

2487/24

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 447090

K 447090

1-42/24
 22/785136/m
 23/04/m

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

M/S SAMANTA HOUSING DEVELOPER

Abani Samanta
PARTNER

Arindam Samanta

Suchindram Samanta

Pratima Rani Samanta

SV

Additional District Sub-Registrar
BARDHAMAN

04.07.24

04 JUL 2024

Agreement for Development of Land

Property situated within District Purba Barddhaman,
 Police Station Bardhaman,
 under Jagatberh Mouja,

23/7/24
[Signature]

শ্রিক নং 4551 তারিখ 18.4.24

ক্ষেত্র M/s. Samanta Housing Developers.

সাক্ষর Burdwan

ইস্যুন্সের মূল্য 5000

বর্ধমান ট্রেজারী ১নং ইস্যুন্স বরিশ তারিখ

ইস্যুন্স ডেপুটি সঞ্জয় আচার্য 15.4.24

জেলা জজ আদালত (বর্ধমান)

সাইসেস নং- ১/২০০৪-০৫



Sanjay Acharya

K 447090



Additional District Sub-Registrar
BURDWAN

23 APR 2024

M/S SAMANTA HOUSING DEVELOPER

PARTNER

Debasis Samanta

Arindam Samanta
Suchindram Samanta
Pratima Rani Samanta

Market Value and Govt. Assessed value Rs. 70,55,998/-

This Deed of Agreement made on this 23th Day of April, 2024

BETWEEN

1. **SRI ARINDAM SAMANTA, PAN: APZPS7874H**, son of Late Samir Kumar Samanta,
2. **SRI SUCHINDRAM SAMANTA, PAN: AKOPS8772R**, son of Late Samir Kumar Samanta,
3. **SMT. PRATIMA RANI SAMANTA, PAN: DMIPS3051L**, wife of Late Samir Kumar Samanta,

All are by faith Hindu, by Nationality Indian, by occupation 1 & 2 Service and 3 House wife respectively, resident of Bholananda Pally, P.O. Sripally, P.S. Bardhaman, District Purba Bardhaman, PIN 713103, hereinafter referred to as "**FIRST PARTY / LAND OWNER**" (which expression shall, unless excluded by or repugnant to the context, be deemed include his legal heirs, executors, legal representatives, and assigns) **OF THE FIRST PART.**

AND

"M/S SAMANTA HOUSING DEVELOPER" PAN: ADBFS1519A, a Partnership Firm, having its office at, Vill. Raina, P.O. & P.S. Raina, District Purba Bardhaman, PIN 713421, represented by its Partner,

SRI DEBASIS SAMANTA, son of Sri Kalicharan Samanta, by faith Hindu, by Nationality Indian, by occupation business, resident of Golahat, Shankharipukur, Bardhaman, P.O. Sripally, P.S. Bardhaman, Dist. Purba Bardhaman, PIN 713103, hereinafter referred to as **SECOND PARTY/DEVELOPER** (which expression shall, unless excluded by or repugnant to the context, deemed to include his legal heirs, executors, administrators, legal representatives, successor in interest and assigns) **OF THE OTHER PART.**



Additional District Sub-Registrar.
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23 APR 2024

M/S SAMANTA HOUSING DEVELOPER

Albani Samanta
PARTNER

Arindam Samanta

Suchindram Samanta

Pratima Rani Samanta

OWNERSHIP OF LAND, DEVOLUTION OF TITLE

WHEREAS 'A' schedule plot of land was under the ownership of one Gita Rani Dey who has purchased the property in 1966 by way of registered sale deed of D.S.R. Burdwan vide Deed No. 3814 of 1966 and after purchasing the property, during period of enjoyment said Gita Rani Debi has transferred the property in favour of one Smt. Rekha Deb and such transfer has been completed on 20.07.1983 before the office of D.S.R. Burdwan vide Deed No. 4881 of 1983 and after purchasing the property during enjoyment of the property, said Rekha Rani Deb has transferred the share of her purchased property in favour of Samir Kumar Samanta and Pratima Rani Samanta by way of registered Sale Deed of D.S.R. Burdwan vide Deed No. 6664 of 1986, at the same time Rekha Rani Deb again transfer remaining share of purchased property in favour of Samir Kumar Samanta and such transfer has been completed before the office of D.S.R. Burdwan vide Deed No. 6670 of 1986.

AND WHEREAS the other part of same plot i.e. RS Plot No. 196 has also purchased by Pratima Rani Samanta from Harekrishna Das and such procedure of transfer i.e. sale has been completed on 24.02.1992 before the office of D.S.R. Burdwan vide Deed No. 1408 of 1992, while it is mentioned here Harekrishna Das purchased the same property from Baby Rani Majumder and such transfer of property i.e. procedure of sale has been completed on 14.08.1991 before the office of D.S.R. Burdwan vide Deed No. 7632 of 1991.

AND WHEREAS after purchasing the property by way several deeds, Samir Kumar Samanta and Pratima Rani Samanta have mutated their names in the LRROR under Khatian No. 398/3 & 2103 respectively and at the same time they have recorded their names in the Municipal record under Ward No. 13, Mahalla Jagatberh East, Holding No. 115.

AND WHEREAS during enjoyment of the property, Samir Kumar Samanta has died on 22.06.2009 and after his death his wife Smt. Pratima Rani Samanta and two sons i.e. Sri Arindam Samanta, Sri Suchindram Samanta have been substituted as the legal heir in the share of property, which Samir Kumar Samanta has been left as equal share and according to same, all the rayat have mutated their names in the L.R.R.O.R., while the name of Pratima Rani Samanta already has been presented in the L.R.R.O.R. as rayati



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M/S SAMANTA HOUSING DEVELOPER

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Arindam Samanta

Suchindram Samanta

Pratima Rani Samanta

Khatian No. 2103 and the name of Sri Arindam Samanta, Sri Suchindram Samanta has been recorded in the L.R.R.O.R. under Khatian No. 2306 & 2307.

DESCRIPTION OF RECORD OF RIGHT

WHEREAS the schedule property according to R.S.R.O.R the Khatian No. 182 being Plot No. 196 and in the L.R.R.O.R, the properties is under rayati swatwa of Smt. Pratima Rani Samanta, Sri Arindam Samanta and Sri Suchindram Samanta under Khatian No. 2306, 2307 & 2103 respectively, L.R. Plot No. 364 & 372, classification of land Bastu and the rent has been paid up to the period of B.S., while in the Municipal register the name of the land owners have been recorded under Holding No. 115 within Jagat Berh (East) Mahalla under Ward No. 13 of Bardhaman Municipality.

ACCORDING TO TITLE & R.O.R

WHEREAS the first party / land owner, according to title & R.O.R., being the absolute owner of schedule land, have decided to develop the schedule mentioned property to a project of multi storied building, for which the Land Owner has filed an application for sanction of building plan of multi storied building and such building plan has been sanctioned on 28.12.2023 being **Permit No. SWS-OBPAS/1201/2023/0952**, but the land owners are not in a position to complete the construction according to sanctioned plan, due to lacking of experience as well as physical capacity and deficiency of pecuniary capacity, as such he has expressed his desire as the form of help of any other by which the dream of first party shall be taken as the place of reality.

INTRODUCTION OF DEVELOPER

WHEREAS the developer is acquainted as 'FIRM' namely **M/S SAMANTA HOUSING DEVELOPER**", who already introduced own self in the locality i.e. in Bardhaman Town, by constructing a project of multi-storied building thereon and the developer is financially sound to complete the further project by maintaining the rule of local authority.

AND WHEREAS the second party developer hearing the dream of first party from their close circle and approach to the first party to allow the Second Party, to develop the land particularly mentioned and described in the first and/or "A" schedule



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M/S SAMANTA HOUSING DEVELOPER

Abhis Samanti

PARTNER

Arindam Samanti
Suchindram Samanta
Pratima Rani Samanta

hereunder according to sanctioned plan by Burdwan Municipality as well as sprouted dream of both parties.

AND WHEREAS both the parties, after knowing all status of each other i.e. right, title, interest of land and pecuniary capacity of second party and being satisfied in respect of capability of Second Part and right, title and interest of land of the First Part as vice-versa, the first party / land owner has agreed to authorize the developer to develop the said land by constructing new multi storied buildings as commercial cum residential flat as ownership basis according to sanctioned plan, which has been sanctioned by Barddhaman Municipality, by doing shake their hands in a form of agreement with some terms and conditions.

AND WHEREAS the parties, for the purpose of avoiding all such future dispute and difference between them, desire to put all such terms and conditions in written in this Deed of agreement.

IN THIS AGREEMENT UNLESS THERE IS ANYTHING TO THE SUBJECT OR CONTEXT

1. a) **LAND OWNER/ FIRST PARTY** shall mean **SRI ARINDAM SAMANTA, SRI SUCHINDRAM SAMANTA, AND SMT. PRATIMA RANI SAMANTA** and their heirs executors, administrators and legal representatives;
- b) **DEVELOPER** shall mean "**M/S SAMANTA HOUSING DEVELOPER**", a Partnership firm and its executors, administrators and legal representatives;
- c) **PREMISES** shall mean the (G+VI), according to sanction from Barddhaman Municipality, commercial cum residential building should be constructed over All that piece of land by measuring 0.020 & 0.020 acre 0.048 acre more-less area of land being R.S. Khatian No. 182, R.S. Plot No. 196 and in the L.R.R.O.R, the Khatian No. 2306, 2307 & 2103 respectively and Plot No. 364 & 372, classification of land Danga, within Mouza Jagat Berh, J.L. No. 34, under P.S. Burdwan, Dist. Purba Bardhaman and being Holding No. 115 within Ward No. 13, Jagat Berh (East) Mahalla under Bardhaman Municipality.
- d) **COMMON SERVICE FACILITIES AND AMENITIES** shall include roof, corridors, stair ways, landing, passage ways, Drive ways, pump room for



Additional District Sub-Registrar,
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submersible, tube well and other facilities which may mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance, and / or management of the building which is particularly mentioned and described as sixth schedule hereunder.

e) **SALEABLE SPACE** shall mean this space in the building available for independent use an occupation after making due provision for common facilities and the space required therefore.

f) **LAND OWNER'S ALLOCATION** shall mean - 40% over the project, with proportionate share in land as well as to common facilities and amenities on prorata basis, the 40% should be completed by specific allocation i.e. Flat A, B & C at 1st Floor and Flat A & B at 2nd Floor and during allotment of such flat if there be any square feet may found out as excess or remain short in that case such square feet be adjusted to the 40% allocation by payment of cost either by landowner or developer as vice versa to each other.


In the commercial place as well as in the garage portion, where the land owner should be entitled to get 40% with proportionate share of land and common facilities as well as amenities.

g) **DEVELOPERS ALLOCATION** shall mean the area on the said premises as 60% allocation in the building as well as in parking space, after 40% allocation to the land owner, with proportionate share in land as well as to common facilities and amenities on prorata basis.

h) **BUILDING** shall mean (G+VI) commercial cum residential building and include such plan for the construction of the building, which has been sanctioned by Barddhaman Municipality.

i) **SINGULAR** shall include plural and vice versa,

j) **MASCULINE** shall include feminine and vice versa.

 NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:



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Additional District Sub-Registrar
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M/S SAMANTA HOUSING DEVELOPER

Debi Samanta
PARTNER

Anindam Samanta

Suchindram Samanta

Pratima Rani Samanta

1. The land owner hereby agree to entrust and hand over to the developer the work and right of development of the said property particularly mentioned and described in the First scheduled hereunder.
2. The developer hereby agrees to develop and /or cause to be developing the said property permitted by the Barddhaman Municipality by constructing (G+VI) commercial cum residential building thereon, containing transferable residential flat, ownership basis, which is mentioned in the Second Schedule hereunder. The developer agreed that he will obtain whatever permissions are required to develop the property at his own costs and on his own responsibility but in the name of the land owner / First party and that should be completed as per norms and system of Barddhaman Municipality.
3. The developer, after perusal the documents as supplied by land owner, has been satisfied that the first party is the full and/ or absolute land owner of the said property and that the property is not subject to any mortgage, charge or any other encumbrances.
4. The developer shall start any work of development on the said property after registration of this agreement after that the developer should complete the construction work within stipulated 40 months period with may extension as 06 months, means it would be counted from the date registration of this agreement and if developer be fail to complete the construction within stipulated period (40months with extended as extra 06 months accounting as 46 months) then developer should pay penalty equivalent to the rate of interest which Nationalized Bank provide for fixed deposit for the default period subject to land value as mentioned in first schedule for the then year.
5. **THE LAND OWNER AND THE DEVELOPER DO HERE BY DECLARE AND COVENANT AS FOLLOWS:-**
 - 1) The Land owner hereby grants exclusive right to the developer to undertake new (G+VI) commercial cum residential construction in accordance with the plan, which has been sanctioned by Barddhaman Municipality, along with if any subsequent plan be sanctioned for that construction too.



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Additional District Sub-Registrar
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MS. DASHAITA HOUSING DEVELOPER

Debi Samanta

PARTNER

Arindam Samanta

Suchindran Samanta

Pratima Panti Samanta

- ii) The Land owner shall forthwith give permission to enter and to develop the land as mentioned in First schedule to the developer after deed of agreement of development has been executed as well as registered, inspite of that if any land dispute may arise, by which the construction work is faced any hurdle and damage for that, the land owner will be liable for such damage and be responsible to pay the amount, for such damaged period, equivalent to the rate of interest which Nationalized Bank provide for fixed deposit over the project cost till the removal of said hurdle.
- iii) All the applications for plan and other papers and documents as may be required by the developer for the purpose of obtaining necessary sanction of building plan from the Barddhaman Municipality as well as any other purpose and all application shall be prepared and submitted by the developer on behalf of the land owner at the Developer's own costs and expenses
- iv) The Land owner shall grant to the developer a Power of Attorney as may be required for the purpose of obtaining sanction of plan and necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Barddhaman Municipality and other authorities. The said power of Attorney shall also include right of the developer to enter into agreement with the prospective purchaser who wanted to purchase the flat with right of transfer of title of respective flats for developer allocation with power of execution and registration of conveyance deed in respect of the flat to the respective purchaser.
- v) Upon completion of the new building (G+VI) the developer shall put land owner in undisputed possession in respect of owner's allocation together with property share in land along with the right in common to the common facilities and amenities, which is particularly mentioned in the third schedule hereunder written.
- vi) That in case of conveyance deed for the purpose of transfer of title and possession of each flat of owner's allocation, both the parties i.e. land owner and developer shall execute as well as make registration of the same by arrange of all intending purchaser.

[Signature]



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M/S SAHAYA HOUSING DEVELOPER

PARTNER

Debi Samanta

Arindam Samanta

Suchindran Samanta

Pratima Rani Samanta

- VII) The developer shall at its own cost construct and complete the new building (G+VI) at the said land in accordance with the sanctioned plan with confirming such specifications as are mentioned in the fifth schedule hereunder written.
- VIII) The developer shall install, in the said building at its own cost, pump operated deep tube well, water storage tanks overhead reserver, electric wiring and installations of separate transformer and other facilities are required to, in the new building constructed for sale of flats therein as ownership basis.
- IX) As from the date of making over possession of first schedule land the Municipal rates and taxes and Govt. rent and also other outgoings, in respect of the said property and till such time as the possession of the land owner's allocation is made, shall be borne and paid by the developer and all outstanding dues on account of Municipal rates and taxes and Govt. rent as also other outgoings up to the date of handing over possession before construction shall remain the liability of the land owner and shall be borne by the land owner and after completion of project and delivery of possession of the flat to each transferee the all rent and taxes shall be borne by all flats owner.
- X) That at the roof of the apartment, where a temporary shade be constructed by the developer and the cost will be paid by developer and land owner as equal share.
- 6) **IT IS FURTHER AGREED BY AND BETWEEN THE LAND OWNER AND DEVELOPER AS FOLLOWS:-**
- I) As soon as the building is completed, the developer shall hand over the possession in respect of the flat and parking space as mentioned in land owner's allocation in favour of the land owner and thereafter the land owner shall be exclusively responsible for payment of all Municipality and Property Taxes, rates, duties and other public outgoings and imposition whatsoever payable always that the said rates to be apportioned prorate with reference to the said portion with apportioned prorate with all flat owners after making an association by all flat owners.
- II) The Land owners shall not do any act or deed or thing whereby the developer shall be prevented from construction and completion of the said building.



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M/S SAMANTA HOUSING DEVELOPER

Debari Samanta

PARTNER

Arindam Samanta

Suchindram Samanta

Pratima Ranil Samanta

- III) Neither party shall be use nor permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance annoyance or hazard to the other purchasers/ occupiers of the apartments or the buildings.
- IV) Neither party shall thrown or accumulate any dirt, rubbish, waste or refuse or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors, or any other portion or portions of the said premises.
- V) That the allottee in respect of each flat shall have right to take loan from any finance authority by charging only his own flat.
- VI) That neither the land owner nor the developer shall have right to make separate his own allocation by doing partition of the building.
- VII) That the developer is liable to install transformer as well as lift facility for the each flat of the owner's allocation, at the same time, the land owner for the same, is liable to pay the cost of transformer and facility of lift as Rs. 1,00,000/- (Rupees One Lakh) only for each flat of the owner's allocation.

7) THE LAND OWNER HEREBY AGREES AND COVENANT WITH THE DEVELOPER AS FOLLOWS:-

- I) the Land owner shall not make any obstruction or interference with the developer in the construction of the building and said premises by the developer.
- II) The Land owner shall co-operate with the developer in assigning for selling and/or disposing of the developer allocation portion.
- III) The Land owner shall execute all such deeds of agreement for sale and sale concerning developer's allocation.
- IV) That if any land dispute may arise for which the project may delay and to short out the matter under compulsion the developer take steps with pay the charges for which all expenses shall be adjusted by the land owner with land owners' allocation of the project.



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M/S SAMANTA HOUSING DEVELOPER

Debasis Samanta
PARTNER

Arindam Samanta

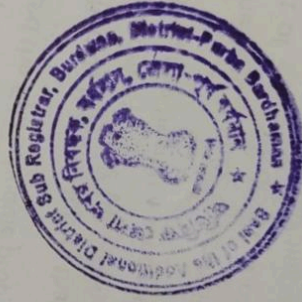
Suchindram Samanta

Pratima Ranisamanta

8) THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE LAND OWNER AS FOLLOWS:-

- i) To complete the construction of the building within 46 months from the date of registration of this deed.
- ii) Not to transfer and/or assign the benefits of this agreement.
- iii) Not to violate or contravene any rule of concern authority which applicable to construction of the said building.
- iv) Not to part with possession of each flat of the building thereof unless possession of the flat and parking space, as mentioned in land owner's allocation, is delivered to the land owner provided however it will not prevented the developer from entering into any agreement for sale or transfer or deal with the developer's allocation.
- v) Not to sell the said land particularly mentioned and described in the first schedule hereunder written and not to execute any deed of conveyance directly in favour of any third party in respect of developer's allocation and the developer shall have no right to charged the first schedule property to any finance authority.
- vi) It is indemnified by the developers that the land owner shall not be responsible for any bad work man ship of the developer or any construction being done by the developer deviating from the sanctioned plan by Barddhaman Municipality.
- vii) To keep the land owner indemnified against all third party claims and actions arising out of any sort of act of commission of the developer in relation to the construction of the said building as well as any labour problem during period of construction.
- viii) To keep the land owner indemnified against all actions suits costs proceedings and claims that may arise out of the developer's action with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

[Signature]



Additional District Sub-Registrar
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M/S SAMANTA HOUSING DEVELOPER

Deben Samanta
PARTNER

Arindam Samanta
Suchindram Samanta
Pratima Rani Samanta

9) **MUTUAL COVENANTS AND INDEMNITIES:-**

- i) Developer shall obtain vacant condition and position of the said property mention in the first schedule hereunder, from the land owner on and from **registration of this deed** along with proper documents of title, possession and Record of Right and the developer shall take all necessary steps for sanction of site plan as well as building plan from Barddhaman Municipallity, in respect of 'A' schedule property.
- ii) The land owner as well as developer shall not be liable for any income tax, wealth tax or any other taxes in respect of the developer's and/or land owner's allocation which shall be the liability of the developer as well as land owner by keeping to each other, indemnified against all actions suits proceedings costs, charges and expenses in respect thereof as vice versa.
- iii) The developer and the land owner shall mutually frame, scheme for the management, administration of the said building and/or common parts thereof and agree to abide by all the rules and regulations to be framed by any society/Association and/or any other Organization of the affairs of the building and/or common part thereof as per West Bengal apartment ownership Act'1972.
- iv) The name of the building, / apartment is **GIRIJA APARTMENT**.
- v) Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the premises or any part thereof to the developer by the land owner or as creating any right, title or interest in respect thereof in favour off the developer other than exclusive license in favour of the developer to do the acts and things to develop the land, express by provided herein as also in the power of Attorney to be given for said purpose.
- vi) As from the date of completion of the building the developer and/or transferees and the land owner shall each be liable to pay and bear proportionate taxes and other charges payable in respect of their respective spaces.

[Handwritten signature]



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M/S SAMANTA HOUSING DEVELOPER

Debari Samanta

PARTNER

Anindam Samanta

Suchindrane Samanta

Batimra Ranil Samanta

- vii) If there be any acquisition take place by any office of the West Bengal Government, in respect of land and structure, therefore compensation of land will get the first party land owner and the compensation for structure will get the second party Developer, as such the awarded money would be delivered accordingly.
- VIII) That the cost of the installation of lift & transformer should be borne by the flat owners and it will be paid only to the developer.
- 10 Force majeure, the parties hereto shall not be considered to be liable for any obligation hereunder to extent that the performance of relative obligations prevented by the existence of the Force Majeure conditions i.e. flood, earth quake, riot, war storm,, tempest civil commotion strike and/or any other act or commission beyond the contrary contract of the papers hereto.
- 11 Each of the terms and conditions stated hereinabove shall be deemed to be the consideration of each other as generation together and/or successor in interest.
- 12 If there be any dispute may arise between the parties then the dispute shall refer to the arbitrator according to Arbitration act. And arbitrator should be selected by both parties unanimously.

FIRST / (A) SCHEDULE

All that piece of land by measuring 0.020 & 0.020 acre 0.048 acre more-less area of land being R.S. Khatian No. 182, R.S. Plot No. 196 and in the L.R.R.O.R, the Khatian No. 2306, 2307 & 2103 respectively and Plot No. 364 & 372, classification of land Danga, within Mouza Jagat Berh, J.L. No. 34, under P.S. Burdwan, Dist. Purba Bardhaman and being Holding No. 115 within Ward No. 13, Jagat Berh (East) Mahalla under Bardhaman Municipality.

The property butted and bounded by:

NORTH : Building of Late Susanta Ghosh
SOUTH : 10 feet wide Road
EAST : Property of Hare Krishna Das
WEST : 40 feet wide Road



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M/S SAMANTA HOUSING DEVELOPER
Debari Samanta
PARTNER

Arindam Samanta

Sukhidram Samanta

Pratima Ranee Samanta

SECOND SCHEDULE

The proposed (G+V1) storied building to be constructed.

THIRD SCHEDULE

LAND OWNER'S ALLOCATION shall mean - 40% over the project, with proportionate share in land as well as to common facilities and amenities on prorata basis, the 40% should be completed by specific allocation i.e. Flat A, B & C at 1st Floor and Flat A & B 2nd Floor and during allotment of such flat if there be any square feet may found out as excess or remain short in that case such square feet be adjusted to the 40% allocation by payment of cost either by landowner or developer as vice versa to each other.

In the commercial place as well as in the garage portion, where the land owner should be entitled to get 40% with proportionate share of land and common facilities as well as amenities.

FORTH SCHEDULE

DEVELOPERS ALLOCATION shall mean the area on the said premises as 60% over the project after 40% allocation to the land owner and proportionate share in land as well as to common facilities and amenities on prorata basis.

FIFTH SCHEDULE

The flat as mentioned in the owner's allocation for the owner shall make

Specification of construction by ISI brand material

FOUNDATION (Structure) : R.C.C. Frame (Conc. Grade M20) and Steel (Grade Fe500)

DOORS : Flash Door and PVC Door in Bathroom.

WINDOW : Aluminum Channel.

GRILL : MS Grill with Uniform design in Window, Ventilation and Veranda.



M/S SAMANTA HOUSING DEVELOPER

Debari Samanta
PARTNER

Arindam Samanta

Suchidram Samanta

Pratima Rani Samanta

SECOND SCHEDULE

The proposed (G+VI) storied building to be constructed.

THIRD SCHEDULE

LAND OWNER'S ALLOCATION shall mean - 40% over the project, with proportionate share in land as well as to common facilities and amenities on prorata basis, the 40% should be completed by specific allocation i.e. Flat A, B & C at 1st Floor and Flat A & B 2nd Floor and during allotment of such flat if there be any square feet may found out as excess or remain short in that case such square feet be adjusted to the 40% allocation by payment of cost either by landowner or developer as vice versa to each other.

In the commercial place as well as in the garage portion, where the land owner should be entitled to get 40% with proportionate share of land and common facilities as well as amenities.

FORTH SCHEDULE

DEVELOPERS ALLOCATION shall mean the area on the said premises as 60% over the project after 40% allocation to the land owner and proportionate share in land as well as to common facilities and amenities on prorata basis.

FIFTH SCHEDULE

The flat as mentioned in the owner's allocation for the owner shall make

Specification of construction by ISI brand material

FOUNDATION (Structure) : R.C.C. Frame (Conc. Grade M20) and Steel (Grade Fe500)

DOORS : Flush Door and PVC Door in Bathroom.

WINDOW : Aluminum Channel.

GRILL : MS Grill with Uniform design in Window, Ventilation and Varanda.



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ELECTRICALS

: Conceal wearing with PVC Pipe & ISI Branded Switch and Copper wiring in every room.

FLOORING

: Total Marble flooring

TOILET

: Tiles Up to (Door Height) or 7 feet on walls white sanitary ware (ISI brand) and separate pipe of hot and normal water

KITCHEN

Anti-skid tiles, Tiles

: Black stone Kitchen top with sink
Up to 2'-0" ft. height from kitchen top.

DRIVE WAY / PARKING

: Petty Stone

ROOF

: Roof with water resistant.

INTERNAL DESIGN

: Internal wall is with Wall Putty.

EXTERNAL DESIGN

: Elevation with anesthetic design and painting.

LIFT

: Semi-Automatic Lift.

WATER

: 24 hours water supplying system from the overhead tank by Submersible

PARKING

: Parking space with cooperation of Developer and Land Owner

N.B. ANY EXTRA WORK EXCEPT THE ABOVE MENTIONED TERMS AND CONDITIONS OF THE ITEMS THE COST WILL BEAR BY LAND OWNER AS WELL AS PURCHASER/ FLAT OWNER WITH THE PRIOR PERMISSION OF DEVELOPER. IN CASE OF ANY EXTRA WORK THAT WOULD BE PLACED BEFORE THE DEVELOPER IN WRITTEN AND SIGNED BY THE LAND OWNER AS WELL AS PURCHASER FOR PERMISSION OF THE DEVELOPER.

SIXTH SCHEDULE

i) **COMMON SERVICE**

a) Deep tube well of adequate capacity to ensure round the clock water supply.



**Additional District Sub-Registrar
BURDWAN**

23 APR 2024

M/S SAMANTA HOUSING DEVELOPER

Debari Samanta
PARTNER

Arindam Samanta

Suchindram Samanta

Pratima Rani Samanta

- b) By maintaining standard quality for the lift
- ii) Marble and/or V- tiles at stair case with proper reling.
- iii) Adequate lighting system at every part of the common place.
- iv) Adequate place for meter board in respect of meter to each flat owner.
- v) Any extra amenities with extra cost

IN WITNESS WHEREOF the parties to this Deed of agreement act forth and subscribe their respective hands and scales on the day month and year above mentioned.

Arindam Samanta
Suchindram Samanta
Pratima Rani Samanta

M/S SAMANTA HOUSING DEVELOPER
Debari Samanta
PARTNER

Witness:

1) *Rohanth Das.*
80 Late - Udayahenulmi Das.
Rajam - Bardhaman.

2) *Sanat Kumar Das.*
810 - Bardhaman.
South Bhatkhal jora rice Mill
P.O. - Stripally. Purba Bardhaman.
713103

DRAFTED BY ME & TYPED IN MY OFFICE :-

Ashish K. Paul.
ASHISH KUMAR PAUL

ADVOCATE
ENROLMENT NO. W.B. 1579 OF 2000
COMPUTERISED TYPED BY :-

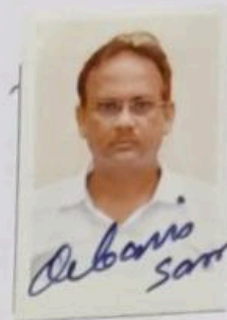
Bholanath Das
BHOLANATH DAS



Additional District Sub-Registrar
BURDWAN

23 APR 2024

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



Debasis Samanta

Signature: *Debasis Samanta*

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



Arindam Samanta

Signature: *Arindam Samanta*

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



Suchindran Samanta

Signature: *Suchindran Samanta*

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



Pratima Rani Samanta

Signature: *Pratima Rani Samanta*

Handwritten text at the top of the page, possibly a name or title, written in a cursive script.



Additional District Sub-Registrar
BURDWAN

3 APR 2024

to 9

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Duplicate

भारतीय निर्वाचन आयोग
भारत
ELECTORAL COMMISSION OF INDIA
IDENTITY CARD

XXXXXXXXXX



निर्वाचक नाम : भोलानाथ दास
 Elector's Name : Bholanath Das
 पिता नाम : उदय चन्द्र दास
 Father's Name : Uday Chandra Das
 लिंग/Scx : पुरु / M
 XXXXX/1982

Address :
 RAYAN PACHHAIJE PARAK ANGSPI
 RAYAN BURDWAN (SADAR)
 BURDWAN - 713101

Date: 12/10/2012

यह निर्वाचक नाम, पता, लिंग, पिता नाम का प्रमाण
 प्रमाणित करने के लिए

Facsimile Signature of the Electoral
 Registration Officer for

266-Burdwan Uttar (SC) Constituency

यदि निर्वाचक का पता, लिंग, पिता नाम में कोई
 परिवर्तन हो तो निर्वाचक नाम, पता, लिंग, पिता नाम
 परिवर्तन सूची में दर्ज करें

In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 list at the changed address and to obtain the card

आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

SAMANTA HOUSING DEVELOPER

25/04/2016

Permanent Account Number

ADBF51519A



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBASIS SAMANTA
KALI CHARAN SAMANTA
05/01/1966
Permanent Account Number
AVOPS7016H



Debasis Samanta
Signature

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER



AKOPS8772R



नाम /NAME

SUCHINDRAM SAMANTA

पिता का नाम /FATHER'S NAME

SAMIR KUMAR SAMANTA

जन्म तिथि /DATE OF BIRTH

28-08-1968

हस्ताक्षर /SIGNATURE

Suchindram
Samanta

SKS

आयकर आयुक्त, प.प.-XI

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

Suchindram Samanta

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AKOPS8772R



नाम /NAME

SUCHINDRAM SAMANTA

पिता का नाम /FATHER'S NAME

SAMIR KUMAR SAMANTA

जन्म तिथि /DATE OF BIRTH

28-08-1968

हस्ताक्षर /SIGNATURE

Suchindram
Samanta

CB Das

आयकर आयुक्त, प.व.-XI

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

Suchindram Samanta

विभाग
TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PRATHMA RANI SAMANTA
GADADHAR GERHA
01/01/1949

Permanent Account Number
DMPS3051L

Signature



For more details visit to Govt. / जगदीश शर्मा / जगदीश शर्मा / जगदीश शर्मा
Ministry of Tax PAN Services Unit, CTFPSA,
Plot No. 2, Sector 11, CBD, Gurgaon,
Haryana - 122002

जगदीश शर्मा / जगदीश शर्मा / जगदीश शर्मा / जगदीश शर्मा
जगदीश शर्मा / जगदीश शर्मा / जगदीश शर्मा / जगदीश शर्मा
जगदीश शर्मा / जगदीश शर्मा / जगदीश शर्मा / जगदीश शर्मा

Prathma Rani Samanta

Major Information of the Deed

Deed No :	I-0203-04449/2024		
Query No / Year	0203-2000985136/2024	Date of Registration	04/07/2024
Query Date	19/04/2024 2:24:30 PM	Office where deed is registered	A.O.S.R. Bardhaman, District: Purba Bardhaman
Applicant Name, Address & Other Details	ASHISH KUMAR PAUL District Judges Court, Burdwan, Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 8759819818, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction		
Set Forth value	Rs. 4/-	Market Value	Rs. 70,55,998/-
Stampduty Paid(SD)	Rs. 10,010/- (Article:48(g))	Registration Fee Paid	Rs. 14/- (Article:E, E)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assent slip (Urban area)		

Land Details :




District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Jagatberh Road, Muzza: Jagatberh, Ward No: 13 JI No: 34, 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	LR-372 (RS :-)	LR-2306	Bastu	Danga	0.02 Acre	1/-	16,03,636/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.
L2	LR-372 (RS :-)	LR-2307	Bastu	Danga	0.02 Acre	1/-	16,03,636/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.
L3	LR-372 (RS :-)	LR-2103	Bastu	Danga	0.04 Acre	1/-	32,07,272/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.
L4	LR-364 (RS :-)	LR-2103	Bastu	Danga	0.008 Acre	1/-	6,41,454/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.
TOTAL :					8.8Dec	4/-	70,55,998/-	
Grand Total :					8.8Dec	4/-	70,55,998/-	

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Samanta Housing Developer Raina, Village:- Raina, P.O:- Raina, P.S:-Raina, District:-Purba Bardhaman, West Bengal, India, PIN:- 713421 Date of Incorporation:XX-XX-2XX6 , PAN No.:: adxxxxxx9a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Debasis Samanta Son of Shri Kalicharan Samanta Date of Execution - 23/04/2024, , Admitted by: Self, Date of Admission: 24/04/2024, Place of Admission of Execution: Office	 Apr 24 2024 3:42PM	 Captured LTI 24/04/2024	 24/04/2024
Burdwan, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: avxxxxxx6h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Samanta Housing Developer (as representative)				

Identifier Details :

Name	Photo	Finger Print	Signature
Bholanath Das Son of Late Uday Chandra Das Rayan, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	 23/04/2024	 Captured 23/04/2024	 23/04/2024
Identifier Of Arindam Samanta, Suchindram Samanta, Smt Pratima Rani Samanta, Debasis Samanta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Arindam Samanta	Samanta Housing Developer-0.666667 Dec
2	Suchindram Samanta	Samanta Housing Developer-0.666667 Dec
3	Smt Pratima Rani Samanta	Samanta Housing Developer-0.666667 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Arindam Samanta	Samanta Housing Developer-0.666667 Dec
2	Suchindram Samanta	Samanta Housing Developer-0.666667 Dec
3	Smt Pratima Rani Samanta	Samanta Housing Developer-0.666667 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Arindam Samanta	Samanta Housing Developer-1.33333 Dec
2	Suchindram Samanta	Samanta Housing Developer-1.33333 Dec
3	Smt Pratima Rani Samanta	Samanta Housing Developer-1.33333 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Arindam Samanta	Samanta Housing Developer-0.266667 Dec
2	Suchindram Samanta	Samanta Housing Developer-0.266667 Dec
3	Smt Pratima Rani Samanta	Samanta Housing Developer-0.266667 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Jagatberh Road, Mouza: Jagatber, ,
Ward No: 13 JI No: 34, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 372, LR Khatian No:- 2306	Owner: অরিন্দম সামন্ট, Gurdian: সমীর কুমার, Address: নিজ , Classification: বাণ্য, Area: 0.02000000 Acre,	Arindam Samanta
L2	LR Plot No:- 372, LR Khatian No:- 2307	Owner: সুচিন্দ্রম সামন্ট, Gurdian: সমীর কুমার, Address: নিজ , Classification: বাণ্য, Area: 0.02000000 Acre,	Suchindram Samanta
L3	LR Plot No:- 372, LR Khatian No:- 2103		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 364, LR Khatian No:- 2103		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 020304449 / 2024

On 23-04-2024

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

Presented for registration at 13:42 hrs on 23-04-2024, at the Office of the A.D.S.R. Bardhaman by Arindam Samanta, 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 70,55,998/-

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

Execution is admitted on 23/04/2024 by 1. Arindam Samanta, Son of Late Samir Kumar Samanta, Burdwan, P.O: Sripally, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Service, 2. Suchindram Samanta, Son of Late Samir Kumar Samanta, Burdwan, P.O: Sripally, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Service, 3. Smt Pratima Rani Samanta, Wife of Late Samir Kumar Samanta, Burdwan, P.O: Sripally, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession House wife

Indetified by Bholanath Das, , Son of Late Uday Chandra Das, Rayan, P.O: Burdwan, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/04/2024 9:13PM with Govt. Ref. No: 192024250023822038 on 22-04-2024, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 8986459528413 on 22-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4551, Amount: Rs.5,000.00/-, Date of Purchase: 18/04/2024, Vendor name: S ACHARYA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/04/2024 9:13PM with Govt. Ref. No: 192024250023822038 on 22-04-2024, Amount Rs: 5,010/-, Bank: SBI EPay (SBlePay), Ref. No. 8986459528413 on 22-04-2024, 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

On 24-04-2024

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

Execution is admitted on 24-04-2024 by Debasis Samanta, representative, Samanta Housing Developer (Partnership Firm), Raina, Village:- Raina, P.O:- Raina, P.S:-Raina, District:-Purba Bardhaman, West Bengal, India, PIN:- 713421

Identified by Bholanath Das, . . Son of Late Uday Chandra Das, Rayan, P.O: Burdwan, Thana: Bardhaman
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Law
Clerk



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

On 04-07-2024

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.



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 0203-2024, Page from 112368 to 112398
being No 020304449 for the year 2024.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2024.07.10 11:18:04 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 10/07/2024

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