adv.

Shyam

Shyam

Shyam

SHRE RAM UDYOG
Shyama Prasad Das
Partner

SHREE RAM UDYOG
Rabindranath Dey
Partner

1.MR. SHYAMA PROSAD DAS, S/o Lt. Sunil Das, by nationality Indian, by caste Hindu, by profession business, resident of C D P High School, Purba Barshul, Post Office: Barshul, P.S. Shaktigarh (previously known as Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; **PAN. AKWPD6888M. AND**

2.MR. RABINDRANATH DEY, S/o Shibananda Dey, by nationality Indian, by caste Hindu, by profession business, resident of Barshul, Baje Salepur, Barshul Unnayani Club, Post Office: Barshul, P.S. Shaktigarh (previously known as Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; **PAN. BBSPD6842F;** hereinafter called the **DEVELOPER cum PROMOTER** (which express or shall unless excluded its/his/her/their and each of its/their respective heirs, executors, administrators, legal representative and assigns) of the party of the **SECOND PART.**

WHEREAS: the OWNERS is the sole and absolute OWNERS and have absolutely seized and possessed of or otherwise well and sufficiently entitled to the Lands, hereditaments and premises, existing structure free from all encumbrances, charges, liens, attachments, trusts whatsoever to howsoever more-fully described in the entire First Schedule hereinafter written (hereinafter referred to as the "SAID PREMISES");

AND WHEREAS the First Schedule mentioned property appertaining to **L.R. Khatian Nos. 3924, 3925, 3926 & 3927** comprising in **C.S. Plot No. 382(P), R.S. Plot No. 382/770** corresponding **L.R. Plot No. 975, LOP Plot No. 109,** measuring a total area of land **6 Kathas BY Classification of Land BASTU** situated within **Mouza SHANKHARIPUKUR, J.L. No. 38,** within the jurisdiction of **BURDWAN MUNICIPALITY, within Mahalla DHAMRAI,** comprising in **Municipal Holding No. 109, within Ward No. 15,** within P.S. **Bardhaman Sadar, Dist. Purba Bardhaman,** (hereinafter referred to as

Shyam Prasad Das

A. Subramani

Shajit Kumar Adak

Rahul Jena
S.K. Sik

SHREE RAM UDYOG
Partner

Shyama Prasad Das
Partner

SHREE RAM UDYOG
Partner
Robin drachak

"SAID PROPERTY") was previously acquired by R.R. & R Department, of WEST BENGAL GOVERNMENT. the R.R. & R Department, of WEST BENGAL GOVERNMENT with the intention to rehabilitate the Refugees from the East Pakistan (Now Bangladesh) under the provision of the L.D.P. Act, 1948/L.A. Act I of 1894 allotted/gifted the Said Property i.e. the First Schedule mentioned property to ARCHANA MALAKAR, W/o Khokan Malakar by virtue of DEED of GIFT being No. 1 - 1281 for the Year of 1989, registered in the office of Additional District Registrar, Burdwan.

After getting the SAID PROPERTY by virtue of the aforesaid deed she mutated her name within the record of L.R.R.O.R. under L.R. Khatian No. 2721 within the schedule mentioned mouza (as per the Doctrine of ONE MAN ONE KHATIAN under the provision of W.B.L.R. Act, 1955). And enjoying her absolute right, title, interest, possession over the schedule mentioned property (obtained by the aforesaid Deed) by paying all Land revenue and Municipal taxes imposed upon the schedule mentioned property in her name for more than twelve years without any interference of any third party and became the Absolute OWNER and possessor of the First schedule mentioned property.

AND WHEREAS, being the absolute Owner and Possessor of the First schedule mentioned property she transferred her absolute right, title, interest over the first schedule mentioned property by virtue of 2 Deeds in which by one Regd. Deed of Gift being No. 1 - 1847 for the year of 2019, Regd. In the office of D.S.R. II Purba Bardhaman in favour of KRISHNA DAS, AND by another Regd. Deed of Gift being No. 1 - 1848 for the year of 2019, Regd. In the office of D.S.R. II Purba Bardhaman in favour of RUPALI BHUINYA. After getting the SAID PROPERTY by virtue of the aforesaid deeds they mutated their name within the record of L.R.R.O.R. under L.R. Khatian No. 3391 (in the name of KRISHNA DAS) & 3390 (in the name of RUPALI BHUINYA)

Shyama Prasad Das
ADR

SK Jashimuddin

Sanjit Haty
Rahul Mukherjee
SK Safik

SHREE RAM UDYOG
Shyama Prasad Das
Partner

SHREE RAM UDYOG
Rabin Banerjee
Partner

within the schedule mentioned mouza (as per the Doctrine of **ONE MAN ONE KHATIAN** under the provision of **W.B.L.R. Act, 1955**). And enjoying their absolute right, title, interest, possession over the First schedule mentioned property (obtained by the aforesaid Deeds) by paying all Land revenue and Municipal taxes imposed upon the First schedule mentioned property in their names without any interference of any third party and became the Absolute OWNERS and possessors of the First schedule mentioned property.

AND WHEREAS, being the absolute Owner and Possessor of the First schedule mentioned property the said **KRISHNA DAS AND RUPALI BHUINYA** transferred their absolute right, title, interest over the first schedule mentioned property by virtue of one **Regd. Deed of Sale being No. I - 8557 for the year of 2022, Regd. In the office of A.D.S.R. BURDWAN** in favour of in favour of **present Owners cum Land Lord namely SK JASHIMUDDIN, SANJIT HATI, RAHUL MUKHERJEE AND SK SAFIK**. After getting the **SAID PROPERTY** by virtue of the aforesaid deed they mutated their name within the record of **L.R.R.O.R. under L.R. Khatian Nos. 3924 (in the name of RAHUL MUKHERJEE), 3925(in the name of SK JASHIMUDDIN), 3926 (in the name of SANJIT HATI) & 3927 (in the name of SK SAFIK)** within the schedule mentioned mouza (as per the Doctrine of **ONE MAN ONE KHATIAN** under the provision of **W.B.L.R. Act, 1955**) as well as they recorded their names within the record of **Burdwan Municipality within Mahalla DHAMRAI, comprising in Municipal Holding No. 109, within Ward No. 15**. And enjoying their absolute right, title, interest, possession over the First schedule mentioned property (obtained by the aforesaid Deed) by paying all Land revenue and Municipal taxes imposed upon the First schedule mentioned property in their names without any interference of any third party and became the Absolute OWNERS and possessors of the First schedule mentioned

Shyama Prasad Das
A.D.

[Handwritten signature]

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

SHREE RAM UDYOG
[Handwritten signature]
Partner

SHREE RAM UDYOG
[Handwritten signature]
Partner

property. Be it also mentioned here that in the reference of **Regd. Deed of Sale** being No. I - 8557 for the year of 2022, Regd. In the office of A.D.S.R. BURDWAN, it was wrongly typed as **Regd. Deed of Gift** being No. I - 1847 for the year of 2019, Regd. In the office of A.D.S.R. Bardhaman in favour of KRISHNA DAS, AND by another **Regd. Deed of Gift** being No. I - 1848 for the year of 2019, Regd. In the office of A.D.S.R. Bardhaman in favour of RUPALI BHUINYA which was contradict from it's original registration office name i.e. **Regd. Deed of Gift** being No. I - 1847 for the year of 2019, Regd. In the office of D.S.R. II Purba Bardhaman in favour of KRISHNA DAS, AND by another **Regd. Deed of Gift** being No. I - 1848 for the year of 2019, Regd. In the office of D.S.R. II Purba Bardhaman in favour of RUPALI BHUINYA, and the said error has been rectified by this deed.

AND WHEREAS to make a proper utilisation of the First Schedule mentioned property the OWNERS has taken decision to construct a multi-storeyed Residential building inclusive of Flats/Residential Units and Car Parking Spaces thereon and by constructing building/s and to develop the premises which is not being looked after by the OWNERS as they are not that experienced in this field of Development and Construction of multi-storeyed buildings and also due their occupational dilemma and thereby the OWNERS have taken decision to construct the multi-storeyed Residential cum Commercial building inclusive of Flats/Residential Units and Car Parking Spaces and to develop the said premises through a Reputed Developers cum Promoter.

AND WHEREAS that the OWNERS neither have the capacity nor has the ability both ~~financially~~ and technically and also nor has any experience nor has the adequate and appropriate skill and knowledge to develop or to construct the new building/buildings along with multistoried residential

[Handwritten signature]
ADN

St. Schmidt

Shyama Prasad Gogoi
Partner

SHREE RAM UDYOG
Shyama Prasad Gogoi
Partner

SHREE RAM UDYOG
Robin Prasad Gogoi
Partner

building cum housing complex inclusive of Flats/Residential Units and Car Parking Spaces.

AND WHEREAS that the DEVELOPER is itself is a highly reputed Promoter in Real Estate sector and Developer as a Partnership Firm in the sector of Development and Promoting of Land and allied works and having more experience, knowledge and skill to develop the same. So, the OWNERS of the First Schedule mentioned property gave offer to the DEVELOPER to develop the First Schedule properties as mentioned below. In response to that offer the DEVELOPER has accepted on the following terms and conditions as stated below to develop the property with a project for construction of multi-storeyed building inclusive of Flats/Residential Units and Car Parking Spaces.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows: -

ARTICLE I - Definition & interpretation:

- 1.1 PREMISES: shall mean the premises with land as stated in the First Schedule of this agreement.
- 1.2 BUILDING/S: shall mean the proposed multistoried building/buildings along with residential/commercial building cum housing complex inclusive of Flats/Residential Units and Car Parking Spaces to be constructed as per the Architect's drawings/documents, duly approved by the Burdwan Municipality via its sanction Plan in order to construct multi-storeyed Building comprised with Residential Flats or Commercial Units and Parking Spaces which is regarded as part and parcel of the said project, within the said premises and shall also mean the any additional floors and/or storey on and over the said Top Floor inclusive of Flats/Residential Units and

Shyama Prasad Gogoi
A.D.

SK Safik

Shree Ram Udyog

Shree Ram Udyog
Partner

SHREE RAM UDYOG
Shree Ram Udyog
Partner

SHREE RAM UDYOG
Robindranath
Partner

Car Parking Spaces to be constructed as per the Architect's drawings/documents, duly approved by the Burdwan Municipality via its sanction Plan or amendment or modification of Plan in order to construct the said additional floors over the said Top Floor in the proposed Multi-Storied Building comprised with Residential Flats or Commercial Units and Parking Spaces which is regarded as part and parcel of the said project, within the said premises and the said building is to be constructed by the manner and way with all specifications as stated in the **Second Schedule** of this Indenture.

1.3 OWNERS cum LAND LORDS: shall mean **1. SK JASHIMUDDIN (AADHAAR No. 9123 1285 3214)**, S/o Sk. Sadek Ali, by Religion Islam, by Nationality: Indian, by Occupation: Business, Resident of Paschim Memari, P.O. Kala Nabagram, P.S. Memari, Dist. Purba Bardhaman, Pin-713124; **having PAN: AIOPJ0914E; AND**

2. SANJIT HATI (AADHAAR No. 7672 7276 4224), S/o Sujit Kumar Hati, by Religion Hindu, by Nationality: Indian, by Occupation: Business, Resident of B.L. Hati Road, Radhanagar, P.O. & P.S. Bardhaman, Dist. Purba Bardhaman, Pin-713101; **having PAN: AALPH9872N; AND**

3. RAHUL MUKHERJEE (AADHAAR No. 4083 2056 5623), S/o Dr. Amitabha Mukherjee, by Religion Hindu, by Nationality: Indian, by Occupation: Business, Resident of 25 R. B. Ghosh Road, P.O. & P.S. Bardhaman, Dist. Purba Bardhaman, Pin-713101; **having PAN: ADMPM2702L; AND**

4. SK SAFIK @ SAFIK SK (AADHAAR No. 5188 2996 8878), S/o Lutfar Sekh, by Religion Islam, by Nationality: Indian, by Occupation: Business, Resident of Barshul, Post Office: Barshul, P.S. Shaktigarh (previously known as Bardhaman Sadar), Dist. Purba Bardhaman, Pin-713124; **having PAN: BHMPS0513G;** and shall include their respective heirs, executors, administrators, representatives, transferees, assignees and nominees.

Shree Ram Udyog
Partner

Shyam Prasad Das

Rajit Kumar Das

Rabindranath Dey

SHR

SHREE RAM UDYOG

Shyam Prasad Das

Partner

SHREE RAM UDYOG

Rabindranath Dey

Partner

1.4 DEVELOPER: shall mean "SHREE RAM UDYOG" (PAN. ADFFS0974B) (A Partnership Firm having been incorporated under the Partnership Act, 1932) having its Regd. Office at Barsul Mill Gate, Post Office: Barshul, P.S. Shaktigarh (previously known as Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; being represented by its all Partners namely

1.MR. SHYAMA PROSAD DAS, S/o Sunil Das, by nationality Indian, by caste Hindu, by profession business, resident of C D P High School, Purba Barshul, Post Office: Barshul, P.S. Shaktigarh (previously known as Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; **PAN. AKWPD6888M. AND**

2.MR. RABINDRANATH DEY, S/o Shibananda Dey, by nationality Indian, by caste Hindu, by profession business, resident of Barshul, Baje Salepur, Barshul Unnayani Club, Post Office: Barshul, P.S. Shaktigarh (previously known as Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; **PAN. BBSPD6842F;** and shall include its respective legal heirs, successors, officers, managers, executors, administrators, representatives, transferees, assignees and nominees.

1.5 COMMON FACILITEIS: shall include corridors, hall ways, drive ways, lifts, stairways, landings, water reservoir, pump room, passage-ways, drive-ways, generator space/room, community room, meter room, transformer, electrical sub-station and other spaces and facilities, whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the building/buildings and/or common facilities or any of them thereon as the case may be as stated in details in the **Third Schedule** of this Indenture.

1.6 OWNERS'S ALLOCATION: shall mean the absolute right of the OWNERS in regard to their respective share and amount of land as agreed upon to be developed by virtue of this agreement and in that regard the allocation of the

Shyam Prasad Das

Sh. Salim

Shri. Ram Udyog

Rajendra Kumar
SRK

SHREE RAM UDYOG
Shyama Prasad Singh
Partner

SHREE RAM UDYOG
Robindra Nath
Partner

Sh. Salim
Adr.

OWNERS will be 40% of the proposed building/buildings with Car Parking Spaces in Ground Floor being the residential/commercial building cum housing complex in relation to the construction according to the sanctioned plan of the Burdwan Municipality as per their share over land more specifically mentioned in the First Schedule, i.e., the OWNERS will altogether obtain the entitlement of the 40% of the proposed building/buildings with 40% of the Total Car Parking Spaces in Ground Floor; Here it must be mentioned that OWNERS shall enjoy his entitlement of the aforesaid allotted share of 40% of the proposed building/buildings with 40% of the Total Car Parking Space in Ground Floor and they will sale out the said allocated portion of 40% by themselves in favour of the prospective purchasers without the Allocation of the Developer and will be eligible and entitled take the consideration amount and the OWNERS will be entitled and eligible to directly sale the said Unit/Flat/Parking Space or will be entitled and eligible to directly do any documentation or will be entitled and eligible to execute any document and agreement for Sale and the OWNERS will be entitled and eligible to take the Monetary Consideration in lieu of his shares alone from any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank by themselves and for themselves.

1.7 DEVELOPER'S ALLOCATION:

1.7.1 Shall mean the absolute right of the DEVELOPER in regard to 60% of the Total constructed Portion of the proposed building/buildings and car parking spaces being the residential/commercial building cum housing complex in relation to the construction according to the sanctioned plan of the Burdwan Municipality in order to construct Multi-Storied Building comprised with Residential Flats and Parking Spaces as per their

Shyam Lal

Shyam Lal

Shyam Lal

SHR

SHREE RAM UDYOG

Shyam Lal

Partner

SHREE RAM UDYOG

Shyam Lal

Partner

respective share over the entire **First Schedule** mentioned property including Car Parking / Garages and flats / Residential / Commercial Units and Parking Spaces in all the floors **EXCEPT** the portion defined in the OWNERS'S ALLOCATION i.e., the DEVELOPER will have exclusive right to enjoy as per its entitlement and will have all right, title and interest by virtue of this Agreement to hold and also to Sell the entire allocation of its as defined hereinabove.

- 1.7.2 Roof area which shall be the roof/roves directly above the flat/flats and/or room/rooms including every right over the roof will be allotted in favour of the OWNERS and DEVELOPER jointly;
- 1.7.3 During the tenure of this Agreement, if the DEVELOPER obtains any excess or further permission by way of Burdwan Municipality Sanctioned Plan, then the DEVELOPER may raise construction over the said land Area of the said building which is to be constructed in accordance with the said Plan then the OWNERS shall have their right of **40%** of the further newly constructed portion/floor which means that the DEVELOPER shall have the exclusive right of rest **60%** of allocation of the further newly constructed portion/floor.

1.8 **ARCHITECH:** shall mean any person or persons firm or firms appointed or nominated by the DEVELOPER as the Architect of the building at his own cost and sole responsibility, subject to the approval of the OWNERS.

1.9 **BUILDING PLAN:** shall mean the sanctioned plan of Burdwan Municipality and also the other plan/plans for the construction of the building, duly approved by the OWNERS and submitted by at the costs of the DEVELOPER to the **Burdwan Municipality** in order to construct Multi-Storied Building comprised with Residential Flats Units and Parking Spaces and shall include any amendments

Shyam Lal
A.O.

Sh. Subramoorthy
Ranjit Kumar Saha
Rohit Kumar
SK Singh

SHREE RAM UDYOG
Shyama Prasad Ray
Partner

SHREE RAM UDYOG
Rabinranjan Das
Partner

thereto or modifications thereof made or caused by the DEVELOPER which is duly sanctioned by the Burdwan Municipality.

- 1.10 CONSTRUCTED SPACE:** shall mean the space in the building available for independent use and the occupation including the space demarcated for common facilities.
- 1.11 SALEABLE SPACE:** means, except OWNERS'S 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 CARPET AREA:** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- 1.13 COVERED AREA:** shall mean the Plinth area of the said Residential 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 Residential Unit / Flats / Parking Space then one - half of the area under such wall shall be included in each Residential Unit / Flat.
- 1.14 UNDIVIDED SHARE:** shall mean the undivided proportionate share in the land attributable to the each Flat and Residential Unit / Parking Space comprised in the said Holding and the common portions held by and /or here in agreed to be sold to the respective Purchaser and also wherever the context permits.
- 1.15 CO - OWNERS:** shall according to its context mean and include all persons who acquire or agree to acquire Residential Unit / Flat / Parking space in the Building, including the Developer for the Residential Unit/ Flats / Parking

*with
infrastructure*

Shyam

Shyam
Shyam
Shyam
Shyam

SHREE RAM UDYOG
Shyam
Partner

SHREE RAM UDYOG
Shyam
Partner

Spaces not alienated or agreed to be alienated.

- 1.16 APARTMENTS/UNIT:** "apartment" whether called block, chamber, dwelling unit, flat, office, showroom, shop, godown, premises, suit, tenement, unit or by any other name, means a separate and self-contained part of any immovable property, including one or more rooms or enclosed spaces, located on one or more floors or any part thereof, in a building or on a plot of land, used or intended to be used for any residential or commercial use such as residence, office, shop, showroom or godown or for carrying on any business, occupation, profession or trade, or for any other type of use ancillary to the purpose specified; as per **RERA, Act 2016**.
- 1.17 COMMON EXPENSES:** shall include all expenses to be incurred by the Co - OWNERS for the maintenance, management and upkeep of the building in the said Holding for common purposes and also the charges to installation of Electricity.
- 1.18 COMMON PURPOSES:** shall mean the purpose of managing and maintaining the building of the said Holding 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.
- 1.19 SUPER BUILT-UP AREA:** Super Built-Up Area shall mean as per the Definition of Law in force and Order issued by the Government.
- 1.20 DEVELOPER'S ADVOCATE:** Shall mean Advocate, as per choice of the Developer 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

Shyam

[Handwritten signature]

Shree Ram Udyog
[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

SHREE RAM UDYOG
[Handwritten signature]
Partner

SHREE RAM UDYOG
[Handwritten signature]
Partner

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.

1.21 TRANSFER: with its grammatical variations shall include a transfer by and/or of possession and by any other means adopted for effecting what is understood as a transfer of space in a multistoried building/s to purchasers thereof although the same may not amount to a transfer in law.

1.22 TRANSFEREE/INTENDING PURCHASER: shall mean a person or persons to whom any space in the building/s has been transferred by the DEVELOPER including the rights of transfer to the fullest extent of the DEVELOPERS ALLOCATION or any space in the building/s has been transferred by the OWNERS including the rights of transfer to the extent of his own share as defined and described as the OWNERS'S ALLOCATION.

1.23 MASCULINE GENDER: shall include feminine gender and vice versa.

1.24 SINGULAR NUMBER: shall include plural number and vice versa.

ARTICLE II - TITLE INDEMNITIES AND REPRESENTATIONS:

The OWNERS do and doth hereby declare and covenant with the DEVELOPER as follows: -

2.1 That the OWNERS is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said premises as mentioned in the **First Schedule** below.

2.2 That the said premises is free from all encumbrances, charges, liens, lis-pendenses, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature and if such is not still then the OWNERS hereby unconditionally undertake to make the said **First Schedule** mentioned property free from all encumbrances, charges, liens, lis-pendenses, acquisitions, requisitions, attachments and trusts whatsoever or howsoever

[Handwritten signature]
Adm.

Sh. Lalwani

Sangis Kumar Shinde

Rajesh Kumar

Sh. S. N. K.

SHREE RAM UDYOG
Syama Prasad Shy
Partner

SHREE RAM UDYOG
Robin Prasad Shy
Partner

nature within 3 Months from this very date of execution of this Agreement .

- 2.3 That the **DEVELOPER** will bear the cost of demolishing, dismantling, disintegrating and dissolving the existing construction (if any) and make it vacant if necessary and will take the possession of the vacant land in favour of the **DEVELOPER** provided that all the debris and rubbish will be retained by the **DEVELOPER** and shall be the property of the **DEVELOPER** and the **DEVELOPER** will bear the cost and expense of the query of earth or soil for the purpose of setting up the foundation.
- 2.4 That the **DEVELOPER** will bear all expenditure of construction and cost of all necessary and essential materials and equipments which will be required for the purpose of construction of the said building premises and the **OWNERS** will co-operate with the **DEVELOPER** in all aspects except Financially.
- 2.5 That the **OWNERS** by self or through their constituted attorney shall sign in all other necessary papers, documents, affidavits, declarations etc. require for modification of building plan/revised plan if necessary, and for construction of building which may be required by the Developer for the purpose of construction and development of the said property in the said premises.

2.6 The **DEVELOPER** is hereby authorized and empowered in relation to the said construction, so far as may be necessary for apply of quotas of cement, steels bricks and other materials for the construction or the electric meter waster & drainage and other imputes and facilities and for other necessities required for which purpose the **OWNERS** hereby agree upon to execute a separate Power of Attorney in favour of "SHREE RAM UDYOG" (PAN. ADFFS0974B) (A Partnership Firm having been incorporated under the Partnership Act, 1932) having its Regd. Office at Barsul Mill Gate, Post Office:

Sh. Lalwani
A.Dr.

Shyam Prasad Das

Rabindranath Dey
Sasik

SHREE RAM UDYOG
Shyama Prasad Das
Partner

SHREE RAM UDYOG
Rabindranath Dey
Partner

Barshul, P.S. Shaktigarh (previously known as Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; being represented by its all Partners namely

1.MR. SHYAMA PROSAD DAS, S/o Sunil Das, by nationality Indian, by caste Hindu, by profession business, resident of C D P High School, Purba Barshul, Post Office: Barshul, P.S. Shaktigarh (previously known as Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; **PAN. AKWPD6888M. AND**

2.MR. RABINDRANATH DEY, S/o Shibananda Dey, by nationality Indian, by caste Hindu, by profession business, resident of Barshul, Baje Salepur, Barshul Unnayani Club, Post Office: Barshul, P.S. Shaktigarh (previously known as Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; **PAN. BBSPD6842F**; whereas such power or authority to be executed by a registered Power of Attorney as required by the DEVELOPER to sign by the OWNERS all such application as to be require for the purpose and in connection with the construct of the proposed building/s and to sell flats and car parking spaces with share in land.

- 2.7 That except the OWNERS no one else have any right title interest, claim or demand whatsoever or howsoever in respect of the said **First Schedule** mentioned premises or any portion thereof.
- 2.8 The OWNERS shall pay all revenue and taxes to the competent authority till the transfer of the flat or space premises to the intending purchaser or transferee from the and in respect of the OWNERS'S ALLOCATION.
- 2.9 The OWNERS have absolute right and authority to enter into the agreement with the DEVELOPER in respect of their title in the said premises agreed to be developed.
- 2.10 That there is no arrear of taxes and / or other levies of impositions of the said property due and payable to any statutory authority.

Shyam Prasad Das
Adm.

Sp. Salomak
Angie King
Robert King
Shrik

SHREE RAM UDYOG
Shyama Prasad Das
Partner

SHREE RAM UDYOG
Robindra Nath Das
Partner

- 2.11 That neither any proceeding for acquisition of the said property or any portion thereof is pending nor any notice has been received in respect thereof.
- 2.12 That the said land is not a Debottor or Pirottor property.
- 2.13 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.
- 2.14 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.
- 2.15 The OWNERS do not own any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1978 in respect of the said premises.
- 2.16 The OWNERS hereby undertake to indemnify and keep indemnified the DEVELOPER from and against any and all actions, charges, liens, claims, damages, encumbrances and mortgages or any Third Party Possessory Rights or any Third Party Claim in the said premises arising out of or due to the negligence or noncompliance of any law, bye-laws rules and regulations of the Burdwan Municipality or Government or local bodies including the Municipality as the case may be by the OWNERS and shall attend to answer and be responsible for any deviation, omission, commission, negligence, violation and/or breach of any of the said laws, bye-laws, rules and regulations or any accident in or relative to or concerning prior to execution of this Deed and 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,

Notary
Signature

[Handwritten signature]

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

SHREE RAM UDYOG
[Handwritten signature]
Partner

SHREE RAM UDYOG
[Handwritten signature]
Partner

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 or their nominee or nominees. Here it must be mentioned that the OWNERS will not be liable for any consideration received by the Developer from the intending Purchaser/Purchasers regarding the Developer's Allocation after the development of the said premises and likewise the Developer shall not be liable for any act, deed, matter or thing done or caused to be done by the OWNERS in respect of their Allocation.

2.17 That during the continuance of this Agreement the OWNERS shall not any way cause any impediment or obstruction whatsoever in the construction or development of complex and building in the said First Schedule mentioned Property and hereunder empower the DEVELOPER to take up the construction work of the new building as per sanctioned plan of Burdwan Municipality.

ARTICLE III - COMMENCEMENT:

3.1 This agreement shall commence or shall deemed to have commenced on and with effect from the date of execution of this agreement.

ARTICLE IV - DEVELOPER'S RIGHT OF CONSTRUCTION:

4.1 The OWNERS hereby grant exclusive right to the DEVELOPER to build upon and to commercially exploit the said premises in any manner (but subject to the provisions contained herein) as the DEVELOPER may choose by constructing a Residential/commercial building thereon by way of the said construction is to be done according to the Burdwan Municipality by-laws, rules and regulations and, not otherwise. The entire cost of construction of the building or whatsoever nature shall be borne by the Developer. Such cost shall include the cost of all service amenities, fittings and fixtures, all over heads

[Handwritten signature]
A.Dr.

[Handwritten signature]

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

SHREE RAM UDYOG
[Handwritten signature]
Partner

SHREE RAM UDYOG
[Handwritten signature]
Partner

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 permission and approvals. The OWNERS shall not be required to contribute any amount in that regard. Be it mentioned here that the DEVELOPER will have sole right and authority and shall be entitled to receive the price of the Lift, Transformers, Generators from the Purchasers and in that regard the OWNERS shall have no right to demand any share from the share of the price paid by the intending Flat OWNERS in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER and the DEVELOPER will have sole right and authority and shall be entitled to receive the price cum consideration amount of any excess work including the additional and excess work in the Flats from the intending Purchasers and in that regard the OWNERS shall have no right to demand any share from the share of the price paid by the intending Flat OWNERS in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER.

[Handwritten note:]
envelope for
ADR.

- 4.2 The OWNERS have approved/will approve and signed/will sign the said ARCHITECT'S DRAWINGS, which have been SUBMITTED/or will be SUBMITTED to the various statutory bodies, including the Burdwan Municipality by the DEVELOPER in the name of the OWNERS, and/or the same is/will ~~be~~ ~~obtaining~~ SANCTION/APPROVAL from the Burdwan Municipality, after obtaining clearances from all other statutory bodies.
- 4.3 In the event, the Burdwan Municipality or any statutory authority requires

Shyam Lal

Sangit Kumar

Rajesh Kumar

Shree

SHREERAM UDYOG

Shyama Prasad
Partner

SHREE RAM UDYOG

Rabindra Mohan
Partner

any modification of the plan/plans submitted by the OWNERS, the DEVELOPER shall cause the Architect's Drawings/Plans to be altered and/or changed as may be required, by the said Architect and the DEVELOPER shall submit the modified plans/drawings in addition to the original plan submitted prior to this submission, and the DEVELOPER shall bear all costs thereof for sanctioning the drawings/plans by the Burdwan Municipality and/or the other statutory authorities.

4.4 The OWNERS hereby executed a Power of Attorney through this Deed only in favour of the DEVELOPER only for the purpose of sanction/corrections and/or amendment of the plan of the building at the said premises, and with sale right, including enter into agreement with the intending purchaser and received the earnest money as well as consideration amount in respect of the allocation of the DEVELOPER.

4.5 All applications, plans and other papers including the ARCHITECTS DRAWINGS/DOCUMENTS referred to above shall be submitted by the DEVELOPER in the name of the OWNERS of the said premises, but otherwise at the cost and expenses of the DEVELOPER only and the DEVELOPER shall pay and bear the EXPENSES for submission of Architects drawings/documents and other like fees, charges and expenses, required to be paid or deposited for SANCTION of the said project design and construction thereon provided always that the DEVELOPER shall be exclusively entitled to all REFUNDS of any and all payments and/or deposits and made by it in that account.

4.6 That if at the time of the execution of the deed the record of name of the property remains in the name of any other person except that of the OWNERS then within 15 days from the execution of the deed, the OWNERS will be duty bound to take all initiatives to mutate the names in their names without any further delay and

Antopafan
ADN.

Shyam

Shyam
Shyam
Shyam
SK

SHREE RAM UDYOG
Shyam
Partner

SHREE RAM UDYOG
Robindra
Partner

in this respect the DEVELOPER will simply cooperate.

- 4.7 That if at the time of the execution of the deed the record of name of the property remains in the name of any other person except that of the OWNERS then within 15 days from the execution of the deed, the OWNERS will be duty bound to take all initiatives to mutate the names in their names without any further delay and in this respect the DEVELOPER will simply cooperate.
- 4.8 That if any sort of amalgamation or enamel or separation is needed in regard to the First Schedule mentioned properties, then in that event within 15 days from the execution of the deed, the OWNERS will be duty bound to take all initiatives to amalgamate or enamel the property without any further delay and in this respect the DEVELOPER will simply cooperate.

ARTICLE V - TITLE DEEDS:

- 5.1 Immediately after the execution of this agreement the OWNERS shall hand over the Original Title Deed with related documents and other papers and writings including the last paid up Municipality Tax Receipts and the other Bills including Revenue / Rent Receipts issued by the Government of West Bengal through B.L.L.R.O relating to the said First Schedule mentioned premises of and/or for necessary searches, to the DEVELOPER / PROMOTER for inspection and record.
- 5.2 The DEVELOPER / PROMOTER through its Partners or/and representatives and/or nominee/nominees or the transferees of the OWNERS and the DEVELOPER / PROMOTER itself shall be entitled for detailed inspection of the original Title Deed(s) of the OWNERS and thereafter the OWNERS shall unconditionally handover the custody of the original Title Deed(s) to the DEVELOPER / PROMOTER permanently for the purpose of inspection of the said Title Deed(s) as and when required by any Government Authority

Shyam
Shyam
Shyam
SK

Sgt. Lakshmi K.

Sangit Kumar Hodi
Rabindra Nath Dey
SKS/11

SHREE RAM UDYOG
Shyama Prosad Das
Partner

SHREE RAM UDYOG
Rabindra Nath Dey
Partner

and/or Competent Authority and/or Financial Institution and/or Bank, etc at the time of loan sanctioning in favour of the prospective purchaser(s) of the Flat(s) and Parking Space(s) and whatsoever.

- 5.3 Subject to the provisions contained herein, the OWNERS have and possess a marketable title to the said premises and the same is free from all encumbrances, charges, liens, lis-pendenses, attachments, trusts whatsoever or howsoever as mentioned above.
- 5.4 The deed of conveyance or deeds of conveyance shall be executed by the OWNERS and/or the DEVELOPER as the case may be in such part or parts as the DEVELOPER shall require. The cost and expenses involved for construction shall be borne and paid by the DEVELOPER alone.

ARTICLE VI - EXECUTION OF THE PROJECT:

6.1 As per the plan which will be sanctioned by the Burdwan Municipality and the OWNERS by themselves or through their constituted Power of Attorney holder namely "SHREE RAM UDYOG" (PAN. ADFFS0974B) (A Partnership Firm having been incorporated under the Partnership Act, 1932) having its Regd. Office at Barsul Mill Gate, Post Office: Barshul, P.S. Shaktigarh (previously known as Bardhaman Sadar); Dist. Purba Bardhaman, Pin - 713124; being represented by its all Partners namely

1.MR. SHYAMA PROSAD DAS, S/o Sunil Das, by nationality Indian, by caste Hindu, by profession business, resident of C D P High School, Purba Barshul, Post Office: Barshul, P.S. Shaktigarh (previously known as Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; PAN. AKWPD6888M. AND

2.MR. RABINDRANATH DEY, S/o Shibananda Dey, by nationality Indian, by caste Hindu, by profession business, resident of Barshul, Baje Salepur, Barshul Unnayani Club, Post Office: Barshul, P.S. Shaktigarh (previously known as

Rabindra Nath Dey

Sh. Subramoorthy

Srigita Kum. Chakraborty
Rahul Jankin
S.K. Saha

SHREE RAM UDYOG
Shyama Prasada Sen
Partner

SHREE RAM UDYOG
Rabindranath
Partner

Bardhaman Sadar), Dist. Purba Bardhaman, Pin - 713124; PAN. BBSPD6842F; having obtained all necessary permission, approvals and sanctions, the DEVELOPER will ipso-facto get the privilege to commence construction in respect of the portion of the premises in the possession of the OWNERS. The construction will be in accordance with the Burdwan Municipality sanctioned plan. The OWNERS shall allow the DEVELOPER purposes of construction and allied activities during the continuation of this agreement and until such time the proposed building is completed in all, respects. During such period the OWNERS shall not prevent the DEVELOPER of the said premises from constructing the building in accordance with the plans sanctioned by the Burdwan Municipality.

- 6.2 In as much as the construction on the said premises is concerned the DEVELOPER shall act as licensee of the OWNERS and shall be entitled to be in occupation of the said premises as and by way of licensee of the OWNERS to carry out the construction of the proposed building which is to be completed within 36 Months from the Date of Starting of Foundation Work, unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VIS MAJOR/ FORCE MAJURE such as riots, flood, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure, save and except that the DEVELOPER shall not be entitled to create any possessory right over the said property which could be construed as transfer within the meaning of Transfer of Property Act. The DEVELOPER shall be entitled to use the said property for any other purposes other than the purpose of construction of the building in accordance with the sanctioned plan, if such usage of the said property is collaterally or parallelly connected with the said construction work.

- 6.3 The OWNERS will resume to be in possession over the said **First Schedule**

Subramoorthy
ADR.

Shree Ram Udyog
Sagitt Kumar Chakraborty
Partner

SHREE RAM UDYOG
Shyama Prasanna Das
Partner

SHREE RAM UDYOG
Robindra Nath Das
Partner

mentioned property in respect to their remaining Portion of the Constructed Building after the completion of the project but not before that and during the continuation of term of the project, i.e. 36 months from the Date of Starting of Foundation Work unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VIS MAJOR/ FORCE MAJEURE such as riots, flood, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure. The OWNERS or any of their agent/s or any other representative/s will have no right and interest over the SAID PREMISES and during this period the DEVELOPER will enjoy the right of absolute possession over the SAID PROPERTY.

ARTICLE VII - SPACE ALLOCATION

- 7.1 The DEVELOPER represents and declares that the proposed building shall be constructed with building materials, as may be deemed fit and proper by the DEVELOPER only and no one else but the said building is to be constructed by the manner and way with all specifications as stated in the **Second Schedule** of this Indenture.
- 7.2 The OWNERS shall be ENTITLED to the OWNERS'S ALLOCATION as defined in **Clause 1.6** of this agreement. The DEVELOPER shall be ENTITLED to the DEVELOPER'S ALLOCATION as defined in **Clause 1.7** of this agreement.
- 7.3 The OWNERS shall be entitled to sell, transfer and/or otherwise deal with the OWNERS's allocation of space, except the vacant space, e.g. lawn or/and driveway or/and garden etc., the transfer of which is prohibited under Rules of Burdwan Municipality as well as West Bengal Municipal Act and/or by any other law for the time being in force.
- 7.4 In consideration of the DEVELOPER'S having constructed the building at its

Shyama Prasanna Das
A.D.

off. Submitt.

Sanjit Kumar Aditya
Rohit Jindal
Dr. S. Vik

SHREE RAM UDYOG
Shyama Prasad Singh
Partner

SHREE RAM UDYOG
Rabindra Nath Singh
Partner

own costs and provided for the OWNERS's allocation as above, the DEVELOPER shall be entitled to the remaining total super built up space in the said building including common parts and areas.

- 7.5 The OWNERS shall be free and shall be eligible and shall be entitled to sell, transfer and/or otherwise deal with the OWNERS's allocation or space alone and or individually and on this regard it must be mentioned that the necessary connections including water, electricity will be installed to the transferee from OWNERS'S ALLOCATION only by the DEVELOPER where the cost and expenses of such installation must be incurred by the intending purchaser/transferee in favour of the DEVELOPER.
- 7.6 The common area/facilities shall be jointly owned by the OWNERS and the DEVELOPER for the common use and enjoyment of OWNERS's/developers allocation of space. Here it must be mentioned that OWNERS will get and obtain 40% of Total Constructed Portion along with 40 % of the Total Car parking space in the ground floor of the Total Constructed Portion of the proposed building/s cum Residential/commercial building complex but in respect of the aforesaid allotted share of entire 40% of the total Constructed Portion of the proposed building/s cum residential building complex as per the sanctioned plan of the Burdwan Municipality as per their share over land more specifically mentioned in the First Schedule, i.e., the OWNERS will altogether obtain the entitlement of the 40% of the Total Constructed Portion of the proposed building/s cum residential/commercial building complex and he will be entitled and free to sale out the said allocated portion of 40% themselves in favour of the prospective purchasers without the Allocation of the Developer and will be eligible and entitled take the consideration amount and the OWNERS will be entitled and eligible to directly sale the said Unit/Flat/Parking Space or will be entitled and eligible to directly do any

Empowered for A.D.R.

[Handwritten signature]

Rajit Kumar Shetty
[Handwritten signature]
[Handwritten signature]

SHREE RAM UDYOG
[Handwritten signature]
Partner

SHREE RAM UDYOG
[Handwritten signature]
Partner

documentation or will be entitled and eligible to execute any document and agreement for Sale and the OWNERS will be entitled and eligible to take the Monetary Consideration in lieu of their shares alone from any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank by themselves and for themselves.

7.7 The DEVELOPER shall be entitled to sell or transfer or otherwise deal with the DEVELOPER'S allocated portion i.e., 60% of the Total Constructed Portion of the proposed building as stated in the aforesaid Clause No. 1.7 of this Indenture which is not attached with the OWNERS'S ALLOCATION i.e., 40% of the proposed building/s and the DEVELOPER may let out, sale out, convey, transfer or any type of settlement in regard and respect to any Flat or Residential Unit and/or Car Parking Space/Garage with the third parties to the extent of 60% space of the total constructed area of the all floors as stated in the aforesaid Clause No. 1.7 of this Indenture and the OWNERS will have no right over the said floors except in regard to their own Allocation and they by any or/and all means and also is debarred from claiming any right, title and interest in the near and remote future.

7.8 Both the OWNERS and the DEVELOPER shall extend their best efforts in selling the constructed floor space at the maximum price.

7.9 In so far as the roof right in the DEVELOPER allocation barring the common facilities attached with the roof such as water tanks, antenna etc. In other wards the entire roof right will be devolved upon the DEVELOPER and OWNERS jointly as per their share allocation ratio of 60:40 and the Ground Floor and the Under-Ground Floor (if any) Right and Allocation will be devolved upon the DEVELOPER and OWNERS jointly as per their share allocation ratio of 60:40.

7.10 On completion of the building, but therefore giving possession, both the

[Handwritten signature]
A.Dr.

S. S. Saha

Sangit Kumar Saha

Rohit Kumar

SK - OK

SHREE RAM UDYOG

Shyam Prasad Singh
Partner

SHREE RAM UDYOG

Rasindranath Singh
Partner


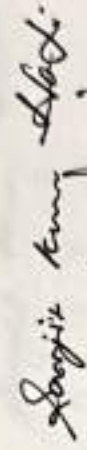


OWNERS and the DEVELOPER will conduct a joint survey of the super built-up space/area in their respective allocation to ascertain the actual measurement of the area/space in their respective allocations.

- 7.11 That the DEVELOPER shall alone have the right to allocate flats and parking spaces to the intending purchasers from the DEVELOPER'S ALLOCATION (60 % of the entire construction). The OWNERS shall have right whatsoever to enter into any agreement personally with the intending purchasers for sale of OWNERS's Allocation Only (40 % of the entire construction), which to be constructed by the DEVELOPER over the land owned by the First Part (OWNERS) and the DEVELOPER will have the right to construct further floors in the said proposed building in future if the DEVELOPER obtains further permissions from Burdwan Municipality with the modifications of the Building Sanction Plan (if required) to construct more floors and in that event the OWNERS will have no right to appoint any new Developer except for this existing DEVELOPER. OWNERS will have no right to raise any objection over existing construction. Moreover, OWNERS will be entitled to get 40 % of the said proposed new constructed Floors and the Developer will be entitled to get 60 % of the said proposed new constructed Floors if the DEVELOPER obtains further permissions from **Burdwan Municipality** in future.

ARTICLE VIII - COMMON FACILITIES:

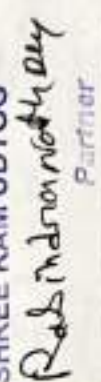
- 8.1 As soon as the building is completed, the DEVELOPER shall give written notice to the OWNERS requiring the OWNERS to take possession of their share of allocation in the building and as from date of service of such notice for all times thereafter the parties shall be exclusively responsible for the payment of the Burdwan Municipality and property taxes, rate, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity

Shyam Prasad Singh
Partner

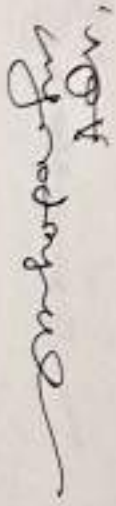
SHREE RAM UDYOG

 Partner

SHREE RAM UDYOG

 Partner

referred to as THE SAID RATES) payable in respect of their respective allocations, such rates to be apportioned pro rata with reference to the total super built up space in the building if they are levied on the building as a whole.

- 8.2 The OWNERS shall punctually and regularly pay the proportionate share of the said rates to the concerned authorities or to the DEVELOPER or otherwise as specified hereinafter and shall keep the DEVELOPER indemnified against all claims, actions, demand, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the DEVELOPER as the case may be consequent upon a default by the OWNERS this behalf in respect of their proportionate share of the said rates.
- 8.3 As and from the date of possession, the OWNERS shall also be responsible to pay and bear and shall forthwith pay on demand to the DEVELOPER or to the flat OWNERS's allocation or other entity/person specified hereinafter service charges for the common facilities in the building payable with respect to the OWNERS'S ALLOCATION, and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for electrical and mechanical equipment, switchgear, transformers, generators, pump motor and other electrical and mechanical installations, appliances and equipments, stairways corridors, halls, passage ways and other common facilities whatsoever PROVIDED THAT if additional insurance premium is required to be paid for the insurance of the building by virtue of any particular use and/or storage or any additional maintenance or repair is required by virtue thereof in the OWNERS's allocation or any part thereof the OWNERS shall be exclusively liable to pay and bear the additional premium and/or maintenance or repair, charges as the case may be.


 A.D.V.

ARTICLE IX - CONSIDERATION

[Handwritten signature]

Rajit Kumar

[Handwritten signature]

[Handwritten signature]

SHREE RAM UDYOG

[Handwritten signature]
Partner

SHREE RAM UDYOG

[Handwritten signature]
Partner

[Handwritten signature]
AOR

- 9.1 The OWNERS will not be entitled to get and receive any consideration in terms of advance payment in respect of their allocation which is more specifically mentioned in the "OWNERS'S ALLOCATION" as defined in **Clause 1.6** of this agreement. The OWNERS shall retain their undivided proportionate share or interest share or interest in their land of the said **Schedule** mentioned property, in proportion to the area allotted to them as per OWNERS'S ALLOCATION.
- 9.2 In consideration of the DEVELOPER agreeing to build and complete in all respect the OWNERS'S ALLOCATION to the building at the said premises, and in that regard he said OWNERS will not be eligible to get any earnest consideration amount and the OWNERS will get their share in terms of monetary consideration at the time of booking of the flats by the intending purchasers and the OWNERS by all virtue, in any and all consequence will be entitled to select and elect the said Intending Purchasers in respect of the OWNERS'S ALLOCATION and OWNERS will get his shares without any prejudice at the time of booking and/or agreement for sale and/or sale proceeding of the Flats.
- 9.3 That in respect of the DEVELOPER'S ALLOCATION of 60% Share of the Total Constructed Portion of the Building, the DEVELOPER shall receive the earnest amount from the intending purchasers as per the agreed upon consideration amount and schedule of payment, payable by the intending purchasers and that will be adjusted after receiving advance from the intending purchasers against each Flat and/or Car Parking Space at the time of execution of Agreement of Sale, and the same will/may also be adjusted from the consideration amount of the Flat/ Residential Units and/or Garage/Car Parking Space at the time of Execution of the Deed of Conveyance.

[Handwritten signature]

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

SHREE RAM UDYOG
[Handwritten signature]
Partner

SHREE RAM UDYOG
[Handwritten signature]
Partner

ARTICLE X - TIME FOR COMPLETION:

10.1 The building shall be completed within **36 months** from the Date of Starting of Foundation Work, unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VIS MAJOR/ FORCE MAJURE such as riots, flood, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure.

ARTICLE XI - MISCELLANEOUS:

11.1 The OWNERS and the DEVELOPER have entered into this agreement purely on principal to principal basis and nothing stated therein shall be deemed or constructed as a joint venture between the OWNERS and the DEVELOPER nor shall the OWNERS and the DEVELOPER in any manner constitute an association of persons and this Agreement never be cancelled unilaterally and must be cancelled bilaterally (if necessary) and the OWNERS alone shall not have the Power or authority to unilaterally cancel this agreement or the Power of Attorney alone at all.

11.2 The DEVELOPER shall be entitled to assign this agreement in favour of any Private Limited Company or a Partnership Firm provided that the present representative partner of the DEVELOPER LLP must be the director of the said proposed Private Limited Company or must be the Partner of the proposed Partnership Firm and in that event this agreement would be considered to have been executed between the OWNERS and the said Private Limited Company or the Partnership Firm, and the terms and conditions contained herein shall be applicable to the said assignee.

11.3 All dealings to be made by the DEVELOPER in respect or the construction of the buildings and development of the complex as well as for Booking and executing Agreement for Sale and also Sale Deed of Flats and Car Parking Spaces and

[Handwritten signature]
A.D.

[Handwritten signature]

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

SHREE RAM UDYOG
[Handwritten signature]
Partner

SHREE RAM UDYOG
[Handwritten signature]
Partner

moreover the receiving of earnest consideration amount, advance money etc for sale proceedings from the intending purchaser/customer to be taken and obtained by the DEVELOPER itself and in certain cases with legal necessity it may be made in the name of the OWNERS but any such dealings shall not create or foster in any manner any financial, civil and / or criminal liability of the OWNERS and the OWNERS will not be liable in any case or circumstance in respect of the said project to any Third Party including the Purchaser/Customers.

- 11.4 The DEVELOPER shall be entitled to enter into separate contract or agreements in its name with building contractor, architects and others for carrying out the development at the risk and costs of THE DEVELOPER.
- 11.5 **FORCE MAJEURE** shall mean riot, war, tempest, civil commotion strike or any other act or commission beyond the control of the party affected thereby.
- 11.6 The DEVELOPER as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a **FORCE MAJEURE** with a view that obligation of the party affected by the **FORCE MAJEURE** shall be suspended for the duration of the **FORCE MAJEURE**.
- 11.7 It is understood that from time to time to enable the construction of the building by the developer, various deeds, matters and things not herein specifically referred to may be required to be done by the DEVELOPER for which the DEVELOPER may require the authority of the OWNERS and various applications and other documents may be required to be signed or made by the OWNERS relating to which no specific provision has been made herein, the OWNERS hereby authorized the DEVELOPER to do all such acts, deeds, matters and things and undertakes, forthwith upon being required by the DEVELOPER

[Handwritten signature]
A.Dr.

H. Subramanian

Sangita K. K.
R. Subramanian
S. K. S. N. K.

SHREE RAM UDYOG
Syama Prasad Singh
Partner

SHREE RAM UDYOG
Rabinabranath
Partner

in this behalf to execute any such additional powers or authorities as may be required by the DEVELOPER for the purpose as also undertakes to sign and execute all such additional applications and other documents as may be reasonably required for the purpose with prior approval of the OWNERS and by giving prior information.

- 11.8** The DEVELOPER shall frame the rules and regulations regarding the user and rendition of common services and also the common restrictions, which have to be normally kept in the same and transfer of the OWNERSHIP of flats.
- 11.9** The OWNERS and DEVELOPER hereby agree to abide by all the rules and regulations of such management Society/Association/holding organization and hereby give their its consent to abide by the same.
- 11.10** Any notice required to be given by the DEVELOPER shall be without prejudice to any other mode of service available be deemed to have been served on the OWNERS if delivered by hand or sent by prepaid registered post.
- 11.11** Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the OWNERS or the said premises or any part thereof to the DEVELOPER or creating any right, title or interest in respect thereof in favour of the DEVELOPER other than exclusive license to the DEVELOPER to commercially exploit the same in terms thereof.
- 11.12** As and from the date of possession of the building the DEVELOPER and/or its transferees and the OWNERS and/or their transferees shall be liable to pay and bear proportionate charges on account of all other taxes payable in respect of their respective spaces.
- 11.13** The DEVELOPER shall install any equipment or/and erect and maintain in the said premises at his own cost all facilities required for execution of the project.
- 11.14** The OWNERS shall pay and bear all property taxes and other dues and outgoings in respect of the said premises accruing and due as and from the

Antopani
ADN

Sh. Jadhav

Sangit Kumar Ghosh
Rajesh Kumar
S.K. Saha

SHREE RAM UDYOG
Shyama Prasad Das
Partner

SHREE RAM UDYOG
Rabindra Nath Dey
Partner

date of handing over possession of the premises (for the commencement of work at the said premises) to the DEVELOPER by the OWNERS until delivery and/or the possession of the OWNERS allocation in the proposed building.

ARTICLE XIII - ARBITRATION:

- 12.1 In case of any dispute difference or question arising between the parties with regard to the interpretation meaning or scope of this agreement or any rights and liabilities of the parties under the agreement or out of the agreement or in any manner whatsoever concerning this agreement and same shall be referred to arbitration under the provisions of The Arbitration Act, 1996 and/or statutory modification or enactment thereto under one sole Arbitrator who will be elected by the both the PARTIES and the award made and published by sole Arbitrator shall be final and binding on the parties hereto.

ARTICLE XIV - JURISDICTION:

- 13.1 Burdwan Court alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties.

The Stamp Duty over the value assessed by the department of the Directorate of Registration and Stamp Revenue Department, West Bengal Government has been paid duly by the Party to the SECOND PART.

The photos, fingerprints, signatures of OWNERS, & DEVELOPER are annexed herewith in separate sheets, which will be treated as the part of this Deed.

Developer for A.D.

Sp. Subm. No.

Agarwal Anil
Rohit
SRM

SHREE RAM UDYOG
Shyama Prasad
Partner

SHREE RAM UDYOG
Rohit
Partner

THE FIRST SCHEDULE ABOVE REFERRED TO

(Property Details)

(Subject matter of Development)

ALL THAT PIECES AND PARCELS OF VACANT LAND appertaining to L.R. Khatian Nos. 3924, 3925, 3926 & 3927 comprising in C.S. Plot No. 382(P), R.S. Plot No. 382/770 corresponding L.R. Plot No. 975, LOP Plot No. 109 measuring a total area of land 6 Kathas BY Classification of Land BASTU situated within Mouza SHANKHARIPUKUR, J.L. No. 38, within the jurisdiction of BURDWAN MUNICIPALITY, within Mahalla DHAMRAI, comprising in Municipal Holding No. 109, within Ward No. 15, within P.S. Bardhaman Sadar, Dist. Purba Bardhaman, whereas the Property is having the Approach Road of 20 Feet wide Municipal Metal Road . And the entire property is butted & bounded as hereafter.

ON THE NORTH BY: PROPERTY OF OTHERS

ON THE SOUTH BY: 20 FEET WIDE ROAD (UMR 15)

ON THE EAST BY: PROPERTY OF OTHERS

ON THE WEST BY: PROPERTY OF OTHERS

Revenue payable to the State of West Bengal through B.L & L.R.O, Bardhaman Sadar -I.

Subm. No. for Adm.

Sh. Lakshmi

Rajit Kumar Hada
Rohit Jadhav
S. S. S. S. S.

SHREE RAM UDYOG
Shyama Prasad An
Partner

SHREE RAM UDYOG
Robin Prasad An
Partner

THE SECOND SCHEDULE ABOVE REFERRED TO
(Construction of Flat and Building Details)

BUILDING STRUCTURE:- R.C.C Framed Structure,

MAIN WALLS & PARTITION WALLS:- 200 MM/250 MM Thick Red Brick Work for Main Walls and 125 MM Thick and 75 MM Thick Red Brick for Flat Separating Wall and Partition Walls inside the respectively,

FLOOR:- Vitrified Floor Tiles for All room, Varandha, Hall, Kitchen, Bath/Toilet.

SKIRTING AND DADO:- Tiles, the height not to be exceeded 150 MM High and the Dado Not Exceeding 200 MM High (For Toilet Glazed Tiles will be used up to a height of 6 Ft. form Skirting).

PLASTERING:- Plastering to external walls will be of 20 MM. thick in 1:5 Cement, Sand and Mortar. Plastering to internal walls will be 15 MM thick in 1:6 Cement, Sand and Mortar and Ceiling will be 10 MM thick in 1:4 Cement, Sand and Mortar.

WOODWORK AND JOINERY:- 100 MM X 50 MM. Malaysian Sal Wood or equivalent section for Door frame, 32 mm. Thick solid core Flush door, Thickness of the shutter will be 32 mm. Main Door shutter for the OWNERS will be made of quality Flush door.

M. S. GRILL WORKS:- All windows will be aluminium framed with necessary hardware fittings. The grill -works for the windows will be completely separately fixed. The balcony balustrades

Sh. Lakshmi
Adm.

[Handwritten signature]

Sargit Kumar
Arshdeep Singh
Srishtik

SHREE RAM UDYOG
Shyam Prasad Singh
Partner

SHREE RAM UDYOG
Rabin Chandra
Partner

(if any) will be M.S. Flat. The Glasses of the windows will be Ground Glass or Frosted Glass.

PAINTING:-

All the internal wall surfaces and the ceiling will be finished with Putty.

The external wall surfaces will be finished with snow-cem or equivalent cement-based paint. All the wooden surfaces and the steel surfaces will be finished with enamel paint after the necessary priming coat.

FINISHING WORKS FOR GROUND FLOOR:- The Parking areas will be finished with neat cement finish.

HARDWARE FITTINGS AND FIXTURES:- All the hardware Fittings will be of aluminium. The internal doors will have all the necessary locking arrangements like tower bolts, hatch bolts, door knobs or rings etc. complete. One eye-whole will be fixed in the main entrance door to each flat. Door stoppers will be fixed in every door.

ELECTRICAL WORKS:- All the electrical lines will be concealed with copper wires with PVC conduit. Each flat will have the following electrical points.

Each Bed Room Two light points, One Plug point, One Fan Point.

Living Room cum Dining Space Two light Points, One Fan Point, One Plug Point, one Freeze point.

Kitchen One light Point, One Power Point, One Exhaust fan point.

[Handwritten signature]
A.D.

H. Lakshmi

Sajit Kumar
SKS

SHREE RAM UDYOG

Sujana Das
Partner

SHREE RAM UDYOG

Rabindra Nath
Partner

Exhaust Fan points will be provided in each toilet, including electrical point for the same will also be provided in one toilet.

WATER SUPPLY & DRAINAGE:- One overhead water reservoir (PVC) will be provided the required capacity of pump will be installed for storage of water in the overhead water reservoir.

The drainage line will be connected to the existing sewer line through the Master trap. Each flat has separate water supply line from the overhead water reservoir through P.V.C. Pipes and fittings with proper necessary valves. For external drainage P.V.C. pipes will be used.

TOILET FITTINGS & FIXTURES:- Each toilet will be provided with one shower, one European commode. Necessary taps will be provided in the toilets and the floor will be of tiles. One basin with tap will be installed at Dining Hall.

KITCHEN SPACE:- Each Kitchen space will be provided with one cooking platform finished with one still sink with required water connections.

OVER HEAD TANK:- P.V.C.

ADDITIONAL WORK:- Any extra additional work done by the Developer, at the request of the OWNERS shall be charged extra at market rate and the OWNERS shall have to pay cost of those extra additional works executed by the Developer additionally.

mitra
Adm.

SECURITY DEPOSIT

That the DEVELOPER paid total sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) proportionately, to the LAND OWNERS, through Bank, as an Interest Free Adjustable cum Refundable Security Deposit.

IN WITNESSES WHEREOF, the OWNERS cum LAND LORD, the DEVELOPER cum PROMOTER and WITNESSES after knowing the purpose and meaning of this Deed, made over and read over to them by the witnesses in their mother tongue and after satisfaction put their signatures in good health and open mind on the date written above.

WITNESSES:-

1. Abhijit Ghosh
910 - Ananta Ghosh
Bhabani Terakulane, Bdn
2. Swaraj Kr. Mukhopadhyay
Adv.

[Handwritten signatures of owners]
Sanjit Kumar Ghosh
Rahul Ghosh
SKSIR

SIGNATURES OF THE OWNERS

Corrigendum :- In Page 2 & 8
the middle name 'Kumar' of
Sanjit Kumar Hatia is written
by Pen.











SHREE RAM UDYOG
[Signature]
Partner

SHREE RAM UDYOG
[Signature]
Partner

SEAL & SIGNATURE OF THE DEVELOPER

Drafted by me

[Signature]
Advocate
District Judges' Court, Purba Bardhaman.
Enrolment No: HB/442/1995

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



Signature of the man in the photo

SIGNATURE *Signature*

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



Signature of the man in the photo

SIGNATURE *Signature*



Handwritten text or stamp at the bottom of the page

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



Handwritten signature

SIGNATURE *Handwritten signature*



	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



Handwritten signature

SIGNATURE *Handwritten signature*



Faint handwritten text or stamp

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



SIGNATURE *Shyam Prasad Singh*
 SHREE RAM UDYOG
 Partner

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



SIGNATURE *Rabin Singh*
 SHREE RAM UDYOG
 Partner

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT OF INDIA
SHYAMA PROSAD DAS		
SUNIL DAS		
02/01/1978		20032007
Permanent Account Number AKWPD6888M		
 Signature		

Shyama Prasad Das



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

BXX1750538



নির্বাচকের নাম : শ্যামা প্রসাদ দাস
Elector's Name : Shyama Prosad Das
পিতার নাম : সুনীল দাস
Father's Name : Sunil Das
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ : 02/01/1978
Date of Birth :

Scanned by CamScanner
Scanned by CamScanner

BXX1750538

ঠিকানা:

মানমোহন দে রোডের পূর্বাংশ, বড়তল, বর্ধমান
(সাদার), বর্ধমান-713124

Address:

MANMOHAN DE RODER PURBA
ANGSHA, BARSHUL, BURDWAN
(SADAR), BURDWAN-713124

Date: 25/11/2013

266-বর্ধমান উত্তর (তপশিলী জাতি) নির্বাচন কেন্দ্রের নির্বাচক
নিবন্ধন অধিকারকের থাকতের অনুমতি
Facsimile Signature of the Electoral
Registration Officer for
266-Burdwan Uttar (SC) Constituency

বিদ্যমান পরিবর্তন হলে শূন্য ঠিকতায় যেটির সিলে নাম মোল ও একই
নামের নতুন সঠিক পরিবর্তন সাহায্যে জন সিলে কার্ড এই
পরিবর্তনের নথিটি উল্লেখ করুন।
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.

Scanned by CamScanner
Scanned by CamScanner

Shyama Prosad Das

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RABINDRANATH DEY

SIBBANANDA DEY

02/01/1980
Permanent Account Number
BBSPD6842F

Rabindra Nath Dey
Signature



Rabindra Nath Dey



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

BXX2124196

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name Rabindranath De

নির্বাচকের নাম রবীন্দ্রনাথ দে

Father's Name Shibananda De

পিতার নাম শিবানন্দ দে

Sex M

সঙ্গ পুং

Age as on 1.1.2006 25

১.১.২০০৬ এ বয়স ২৫

Address:

Badashul Unnayani Barashul-2 Bardhaman Sadar
Burdwan 713124

ঠিকানা:

বরিশুল উন্নয়নী বরিশুল-২ বর্ধমান সদর বর্ধমান ৭১৩১২৪

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 270-Burdwan North

বিধানসভা নির্বাচন কেন্দ্র : ২৭০-বর্ধমান উত্তর

District: Burdwan জেলা: বর্ধমান

Date: 22.03.2006 তারিখ: ২২.০৩.২০০৬

Rabindranath De



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UWX1157411



নির্বাচকের নাম : অভিজিৎ ঘোষ
Elector's Name : Abhijit Ghosh
পিতার নাম : অনন্ত কুমার ঘোষ
Father's Name : Ananta Kumar Ghosh
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : XXXX/1991

UWX1157411

ঠিকানা:

৩নং ভবানি ঠাকুর লেন, শ্যামলাল রোড এস সি. মি,
বর্ধমান, বর্ধমান (সদর), বর্ধমান, 713104

Address:

3NANG BHABANI THAKUR
LEN, SHYAMALAL ROD ES SI. MI,
BARDHAMAN, BURDWAN (SADAR),
BURDWAN, 713104

Date: 19/11/2010

260-বর্ধমান দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
260-Burdwan Dakshin Constituency

উপরে পরিবর্তন হলে নতুন ঠিকানার জোড়ার সিন্ডি পদে তথ্য ও একটি
নতুন সঠিক পরিচয়পত্র পাঠানোর জন্য নির্দিষ্ট ফর্মে এই
পরিচয়পত্রের নকলটি উল্লেখ করুন।
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.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AIOPJ0914E



नाम / Name
SK JASHEWJODAN




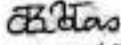
पिता का नाम / Father's Name
SK SADEK ALI

जन्म की तारीख
Date of Birth
22/01/1974


हस्ताक्षर / Signature

0102000



धार्मिक सेवा संख्या / PERMANENT ACCOUNT NUMBER	AALPH9872N	
	नाम / NAME SANJIT KUMAR HATI	
	पिता का नाम / FATHER'S NAME SUJIT KUMAR HATI	
	जन्म तिथि / DATE OF BIRTH 09-10-1971	
अधिकारी / SIGNATURE		 आयकर अधिकारी, प.स. - II COMMISSIONER OF INCOME-TAX, W.S. - II

Sanjit Kumar Hati

ভারতের নির্বাচন কমিশন
পশ্চিম পাড়
ELECTION COMMISSION OF INDIA
IDENTITY CARD
FKH0526814



নির্বাচকের নাম : সঞ্জিতকুমার হাজী

Elector's Name : Sarjitkumar Hazi

শিকার নাম : সঞ্জিতকুমার হাজী

Father's Name : Sarjitkumar Hazi

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ
Date of Birth : 09/10/1971

FKH0526814

ঠিকানা:
শশীভূষণ বোস রোড 34 বর্ডওয়ান সদর বর্ডওয়ান
713101

Address:
Shashibhushan Bose Road 34 Burdwan
Sadar Burdwan - 713101

Date: 31/08/2007

271-বর্ডওয়ান দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
পরিচালকের পক্ষে স্বাক্ষর

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

বিজ্ঞপ্তি: নির্বাচন স্থান নতুন হলে (যদিও নির্বাচন
কেন্দ্র) এ খসড়া নথিতে নতুন পরিচালক পাসপোর্ট
ফটো দিয়ে এবং এই পরিচালকের নথিতে উল্লেখ করুন।
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.

Sarjit Kumar Hazi

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BHMP50513G



22112024



नाम / Name
DR. SAFIK

पिता का नाम / Father's Name
DR. FARRAHAMAN SEKH

जन्म की तारीख /
Date of Birth
01/01/1975

Safik

*** Reproduction Rights Reserved. Card Not Valid unless Physically Signed

यदि कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें:
आयकर के सेवा इकाई, इंडियन इन्फो टेक्नोलॉजीज लिमिटेड
प्लानि मंडिर, उपरान उपर, कल्याण मिल्स कंपाउंड,
लेवेल 11 वास्ट वार्ड, लोवर पार्क,
मुंबई 400 013



*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, Proton eGov Technologies Limited
1st Floor, Times Tower, Kharola Mills Compound,
Scraped Nagar, Masig, Lower Park,
Mumbai 400 013
Tel: 91 22-2721 8080, e-mail: it22@protontech.in
it22@protontech.in, pan@protontech.in

Safik

आयकर विभाग
INCOME TAX DEPARTMENT
SHREE RAM UDYOG



भारत सरकार
GOVT. OF INDIA



05/12/2016
Permanent Account Number
ADFFS0974B

SHREE RAM UDYOG
Shyama Prasad Jy
Partner

SHREE RAM UDYOG
Rabindra Nath Jy
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADMPM2702L



नाम / Name
RAHUL MUKHERJEE

पिता का नाम / Father's Name
AMITAVA MUKHERJEE

जन्म की तारीख /
Date of Birth
29/05/1971


हस्ताक्षर / Signature

1/10/2024

Rahul Mukherjee

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
নির্বাচনের মতামত পরিচয় কার্ড Elector's Photo Identity Card



BXX1747716



নাম: শেখ সফিক
Name: Sk Saifi
পিতার নাম: লুৎফারহামান শেখ
Father's Name: Lutfarrahman Sekh
স্ব / Gender: পুরুষ / Male
জন্ম তারিখ / বয়স:
Date of Birth / Age: 01-01-1975



Sk Saifi



Scan by mA&G23 App
BXX1747716

২৫
ডায়েরী নম্বর/সিডি নম্বর/নাম, পিতার নাম (বা), পূর্ণ নাম, পরিচয় - 713124

Address: MANMOHAN DE RODER PURBA ANOSHA, BARDHUL, BARDHAMAN (SADAR NORTH), PURBA BARDHAMAN, WEST BENGAL - 713124

নির্বাচন পরিচয় কার্ডের নং - ১৭৪৭৭১৬
Electoral Registration Officer, 266 - Bardhaman Uttar
Form No. 19 of 2020

১) এই কার্ডের মতামত পরিচয় কার্ডের মতামত পরিচয় কার্ডের নং/নাম
২) নির্বাচন পরিচয় কার্ডের মতামত পরিচয় কার্ডের নং/নাম
This card is not a proof of age except for the purpose of election.

Major Information of the Deed



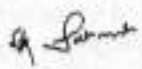
Deed No :	I-0203-07162/2025	Date of Registration	19/09/2025
Query No / Year	0203-2002639961/2025	Office where deed is registered	
Query Date	17/09/2025 3:13:48 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Abhijit Ghosh Shyamal Road, Burdwan, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713104, Mobile No. : 7908211746, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
	Rs. 85,05,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,011/- (Article:48(g))	Rs. 5,400/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Dhamrai Road, Mouza: Sankharipukur,
Jl No: 38, Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-382/770	RS-506	Bastu Bastu	6 Katha		85,05,001/-	Width of Approach Road: 20 Ft, Adjacent to Metal Road,
Grand Total :				9.9Dec	0/-	85,05,001/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Sk Jashimuddin (Presentant) Son of Mr Sk Sadek Ali Executed by: Self, Date of Execution: 19/09/2025 , Admitted by: Self, Date of Admission: 19/09/2025 ,Place : Office		 Captured	
	18/09/2025		LTI 18/09/2025	18/09/2025

Paschim Memari, City:- Memari, P.O:- Kala Nabagram, P.S:-Bardhaman
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713124 Sex: Male, By Caste: Muslim,
 Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: aixxxxxx4e,Aadhaar
 No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/09/2025
 , Admitted by: Self, Date of Admission: 19/09/2025 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Sanjit Kumar Hati Son of Mr Sujit Kumar Hati Executed by: Self, Date of Execution: 19/09/2025 , Admitted by: Self, Date of Admission: 19/09/2025 ,Place : Office		 Captured LTI 19/09/2025	 19/09/2025

B.I Hati Road, Radhanagar, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: aaxxxxxx2n,Aadhaar
 No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/09/2025
 , Admitted by: Self, Date of Admission: 19/09/2025 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr Rahul Mukherjee Son of Mr Dr Amitabha Mukherjee Executed by: Self, Date of Execution: 19/09/2025 , Admitted by: Self, Date of Admission: 19/09/2025 ,Place : Office		 Captured LTI 19/09/2025	 19/09/2025

25 R.b. Ghosh Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: adxxxxxx2l,Aadhaar
 No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/09/2025
 , Admitted by: Self, Date of Admission: 19/09/2025 ,Place : Office



















4	Name	Photo	Finger Print	Signature
	Mr Sk Safik, (Alias: Mr Safik Sk) Son of Mr Lutfar Sekh Executed by: Self, Date of Execution: 19/09/2025 , Admitted by: Self, Date of Admission: 19/09/2025 ,Place : Office		 Captured LTI 19/09/2025	 19/09/2025

Village:- Barshul, P.O:- Barshul, P.S:-Bardhaman
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713124 Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: bhxxxxxx3g,Aadhaar
 No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/09/2025
 , Admitted by: Self, Date of Admission: 19/09/2025 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shree Ram Udyog Barshul, Village:- Barshul, P.O:- Barshul, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713124 Date of Incorporation:XX-XX-2XX6 , PAN No.:: adxxxxxx4b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Shyama Prosad Das Son of Late Sunil Prosad Das Date of Execution - 19/09/2025, , Admitted by: Self, Date of Admission: 19/09/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured LTI 19/09/2025 </td> <td>  19/09/2025 </td> </tr> </tbody> </table> <p>City:- Burdwan, P.O:- Barshul, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713124, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: akxxxxxx8m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Shree Ram Udyog (as partner)</p>	Name	Photo	Finger Print	Signature	Mr Shyama Prosad Das Son of Late Sunil Prosad Das Date of Execution - 19/09/2025, , Admitted by: Self, Date of Admission: 19/09/2025, Place of Admission of Execution: Office		 Captured LTI 19/09/2025	 19/09/2025
Name	Photo	Finger Print	Signature						
Mr Shyama Prosad Das Son of Late Sunil Prosad Das Date of Execution - 19/09/2025, , Admitted by: Self, Date of Admission: 19/09/2025, Place of Admission of Execution: Office		 Captured LTI 19/09/2025	 19/09/2025						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Rabindranath Dey Son of Shibananda Dey Date of Execution - 19/09/2025, , Admitted by: Self, Date of Admission: 19/09/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured LTI 19/09/2025 </td> <td>  19/09/2025 </td> </tr> </tbody> </table> <p>City:- Burdwan, P.O:- Barshul, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713124, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: bbxxxxxx2f,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Shree Ram Udyog (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr Rabindranath Dey Son of Shibananda Dey Date of Execution - 19/09/2025, , Admitted by: Self, Date of Admission: 19/09/2025, Place of Admission of Execution: Office		 Captured LTI 19/09/2025	 19/09/2025
Name	Photo	Finger Print	Signature						
Mr Rabindranath Dey Son of Shibananda Dey Date of Execution - 19/09/2025, , Admitted by: Self, Date of Admission: 19/09/2025, Place of Admission of Execution: Office		 Captured LTI 19/09/2025	 19/09/2025						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Ghosh Son of Mr Ananta Ghosh Shyam Lal Road Burdwan, City:- Burdwan, P.O:- Rajbati, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104		 Captured	 19/09/2025
Identifier Of Mr Shyama Prosad Das, Mr Rabindranath Dey, Mr Sk Jashimuddin, Mr Sanjit Kumar Hati, Mr Rahul Mukherjee, Mr Sk Safik			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sk Jashimuddin	Shree Ram Udyog-2.475 Dec
2	Mr Sanjit Kumar Hati	Shree Ram Udyog-2.475 Dec
3	Mr Rahul Mukherjee	Shree Ram Udyog-2.475 Dec
4	Mr Sk Safik	Shree Ram Udyog-2.475 Dec

Endorsement For Deed Number : I - 020307162 / 2025

On 19-09-2025

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

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

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

Presented for registration at 13:32 hrs on 19-09-2025, at the Office of the A.D.S.R. Bardhaman by Mr Sk Jashimuddin, 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 85,05,001/-

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

Execution is admitted on 19/09/2025 by 1. Mr Sk Jashimuddin, Son of Mr Sk Sadek Ali, Paschim Memari, P.O: Kala Nabagram, Thana: Bardhaman

.. City/Town: MEMARI, Purba Bardhaman, WEST BENGAL, India, PIN - 713124, by caste Muslim, by Profession Business, 2. Mr Sanjit Kumar Hati, Son of Mr Sujit Kumar Hati, B.I Hati Road, Radhanagar, P.O: Burdwan, Thana: Bardhaman

.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 3. Mr Rahul Mukherjee, Son of Mr Dr Amitabha Mukherjee, 25 R.b. Ghosh Road, P.O: Burdwan, Thana: Bardhaman

.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 4. Mr Sk Safik, Alias Mr Safik Sk, Son of Mr Lutfar Sekh, P.O: Barshul, Thana: Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713124, by caste Hindu, by Profession Business Identified by Mr Abhijit Ghosh, .. Son of Mr Ananta Ghosh, Shyam Lal Road Burdwan, P.O: Rajbati, Thana: Bardhaman

.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Professionals

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

Execution is admitted on 19-09-2025 by Mr Shyama Prasad Das, partner, Shree Ram Udyog (Others), Barshul, Village:- Barshul, P.O:- Barshul, P.S:-Bardhaman

.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713124 Identified by Mr Abhijit Ghosh, .. Son of Mr Ananta Ghosh, Shyam Lal Road Burdwan, P.O: Rajbati, Thana: Bardhaman

.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Professionals

Execution is admitted on 19-09-2025 by Mr Rabindranath Dey, PARTNER, Shree Ram Udyog (Others), Barshul, Village:- Barshul, P.O:- Barshul, P.S:-Bardhaman

.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713124 Identified by Mr Abhijit Ghosh, .. Son of Mr Ananta Ghosh, Shyam Lal Road Burdwan, P.O: Rajbati, Thana: Bardhaman

.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Professionals

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,400.00/- (B = Rs 5,000.00/- ,E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 5,400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2025 3:00PM with Govt. Ref. No: 192025260277898078 on 19-09-2025, Amount Rs: 5,400/-, Bank: SBI EPay (SBlePay), Ref. No. 5250639951156 on 19-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,011/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 9,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7069, Amount: Rs.1,000.00/-, Date of Purchase: 18/09/2025, Vendor name: GOLAM MOHABUB

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2025 3:00PM with Govt. Ref. No: 192025260277898078 on 19-09-2025, Amount Rs: 9,011/-, Bank: SBI EPay (SBIPay), Ref. No. 5250639951156 on 19-09-2025, Head of Account 0030-02-103-003-02



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0203-2025, Page from 231823 to 231885
being No 020307162 for the year 2025.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2025.11.24 13:07:07 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 24/11/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.