

6607/25

D 05/1/25



Certified that the Endorsements, the Seal and the Stamp of the Sheet's attached to this document are part of the Document.

Z 711209

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Additional District Sub Registrar  
Baranagar, DL-Purba Baranagar

20 AUG 2025

Del Kumar Barman

Niranjana Adhikari

SHREE RAM UDYOG

Shyama Prasad Das  
Partner

SHREE RAM UDYOG

Robintra Nath Das  
Partner

**AGREEMENT FOR DEVELOPMENT**

10-508  
2376136/3  
2/8/25

Antopadya  
D.A.S.

18/2

50 AUG 2025

SL NO 5607 SALE DATE 19/8/2025  
SOLD TO Shree Bam Udyog  
ADD Burdwan  
STAMP RS. 1000/-  
THIS STAMP PAPER PURCHASED FROM  
PURBA BURDWAN INO TRY ON DATE  
STAMP VENDOR GOLAM MOHABUB  
BURDWAN A.D.S.R. OFFICE PURBA BURDWAN  
LICENCE NO 776-77



- 8 AUG 2025

GOLAM MOHABUB  
SIGNATURE



Additional District Sub Registrar  
Burdwan, Dt.-Purba Bardhaman

20 AUG 2025

Deb Kumar Barman

Niranjana Adhikari

SHREE RAM UDYOG

Shyama Prasad Das  
Partner

SHREE RAM UDYOG

Rabindranath Dey  
Partner

**THIS DEED IS MADE ON THIS 20<sup>TH</sup> DAY OF AUGUST, 2025 at BURDWAN  
BETWEEN**

1. **SRI DEB KUMAR BARMAN**, S/o Lt. Ashis Kumar Barman, by Nationality - Indian, by Religion - Hindu, by Occupation - Others, residing at 1 No. Amra Tala Gali, Shyam Baza, P.O. Rajbati, P.S. Bardhaman Sadar, District Purba Bardhaman, Pin 713104, **having PAN: AZNPB7673A; AND**
2. **SMT NIRANJANA ADHIKARI**, D/o Lt. Ashis Kumar Barman & W/o Ram Krishna Adhikari, by Nationality - Indian, by Religion - Hindu, by Occupation - Housewife, residing at 2 No. Shyam Bazar, B. G. Nande Road, P.O. Rajbati, P.S. Bardhaman Sadar, District. Purba Bardhaman, Pin 713104; **having PAN - BBIPA8076L**; 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. 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 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

Del. Kumar Barman

Nizanjana Adhikari

SHREE RAM UDYOG  
Shyama Prasad Das  
Partner

SHREE RAM UDYOG  
Rajendra Nath Das  
Partner

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 All that piece and parcel of **BASTU** class of Land total measuring an area of **2149.47 Sq. Ft.** comprising in **R.S. Plot No. 3359, L.R. Plot No. 7101**, under **L.R. Khatian Nos. 17685 & 17540** of **Mouza Burdwan, J.L. No. 30, Holding No. 132, Ward No. 20, Mahalla - B G Nanday Road**, within the Jurisdiction of **Burdwan Municipality**, under **P.S. Bardhaman Sadar**, within **District Purba Bardhaman**, (hereinafter referred to as "**SAID PROPERTY**") was previously belonged and absolutely seized and possessed the same peacefully without any interference of any third party and free from all encumbrances by **ASHIS KUMAR BARMAN**. After getting the **SAID PROPERTY** by virtue of a **Compromise Decree** under **T.S. No. 155 of 1995** passed by the **Addl. Dist. Judges Court Burdwan** on **17-07-1995** thereafter he mutated his name within the record of **T.R.R.O.R.** under **L.R. Khatian No. 7258** 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 his absolute right,

*Handwritten signature*

Deb Kumar Barman

Niranjana Adhikari

SHREE RAM UDYOG

Shyama Prasad Singh  
Partner

SHREE RAM UDYOG

Rabindra Nath Das  
Partner

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 his 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 he transferred his 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. I - 3221 for the year of 2010, Regd. In the office of A.D.S.R. Burdwan in favour of DEB KUMAR BARMAN, AND by another Regd. Deed of Gift being No. I - 3222 for the year of 2010, Regd. In the office of A.D.S.R. Burdwan in favour of NIRANJANA ADHIKARI. After getting the SAID PROPERTY by virtue of these aforesaid deeds they mutated their name within the record of L.R.R.O.R. under L.R. Khatian No. 17685 (in the name of DEB KUMAR BARMAN) & 17540 (in the name of NIRANJANA ADHIKARI) 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 B G Nanday Road, comprising in Municipal Holding No. 132, within Ward No. 20. And being the absolute owners 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 for more than 12 years without any interference of any third party and present Owners cum Land Lord namely DEB KUMAR BARMAN AND NIRANJANA ADHIKARI became the Absolute OWNERS and possessors of the First schedule mentioned property.

Shyama Prasad Singh  
Partner

Deb Kumar Dasgupta

Niranjana Adhikari

SHREE RAM UDYOG

Shyama Prasad Dasgupta  
Partner

SHREE RAM UDYOG

Rashmi Nath Dasgupta  
Partner

**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 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.

Shyama Prasad Dasgupta  
Ad.

Deb Kumar Barman

Niranjan Adhikari

SHREE RAM UDYOG

Sri Rama Prasad Singh  
Partner

SHREE RAM UDYOG

Rabin Chandra Nath  
Partner

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 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. SRI DEB KUMAR BARMAN, S/o Lt. Ashis Kumar Barman, by Nationality - Indian, by Religion - Hindu, by Occupation - Others, residing at 1 No. Amra Tala Gali, Shyam Baza, P.O. Rajbati, P.S. Bardhaman Sadar, District Purba Bardhaman, Pin 713104, having PAN: AZNPB7673A; AND**

Sri Rama Prasad Singh  
Partner

Del. Kumar Barman

Niranjana Adhikari

SHREE RAM UDYOG

Shyama Prosad Das  
Partner

SHREE RAM UDYOG

Rabindranath Dey  
Partner

2. **SMT NIRANJANA ADHIKARI**, D/o Lt. Ashis Kumar Barman & W/o Ram Krishna Adhikari, by Nationality - Indian, by Religion - Hindu, by Occupation - Housewife, residing at 2 No. Shyam Bazar, B. G. Nande Road, P.O. Rajbati, P.S. Bardhaman Sadar, District. Purba Bardhaman, Pin 713104; **having PAN - BBIPA8076L**; and shall include their respective heirs, executors, administrators, representatives, transferees, assignees and nominees.

**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

Deb Kumar Barman

Niranjana Adhikari

SHREE RAM UDYOG

Shyama Prasad Das  
Partner

SHREE RAM UDYOG

Robinendra Nath Das  
Partner

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 OWNERS will be **exclusively allocated two 2BHK Flat** in the proposed Building yet to be constructed as per **Burdwan Municipality** in which **one 2BHK Flat** in the **1<sup>st</sup> Floor** of the Proposed Building measuring a Built up area of **513.71 Sq. Ft.** together with **One Covered Car Parking** measuring an area of **110 Sq. Ft.** on the **Ground Floor** of the Proposed Building will be allotted to **DEB KUMAR BARMAN** & **one 2bhk Flat** in the **4<sup>th</sup> Floor** of the Proposed Building measuring a Built up area of **513.71 Sq. Ft.** will be allotted to **NIRANJANA ADHIKARI**. And undivided **40% share** of another **2BHK Flat** of the **First Floor** of the proposed Building **jointly allotted with Developers**. Together with all benefits of the common areas, amenities, facilities.

1.7 **DEVELOPER'S ALLOCATION:**

- 1.7.1 Shall mean the absolute right of the DEVELOPER in regard to **respective share of the DEVELOPER'S Allocation** by virtue of this agreement and in that regard the DEVELOPERS will be **exclusively allocated the entire 2<sup>nd</sup> Floor** of the proposed Building, the **entire 3<sup>rd</sup> Floor** of the proposed Building, remaining portion of the **4<sup>th</sup> Floor** of the proposed Building (except **NIRANJANA ADHIKARI's** allotted Flat), remaining portion of the **Ground Floor** of the proposed Building (except **DEB KUMAR BARMAN's** allotted **Covered Parking**) & undivided **60% share** of another **2BHK Flat** of the **First Floor** of the proposed Building **jointly allotted with Owners**. Together

Del. Kumar Basman

Niranjana Adhikari

SHREE RAM UDYOG

Shyama Prasad Singh  
Partner

SHREE RAM UDYOG

Rabindra Nath Singh  
Partner

with all benefits of the common areas, amenities, facilities. **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 **30%** of the further newly constructed portion/floor which means that the DEVELOPER shall have the exclusive right of rest **70%** 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 thereto or modifications thereof made or caused by the DEVELOPER which is duly sanctioned by the Burdwan Municipality.

entirely for  
AOR

Debkumar Barman

Niranjana Adhikari

SHREE RAM UDYOG

Shyama Prasad Das  
Partner

SHREE RAM UDYOG

Rabimohan Nath Seny  
Partner

- 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 Spaces not alienated or agreed to be alienated.
- 1.16 **FLAT/UNIT:** shall mean the Residential Unit/flat and / or other space or spaces

entirely  
Adm.

Del Kumar Bannan

Nisarajana Adhikari

SHREE RAM UDYOG

Shyama Prasad Das  
Partner

SHREE RAM UDYOG

Rabindra Nath Das  
Partner

intended to be built and or constructed and / or the covered area capable of being occupied.

It shall also mean that according to the context, mean all Purchaser/s and/or intending Purchaser/s of different Residential Units/Flats in the Building/s and shall also include the Developer herein and the OWNERS herein in respect of such Residential Units/Flats which are retained and/or not alienated and/or not agreed to be alienated of the time being.

- 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 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.

Del Kumar Basman

Niranjana Athukari

SHREE RAM UDYOG

Shree Ram Udyog

Partner

SHREE RAM UDYOG

Roshan Nathi

Partner

- 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 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,

Antopafin  
Adv.

Del Kumar Barman

Niranjana Adhikari

SHREE RAM UDYOG

Syama Prasad Das

Partner

SHREE RAM UDYOG

Rashmi Nath

Partner

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

Shyama Prasad Das  
Partner

Del. Kumar Basman

Niranjana Adhikari

SHREE RAM UDYOG

Shyama Prosad Das  
Partner

SHREE RAM UDYOG

Rabindra Nath Dey  
Partner

**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 arrears of taxes and / or other levies of impositions of the said property due and payable to any statutory authority.
- 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.

Shyama Prosad Das  
Adm.

Del Kumar Basman

Niranjana Adhikari

SHREE RAM UDYOG

Shyama Prasad Singh  
Partner

SHREE RAM UDYOG

Robindra Nath Das  
Partner

- 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, registration charges and expenses in connection with the execution of the deed of conveyance and other documents relating to OWNERS' allocation will

Shyama Prasad Singh  
Partner

Del Kumar Barman

Niranjana Adhikari

SHREE RAM UDYOG

Sujana Prasad Das  
Partner

SHREE RAM UDYOG

Robin Das  
Partner

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 regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers in respect of the

Del Kumar Basman

Niranjana Achikari

SHREE RAM UDYOG  
Shyama Kishor Singh  
Partner

SHREE RAM UDYOG  
Roshni Kishor Singh  
Partner

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.

embodied in  
Adm,

- 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 awaiting 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 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

Del. Kumar Barman

Nisargana Adhikari

SHREE RAM UDYOG  
Sujana Prasad Das  
Partner

SHREE RAM UDYOG  
Roshini Nath Das  
Partner

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 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

Sujana Prasad Das  
Adm.

Debi Kumar Dasgupta

Niranjan Adhikari

SHREE RAM UDYOG

Shyam Prasad Das  
Partner

SHREE RAM UDYOG

Rohit Kumar Das  
Partner

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 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

Debi Kumar Dasgupta

Del Kumar Barman

Niranjana Adhikari

SHREE RAM UDYOG

Shyama Prasad Das  
Partner

SHREE RAM UDYOG

Rabindranath Dey  
Partner

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 PRASAD 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; having obtained all necessary permission, approvals and sanctions, the DEVELOPER will ipso-facto get the privilege to commence construction in

Debi Kumar Barman

Niranjanika Adhikari

SHREE RAM UDYOG

Shyama Prasad Das  
Partner

SHREE RAM UDYOG

Subhrajyoti Das  
Partner

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** 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

Shyama Prasad Das  
Partner

Del Kumar Barman

Niranjana Adhikari

SHREE RAM UDYOG

Shyama Prasad Das  
Partner

SHREE RAM UDYOG

Rohindra Prasad Das  
Partner

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 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.

Del Kumar Basman

Niranjana Adhikari

SHREE RAM UDYOG

Shyam Basant Singh

Partner

SHREE RAM UDYOG

Rabin Basant Singh

Partner

- 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 the portion of the proposed building as defined in **CLAUSE 1.6**. i.e. the **OWNERS ALLOCATION** and they will be entitled and free to sale out or retain the said allocated portion of 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 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., 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., **Clause No. 1.6** 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

Del Kumar Basman

Deb Kumar Bannan

Niranjana Adhikari

SHREE RAM UDYOG

Shyama Prasad Singh

Partner

SHREE RAM UDYOG

Rabindra Nath Das

Partner

Parking Space/Garage with the third parties to the extent of 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 as defined in **clause 1.6** and **clause 1.7** Right and Allocation will be devolved upon the DEVELOPER and OWNERS jointly as per their share allocation as defined hereinbefore.
- 7.10 On completion of the building, but therefore giving possession, both the 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 as **define in clause 1.7**. The OWNERS shall have right whatsoever to enter into any agreement personally with the intending purchasers for sale of OWNERS's Allocation Only as **define in clause 1.6**, 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

Shyama Prasad Singh  
Adm.

Del Kumar Basman

Nimajora Adhikari

SHREE RAM UDYOG

Shyama Prasad Singh  
Partner

SHREE RAM UDYOG

Robinendra Nath Ray  
Partner

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 30 % of the said proposed new constructed Floors and the Developer will be entitled to get 70 % 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 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

Deb Kumar Basman

Niranjana Adhikari

SHREE RAM UDYOG

Shyama Prasad Das

Partner

SHREE RAM UDYOG

Rabindra Nath Das

Partner

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.

#### ARTICLE IX - CONSIDERATION

- 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

Signature  
for  
Developer

Del Kumar Baman

Niranjana Adhikari

SHREE RAM UDYOG

Shyama Prasad Das

Partner

SHREE RAM UDYOG

Pradip Kumar Das

Partner

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 the Total Constructed Portion of the Building as defined in **Clause 1.7**, 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.

**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

Del Kumar Bannan

Hironjyoti Adhikari

SHREE RAM UDYOG

Shyama Prasad  
Partner

SHREE RAM UDYOG

Robin Chandhary  
Partner

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 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

entirely for  
their

Del Kumar Barman

Niranjana Adhikari

SHREE RAM UDYOG

Shyama Prasad Singh  
Partner

SHREE RAM UDYOG

Rashidur Rasheed  
Partner

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 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

Shyama Prasad Singh  
Adm.

Del Kumar Barman

Niranjana Ashikaa

SHREE RAM UDYOG

Sayama Prasad Singh  
Partner

SHREE RAM UDYOG

Robindra Nath Sen  
Partner

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 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.

Del. Kumar Barman

Nisanyona Adhikari

SHREE RAM UDYOG

Shyama Prasad Das  
Partner

SHREE RAM UDYOG

Robindranath Das  
Partner

**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.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(Property Details)**

**(Subject matter of Development)**

ALL THAT PIECES AND PARCELS OF VACANT LAND BY Class BASTU total measuring an area of 2149.47 Sq. Ft. comprising in R.S. Plot No. 3359, L.R. Plot No. 7101, under L.R. Khatian No. 17685 (from which Area of Land has given for Development 1303.97 Sq. Ft.) & 17540 (from which Area of Land has given for Development 845.50 Sq. Ft.) of Mouza Burdwan, J.L. No. 30, Holding No. 132, Ward No. 20, Mahalla - B G Nanday Road, within the Jurisdiction of Burdwan Municipality, under P.S. Bardhaman Sadar, within District Purba Bardhaman,, whereas the Property is having the Approach Road of 12 Feet wide Municipal Metal Road . And the entire property is butted & bounded as hereafter.

On the North: Property of Swapan Kr. Poddar;

On the South: Property of Anup Kr. Barman & others;

On the East: 12 Feet Wide Road (B G Nanday Road),

On the West: Property of Prity Mukherjee.

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

Del. Kumar Basman

Niranjana Adhikari

SHREE RAM UDYOG

Shyama Prasad Singh  
Partner

SHREE RAM UDYOG

Rashmi Dhanraj  
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

Del Kumar Basman

Niranjana Advikat

SHREE RAM UDYOG

Shyama Prasad Singh  
Partner

SHREE RAM UDYOG

Rohindranath  
Partner

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

**PAINING:-**

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-Dinning Space** Two light Points, One Fan Point, One Plug Point, one Freeze point.

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

Shyama Prasad Singh  
Adv.

Del. Kumar Barman

Niranjana Achikar

SHREE RAM UDYOG  
Sujana Prasad Singh  
Partner

SHREE RAM UDYOG  
Rabin Choudhary  
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.

Del Kumar Baman

Ninanjara Adhikari

SHREE RAM UDYOG

Suryana Prasad Sen  
Partner

SHREE RAM UDYOG

Roshindra Nath Sen  
Partner

**THE THIRD SCHEDULE ABOVE REFERRED TO  
(Common Facilities and Common Parts)**

1. Entrance and Exits to the Premises.
2. Stair Cases,
3. Stair Case Landings,
4. Stair Head Room and Lobbies on all the floors of the New Building.
5. Passage for Entrance,
6. Passage in between different blocks,
7. Pump (Deep Tube Well of adequate capacity to ensure round the clock),
8. Electric Meter & Electric Meter Space,
9. Common Room,
10. Lift (if any)
11. Electric/Utility room, Water Pump room, Generator Room (if any),
12. Septic Tanks,
13. Boundary Walls with Entrance Gate,
14. Overhead Water Tank (PVC),
15. Transformer and space (if any),
16. Lift/s (if any),
17. Electrical wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
18. Lighting of the Common Portions.
19. Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.
20. Drainage and Sewage lines and other installation for the same (except only those as are installed within the exclusive area of any Unit and/or exclusively for its use).
21. Such other parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the Units in common by the Co-OWNERS.

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  
S/O - Ananta Ghosh  
Dhabani Trakur land  
Burdwan

Deb Kumar Basman

2. Swarnaj K. Mukhopadhyay

Niranjana Adhikari

SIGNATURES OF THE OWNERS

SHREE RAM UDYOG

Shyama Prasad Das

Partner

SHREE RAM UDYOG

Rabindra Nath Das

Partner

SEAL & SIGNATURE OF THE DEVELOPER









Drafted by me

Swarnaj K. Mukhopadhyay

Advocate

District Judges' Court, Purba Bardhaman.











Enrolment No: HB/142/1998

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



Deb Kumar Barman

SIGNATURE *Deb Kumar Barman*

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











Niranjana Achikau

SIGNATURE *Niranjana Achikau*

சென்னை சி.ஐ.டி. கமிஷன்  
பி.ஐ.டி. அலுவலகம்

சென்னை சி.ஐ.டி. கமிஷன்  
பி.ஐ.டி. அலுவலகம்











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



SIGNATURE

SHREE RAM UDYOG

*Shyama Prasad Singh*  
Partner

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



SIGNATURE

SHREE RAM UDYOG

*Rabinendra Singh*  
Partner

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

DEB KUMAR BARMAN

ASHIS KUMAR BARMAN

05/01/1968

Permanent Account Number

AZNPB7873A

Deb Kumar Barman

Signature



Deb Kumar Barman



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NIRANJANA ADHIKARI

ASHIS KUMAR BARMAN

15/09/1965

Permanent Account Number  
BBIPA8076L

*Niranjana Adhikari*

Signature



इस कार्ड के साथ, जो कि प्रमाण पत्र को / साथ  
आयकर विभाग द्वारा, एक साथ ही एक  
संलग्न गणना, संपन्न वेब  
साथ टेलीफोन फार्मिंग के लिए है।  
दूर. पुन - 411 045

If this card is lost / someone's card is found,  
please inform / return to  
Income Tax PAN Services Unit, ITDL,  
Jad Pora, Sapporo Chambers,  
Near Jantar Telephone Exchange,  
Durgam, Pune - 411 045

Tel: 91-20-2721 5601 Fax: 91-20-2721 8081  
e-mail: itdl@pan.gov.in

*Niranjana Adhikari*



भारत निर्वाचन आयोग  
भारत  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/39/271/522271



निर्वाचक नाम : प्रमोद अधिका  
Elector's Name : Pradyumna Adhikari  
पति नाम : प्रमोद अधिका  
Husband's Name : Pradyumna Adhikari  
प्राकार : श / प  
जन्म तिथि : 20/03/1984  
Date of Birth

WB/39/271/522271

ध्वज

2 no. shyambar, 7th floor, 2nd main road,  
Sadar, Burdwan, West Bengal, 713104

Address:

2 NO SHYAMBAZAR, 7<sup>TH</sup> FLOOR,  
ROAD RAJMAJI, Burdwan, BURDWAN  
(SADAR), BURDWAN-713104

Date: 03/01/2017

200 - अधिकार क्षेत्र में प्रमोद अधिका  
अधिकार क्षेत्र में प्रमोद अधिका

Facsimile Signature of the Electoral  
Registration Officer for

200 - Burdwan Dakshin Constituency

ध्वज निर्वाचक को यह सूचना देना चाहिए कि वे  
जहाँ-जहाँ वे जाते हैं वहाँ-वहाँ वे अपने नामों को  
अधिकार क्षेत्र में प्रमोद अधिका के नाम पर लिखें।

In case of change in address, please fill up Form-10  
in the address form for the following year sent to the  
polling station and to show the card  
with your name.

150 / 918

Hiranyana Adhikari

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHYAMA PROSAD DAS

SUNIL DAS

02/01/1978

Permanent Account Number  
AKWPD6888M

*Shyama Prosad Das*  
Signature



20002007

*Shyama Prosad Das*



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

BXX1750538



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

Scanned by CamScanner  
Scanned by CamScanner

BXX1750538

ঠিকানা

মানমোহন দে রোডের পূর্বার্শ, বর্ডুয়ান, বর্ডুয়ান  
(সদর), বর্ডুয়ান-713124

Address:

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

Date: 25/11/2013

266- বর্ডুয়ান উত্তর (সংসদীয় জাতি) নির্বাচন ক্ষেত্রে নির্বাচক  
নিবন্ধন অধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
266-Burdwan Uttar (SC) Constituency

নিবন্ধন পরিবর্তন হলে নতুন ঠিকানার ক্ষেত্রে নিচে লিখা নম্বর ও একটি  
নতুন নতুন পত্রিকা পরিবর্তন পত্রিকা জমা দিতে হবে এই  
পত্রিকাগুলোর 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 Prasad Das

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RABINDRANATH DEY

SHIBANANDA DEY

02/01/1980  
Permanent Account Number  
BBSPD6842F

*Rabindra Nath 007*  
Signature



*Rabindra Nath Deo*



**ELECTION COMMISSION OF INDIA**

ভারতের নির্বাচন কমিশন

IDENTITY CARD

BXX2124196

পরিচয় পত্র

Duplicate

প্রতিক্রম



Elector's Name Rabindranath De

নির্বাচকের নাম রবীন্দ্রনাথ দে

Father's Name Shibananda De

পিতার নাম শিবানন্দ দে

Sex M

লিঙ্গ পুং

Age as on 1.1.2006 25

১.১.২০০৬ এ বয়স ২৫

Address:

Badashul Unnayani Barashul-2 Bardhaman Sadar  
Burdwan 713124

ঠিকানা:

বদাশুল উন্নয়নী বরশুল-২ বর্ধমান সদর বর্ধমান - ৭১৩১২৪

Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 270-Burdwan North

বিধানসভা নির্বাচন কেন্দ্র : ২৭০-বর্ধমান উত্তর

District: Burdwan জেলা: বর্ধমান

Date: 22.03.2007 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/Scx : পু/ M  
জন্ম তারিখ : XX/XX/1991  
Date of Birth

UWX1157411

ঠিকানা:

3নং 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 অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
260-Burdwan Dakshin Constituency

কিছুর পরিবর্তন হলে নতুন ঠিকার তালিকার সঠিক নাম তোলার ও একটি  
নতুন নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্ম এই  
পরিচয়পত্রের পাঠ্যটি 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.

18/05/2011



SHREE RAM UDYOG

*Shyama Prasad Singh*  
Partner

SHREE RAM UDYOG

*Rabindra Nath Singh*  
Partner

### Major Information of the Deed

Deed No :	I-0203-06561/2025	Date of Registration	20/08/2025
Query No / Year	0203-2002376136/2025	Office where deed is registered	
Query Date	19/08/2025 3:28:41 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]		
Set Forth value	Market Value		
	Rs. 59,11,051/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,010/- (Article-48(g))	Rs. 400/- (Article:E, E)		
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: B.J. Nandi Road, Mouza: Burdwan, .  
Holding No.132 JI No: 30, Pin Code : 713104

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-7101 (RS - )	LR-17685	Bastu	Bastu	1303.97 Sq Ft		35,85,923/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: B.J. Nandi Road, Mouza: Burdwan, JI No: 30, Pin Code : 713104

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-7101 (RS - )	LR-17540	Bastu	Bastu	845.5 Sq Ft		23,25,128/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>4.9259Dec</b>	<b>0/-</b>	<b>59,11,051 /-</b>	



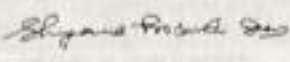


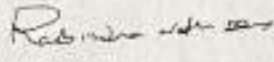
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Deb Kumar Barman (Presentant)</b> Son of Late Ashis Kumar Barman Executed by: Self, Date of Execution: 20/08/2025 , Admitted by: Self, Date of Admission: 20/08/2025 ,Place : Office		 Captured	
		20/08/2025	LT 20/08/2025	20/08/2025
Amar Tala Gali Shyam Bazar, City:- Burdwan, P.O:- Rajbati, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: azxxxxxx3a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/08/2025 , Admitted by: Self, Date of Admission: 20/08/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Mrs Niranjana Adhikari</b> Daughter of Late Ashis Kumar Barman Executed by: Self, Date of Execution: 20/08/2025 , Admitted by: Self, Date of Admission: 20/08/2025 ,Place : Office		 Captured	
		20/08/2025	LT 20/08/2025	20/08/2025
Amar Tala Gali Shyam Baza, City:- Burdwan, P.O:- Rajbati, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: bbxxxxxx6l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/08/2025 , Admitted by: Self, Date of Admission: 20/08/2025 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Shree Ram Udyog</b> 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	<b>Name</b> <b>Mr Shyama Prosad Das</b> Son of Late Sunil Prosad Das Date of Execution - 20/08/2025, , Admitted by: Self, Date of Admission: 20/08/2025, Place of Admission of Execution: Office	 Aug 20 2025 2:17PM	 Captured LTI 20/08/2025	<b>Signature</b>  20/08/2025
City:- Burdwan, P.O:- Barshui, 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.:: akxxxxx8m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Shree Ram Udyog (as partner)				
2	<b>Name</b> <b>Mr Rabindranath Dey</b> Son of Shibananda Dey Date of Execution - 20/08/2025, , Admitted by: Self, Date of Admission: 20/08/2025, Place of Admission of Execution: Office	 Aug 20 2025 2:14PM	 Captured LTI 20/08/2025	<b>Signature</b>  20/08/2025
City:- Burdwan, P.O:- Barshui, 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.:: bbxxxxx2f,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Shree Ram Udyog (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Abhijit Ghosh</b> 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	 20/08/2025	 Captured 20/08/2025	 20/08/2025
Identifier Of Mr Deb Kumar Barman, Mrs Niranjana Adhikari, Mr Shyama Prosad Das, Mr Rabindranath Dey			

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	Mr Deb Kumar Barman	Shree Ram Udyog-1.49413 Dec
2	Mrs Niranjana Adhikari	Shree Ram Udyog-1.49413 Dec

**Transfer of property for L2**

Sl.No	From	To, with area (Name-Area)
1	Mr Deb Kumar Barman	Shree Ram Udyog-0.968803 Dec
2	Mrs Niranjana Adhikari	Shree Ram Udyog-0.968803 Dec

## Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: B.J. Nandi Road, Mouza: Burdwan, ,  
Holding No:132 JI No: 30, Pin Code : 713104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7101, LR Khatian No:- 17685	Owner:বঙ্গবন্ধু বর্মণ, Gurdian:বঙ্গবন্ধু বর্মণ, Address:বিলা , Classification:বিলা, Area:0.03080000 Acre,	Mr Deb Kumar Barman

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: B.J. Nandi Road, Mouza: Burdwan, JI  
No: 30, Pin Code : 713104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 7101, LR Khatian No:- 17540	Owner:নিরঞ্জন অধিকারী, Gurdian:বঙ্গবন্ধু বর্মণ, Address:বিলা . Classification:বিলা, Area:0.01940000 Acre,	Mrs Niranjana Adhikari

Endorsement For Deed Number ; I - 020306561 / 2025

On 20-08-2025

**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 12:50 hrs on 20-08-2025, at the Office of the A.D.S.R. Bardhaman by Mr. Deb Kumar Barman, 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 59,11,051/-

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

Execution is admitted on 20/08/2025 by 1. Mr Deb Kumar Barman, Son of Late Ashis Kumar Barman, Amar Tala Gali Shyam Bazar, P.O: Rajbati, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession Business. 2. Mrs Niranjana Adhikari, Daughter of Late Ashis Kumar Barman, Amar Tala Gali Shyam Baza, P.O: Rajbati, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession House wife

Indetified 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 20-08-2025 by Mr Shyama Prosad Das, partner, Shree Ram Udyog (Others), Barshul, Village:- Barshul, P.O:- Barshui, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713124

Indetified 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 20-08-2025 by Mr Rabindranath Dey, PARTNER, Shree Ram Udyog (Others), Barshul, Village:- Barshul, P.O:- Barshui, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713124

Indetified 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 400.00/- ( E = Rs 400.00/- ) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/08/2025 1:35PM with Govt. Ref. No: 192025260221420388 on 20-08-2025, Amount Rs: 400/-, Bank: SBI ePay ( SBIEPay), Ref. No. 8420466678015 on 20-08-2025, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 6,010/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 4607, Amount: Rs.1,000.00/-, Date of Purchase: 19/08/2025, Vendor name: GOLAM MOHABUB

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/08/2025 1:35PM with Govt. Ref. No: 192025260221420388 on 20-08-2025, Amount Rs: 6,010/-, Bank: SBI EPay ( SBIPay), Ref. No. 8420466678015 on 20-08-2025, 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 166743 to 166798  
being No 020306561 for the year 2025.



*[Handwritten signature]*

Digitally signed by SANJIT SARDAR  
Date: 2025.09.01 16:51:14 +05:30  
Reason: Digital Signing of Deed.

(Sanjit Sardar) 01/09/2025  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Bardhaman  
West Bengal.