

1816/24

1836/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

K 442987

K 442987

12.45
709/149/24

15/3/24

Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Debashish Bisoi Patra
Debashish Bisoi Patra

AXIOM

Grady Bardhan
Partner

AGREEMENT FOR DEVELOPMENT OF LAND

Property situated within District Purba Bardhaman

Police Station Burdwan, Municipality Burdwan

Under Mouja Nari

16800 22.02.24
AXIOM PARTNERSHIP FIRM.
Burdwan, Purba Bardhaman.



5000/-
22.02.24
20-8-08-08

Singh Acharya.



15 MAR 2024

Debashish Biraj Putatunda
Debashish Biraj Putatunda

AXIOM
Gopal Bardhan
Partner

Govt. Assessed value Rs. 65, 45,457/-

This Deed of Agreement made on this 15th Day of March, 2024

 BETWEEN 

SRI DEBASHISH BIRAJ PUTATUNDA, @ SRI DEBASHISH BIRAJ MOHAN PUTATUNDA PAN: ASCPP5486D, son of Late Biraj Mohan Putatunda, by faith Hindu, by Nationality Indian, by occupation Retired person, resident of 204, Trimurti Building, Telera Nagar, Near Suruchi Hotel, Chinchwad, Pune, Maharashtra, PIN 411033, 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

"AXIOM", PAN :AASFA5028J, a partnership Firm, having it's registered office at Arabindapally (Nari Colony), P.O. & P.S. Burdwan, Dist. Purba Bardhaman, PIN 713101, represented by its Managing Partner,

SRI GOPAL BARDHAN, PAN: AQBPB4633P, son of Late Santosh Bardhan by caste Hindu, by occupation Business, residing at Arabinda Pally, (Nari Colony), P.O. & P.S. Burdwan, Dist. Purba Bardhaman, PIN 713101, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context, deemed to be include it's, executors, legal representatives, successors in interest, and assigns) **OF THE OTHER PART.**



बुर्दवा

15/3/24



Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Debashish Bisoy Putatunda
Debashish Bisoy Putatunda

AXIOM

Graphic Designer
Partner

OWNERSHIP OF LAND, DEVOLUTION OF TITLE

WHEREAS 'A' schedule plot of land, according to scheme of Refugee Rehabilitation Scheme, has been settled in favour of Ranjita Putatunda by way of registered indenture deed on 04.02.1991 and such deed has been settled by the authority on behalf of the Governor of the State of West Bengal and such has been registered before the Additional District Registrar of Burdwan vide Deed No. I-24 of 1991 and after obtaining the property, said Ranjita Putatunda resides there by constructing residential house with tin shed construction and during enjoyment of the property, she has transferred her share of property in favour of her one daughter namely Nilima Putatunda and one son namely Debashish Putatunda and such transfer has been completed by way of gift through execution of gift deed, which has been registered before the office of A.D.S.R. Burdwan on 10.06.2005 with endorsement as Deed No. 2777 of 2005.

AND WHEREAS after obtaining the property by way of gift from mother Ranjita Putatunda, both the brother and sister are enjoyed the property as the residential house of them, but subsequently sister Nilima Putatunda according to her desire, has been interested to make gift of her share in respect of A Schedule property in favour of brother Debashish Putatunda and according to her desire, she made offer and being aware of the acceptance of brother Debashish Putatunda, she has completed such offer by way of gift in favour of brother Debashish Putatunda and such gift has been completed by way of registered deed of gift of A.D.S.R. Burdwan on 07.12.2021 vide deed No. 10202 of 2021 and after obtaining the property, Debashish Putatunda has mutated his name in the LRROR under Khatian No. 9935 and also in the Municipal Register with Holding No. 410 under Ward No. 08, Hafijulla Berh Mahalla and paying the Govt. Rent up to the period of 1430 and Municipal

2/3/24
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Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Debashish Putatunda
Debashish Putatunda

AXIOM
Grouped Box
Partner

Tax 2023-24, the land owner Debashish Putatunda has enjoyed the A Schedule property without facing any hindrance from anyone.

DESCRIPTION OF RECORD OF RIGHT

WHEREAS the schedule property according to R.S.R.O.R was within Khatian No. 1 and in the L.R.R.O.R, the properties is under rayati swatwa of Sri Debashish Putatunda under Khatian No. 9935, L.R. Plot No. 1239, classification of land Bastu and the rent has been paid upto the period of 1430 B.S., while in the Municipal register the name of the land owner has been recorded under Holding No. 410 within Hafijulla Berh Mahalla under Ward No. 08 of Burdwan Municipality and has paid municipal tax upto period of 2023-24.

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 but he is not in a position of to do same, 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 "AXIOM", 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.



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Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Debashish Putatunda
Debashish Putatunda

AXIOM

Griffin Bardhaman
Partner

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 hereunder according to 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 residential flat as ownership basis according to sanctioned plan, which shall sanction 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:

- a) **LAND OWNER/ FIRST PARTY** shall mean **SRI DEBASHISH PUTATUNDA**, and his heirs executors, administrators and legal representatives;
- b) **DEVELOPER** shall mean "**AXIOM**", a Partnership firm and its executors, administrators and legal representatives;
- c) **PREMISES** shall mean the (G+III), according to sanction from Barddhaman Municipality, residential building should be constructed over All that piece of land by measuring 0.10 acre more-less area of land being L.O.P. No. 73, R.S. Plot No. 522P and in the L.R.R.O.R, the

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Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Debasish Bisoi Patidar
Debasish Bisoi Patidar

AXIOM
Gopal Bardhan
Partner

Khatian No. 9935 and Plot No. 1239, classification of land Bastu, within Mouza Nari, J.L. No. 70, under P.S. Burdwan, Dist. Purba Bardhaman and being holding No. 410 within Ward No. 08, Hafijulla Berh Mahalla under Burdwan Municipality.

- d) **COMMON SERVICE FACILITIES AND AMENITIES** shall include roof, corridors, stair ways, landing, passage ways, Drive ways, pump room for 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, out of which one flat being marked C at first floor and two flats A & B at 2nd floor and two parking space at ground floor with proportionate share in land as well as to common facilities and amenities on prorated basis. If any square foot may remain as adjustable to complete 40% that should be adjust by the supplementary way of proceedings according to law.
- 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 prorated basis.
- h) **BUILDING** shall mean (G+III) residential building and include such plan for the construction of the building, which has been sanctioned by Barddhaman Municipality.

MOIXA
15/03/24



Additional Minister Sub-Region
BURDWAN

15 MAR 2024

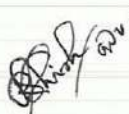
Debesish Bisoi Putanda
Debesish Bisoi Putanda

AXIOM
Gopal Bhardhan
Partner

- 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:

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+III) 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 not start any work of development on the said property unless the building plans are sanctioned by Barddhaman Municipality, 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 of sanction of building plan and Developer should submit building plan



25/03/2024



Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Deveshish Bishay Patidar
Deveshish Bishay Patidar

AXIOM
Gopal Bhandari
Partner

within 60 days from the date of issue of site plan and it is mentioned here that 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:-**

- I) The Land owner hereby grants exclusive right to the developer to undertake new (G+III) 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.
- II) The Land owner shall forthwith give permission to enter and to develop the land as mentioned in First schedule to the developer after **execution of this Development Agreement**, though the deed of agreement of development has been executed as well as registered on today, 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

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M. B. S.



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Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Geeshank Birey Patanada
Geeshank Birey Patanada

AXIOM
Gopal Bandhan
Partner

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 Bardhaman 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+III) 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.
- VII) The developer shall at its own cost construct and complete the new building (G+III) at the said land in accordance with the sanctioned plan with confirming such specifications as are mentioned in the fifth schedule hereunder written.



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Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Seeshankh Bishri Patilkar
Seeshankh Bishri Patilkar

AXIOM
Gopal Bhandari
Partner

- 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.
- 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.

[Signature]

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ADDENDUM District Sub-Registrar
BURDWAN

15 MAR 2024

Delashish Brij Potatoes
Delashish Brij Potatoes

AXIOM

Geeta Bhandari
Partner

- 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.
- 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.

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.

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Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Deleashah Beroi Putatande
Deleashah Beroi Putatande

AXIOM
Cropal Banham
Partner

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.

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 sanctioned building plan by Barddhaman Municipality
- 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.



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Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Debashish Bera Puta Tinda
Debashish Bera Puta Tinda

AXIOM
Gopal Bera
Partner

- 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.

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 after execution of this Development Agreement 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 Bardhaman 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

20/10/23



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Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Debashish Bera, Partner
Debashish Bera, Partner

AXIOM
Debashish Bera
Partner

of the building and/or common part thereof as per West Bengal apartment ownership Act'1972.

- iv) The name of the building shall be fixed by the developer after completion of the building.
- 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.
- 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 all flat owners and it will be paid only to the developer.
- IX) That subsequently according to Burdwan Municipality if any extra floor may sanctioned in that case the developer is entitled to construct the enhanced floor and at said floor all flats should be allotted in favour of the developer.

Amchur



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Additional District Sub-Register
BUDWAN

15 MAR 2024

জোদাশি বরী আতাউল্লাহ
জোদাশি বরী আতাউল্লাহ

AXIOM
Gopal Bandhan
Partner

- 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 0.10 acre more-less area of land being L.O.P. No. 73, R.S. Plot No. 522, R.S. Khatian No. 2612 and in the L.R.R.O.R, the Khatian No. 9935 and Plot No. 1239, classification of land Bastu, within Mouza Nari, J.L. No. 70, under P.S. Burdwan, Dist. Purba Bardhaman and being holding No. 410 within Ward No. 08, Hafijulla Berh Mahalla under Burdwan Municipality.

The property butted and bounded by:

NORTH : House of Asok Ganguly.
SOUTH : House of Tapan Ghosh.
EAST : House of Manik Bhoumik.
WEST : 17 ft wide Unmamed Municilpal Road.

SECOND SCHEDULE

12/3/24



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Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Zeeshan Brey Putalanda
Zeeshan Brey Putalanda

AXIOM

Geoffrey Gordon
Partner

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

THIRD SCHEDULE

LAND OWNER'S ALLOCATION shall mean - 40% over the project, out of which one flat being marked C at first floor and two flats A & B at 2nd floor and two parking space at ground floor with proportionate share in land as well as to common facilities and amenities on prorate basis. If any square foot may remain as adjustable to complete 40% that should be adjusted by the supplementary way of proceedings according to law.

FORTH SCHEDULE

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 prorate 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 Veranda.

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

FLOORING: Total Marble flooring

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Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Debashish Bera, Founder
Jalashil Bera, Founder

AXIOM
Gopin/Bonfhar
Partner

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:	Granite stone Kitchen top with sink Anti-skid tiles, Tiles 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 anesthetically 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.
- b) by maintaining standard quality for the lift



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Additional District Sub-Registrar
BURDWAN

15 MAR 2024

Delashish Biraj Putaranda
Delashish Birajmohan Putaranda

AXIOM
Gopal Borthan
Partner

- 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.

Delashish Biraj Putaranda
Delashish Birajmohan Putaranda

AXIOM
Gopal Borthan
Partner

DRAFTED BY ME & TYPED IN MY OFFICE :-

Ashish Kr Paul
ASHISH KUMAR PAUL

ADVOCATE

ENROLMENT NO. W.B. 1379 OF 2000

COMPUTERISED TYPED BY:-

BHOLANATH DAS

WITNESS

1) Bholanath Das.
S/o Lt Udaychandra Das.
Rayam - Baidwar.

2) Arindrajit Dutta
S/o Lt. Chandan Dutta
30, J. N. Roy Road Baidwar



Additional District Sub-Registrar
BUDWAN

15 MAR 2024

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



SIGNATURE

Debashish Bora Putalinda
Debashish Bora Putalinda

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



SIGNATURE

Gopal Bora



Additional District Sub-Registrar
BURDWAN

15 MAR 2024

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBASHISH B PUTATUNDA

BIRAMOHAN NISHIKANT PUTATUNDA

21/04/1963

Permanent Account Number

ASCPP5486D

Signature



15032007

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOPAL BARDHAN

SANTOSH BARDHAN

15/05/1967

Permanent Account Number

AQBFB4633P

Gopal Bardhan

Signature



30952008

ये कार्ड खोने / चोरी हो जाने पर तुरंत सूचित करें। नोटिफ
आयकर विभाग, एन.एस.डी.एस.एस.डी.एस.
महिला मंडल, टाईम्स टॉवर, कान्हा मिल्स कंपाउंड,
एन.बी. मार्ग, लोकर परेल, मुंबई - 400 013

If this card is lost / someone's lost card is found,
please inform, return to:
Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kamala Mills Compound,
N.B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-24950650 Fax: 91-22-24950651
E-mail: pan@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AXIOM

13/10/2010

Permanent Account Number

AASFA5028J



Signature

Duplicate


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 BXX1984079



নির্বাচকের নাম : ভোলানাথ দাস
 Elector's Name : Bholanath Das
 পিতার নাম : উদয় চন্দ্র দাস
 Father's Name : Uday Chandra Das
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ/Date of Birth : XX/XX/1982

২৬৬-বর্ধমান উত্তর (সংসদীয় জায়গা) নির্বাচন কেন্দ্রের নির্বাচক
 নিবন্ধন আধিকারিকের স্বাক্ষরের অনুমতি

Address:
 RAYAN PASHCHIM PARAR ANGSH,
 RAYAN, BURDWAN (SADAR),
 BURDWAN-713101

Date: 12/10/2012

২৬৬-বর্ধমান উত্তর (সংসদীয় জায়গা) নির্বাচন কেন্দ্রের নির্বাচক
 নিবন্ধন আধিকারিকের স্বাক্ষরের অনুমতি
 Facsimile Signature of the Electoral
 Registration Officer for
 266-Burdwan Uttar (SC) Constituency

নির্বাচক পরিচয়পত্র হতে নতুন ঠিকানাতে ভোটারের নাম যোগ্য হলে ৩-একটি
 সফরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্বাচককে এই
 পরিচয়পত্রের 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 voter number.

Major Information of the Deed

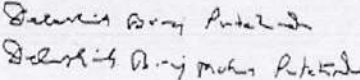
Deed No :	I-0203-01836/2024	Date of Registration	15/03/2024
Query No / Year	0203-2000709149/2024	Office where deed is registered	
Query Date	13/03/2024 9:12:43 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Ashish Kumar Paul Burdwan District Judges Court, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9434331339; Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 65,45,457/-	Rs. 65,45,457/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W8, Mouza: Nari, JI No: 70, Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-522	RS-2612	Bastu	Bastu	0.1 Acre	65,45,457/-	65,45,457/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
Grand Total :					10Dec	65,45,457 /-	65,45,457 /-	

Land Lord Details :

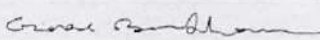
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Debashish Biraj Mohan Putatunda (Presentant) Son of Late Biraj Mohan Putatunda Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office	Photo  15/03/2024	Finger Print  LTI 15/03/2024	Signature  15/03/2024

204, Trimurti Building, Telera Nagar, Near Suruchi Hotel, City:- , P.O:- Chinchwad, P.S:-Chinchwad, District:-Pune, Maharashtra, India, PIN:- 411033 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: asxxxxxx6d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office

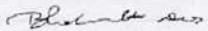
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AXIOM Arabinda Pally, Nari Colony, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 , PAN No.:: aaxxxxxx8j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Gopal Bardhan Son of Late Santosh Bardhan Date of Execution - 15/03/2024, , Admitted by: Self, Date of Admission: 15/03/2024, Place of Admission of Execution: Office	 Mar 15 2024 3:45PM	 Captured LTI 15/03/2024	 15/03/2024
	Arabinda Pally, Nari Colony, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aqxxxxxx3p,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AXIOM (as Managing Partner)			

Identifier Details .

Name	Photo	Finger Print	Signature
Mr BHOLANATH DAS Son of Late Uday Chandra Das Rayan, City:- Burdwan, P.O:- Rayan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		 Captured	
	15/03/2024	15/03/2024	15/03/2024
Identifier Of Mr Debashish Biraj Mohan Putatunda, Mr Gopal Bardhan			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Debashish Biraj Mohan Putatunda	AXIOM-10 Dec

Endorsement For Deed Number : I - 020301836 / 2024

On 15-03-2024

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.

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

Presented for registration at 12:45 hrs on 15-03-2024, at the Office of the A.D.S.R. Bardhaman by Mr Debashish Biraj Mohan Putatunda ,Executant.

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 65,45,457/-

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

Execution is admitted on 15/03/2024 by Mr Debashish Biraj Mohan Putatunda, Son of Late Biraj Mohan Putatunda, 204, Trimurti Building, Telera Nagar, Near Suruchi Hotel, P.O: Chinchwad, Thana: Chinchwad, , Pune, MAHARASHTRA, India, PIN - 411033, by caste Hindu, by Profession Service

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

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

Execution is admitted on 15-03-2024 by Mr Gopal Bardhan, Managing Partner, AXIOM (Partnership Firm), Arabinda Pally, Nari Colony, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr BHOLANATH DAS, , , Son of Late Uday Chandra Das, Rayan, P.O: Rayan, 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 15/03/2024 1:40PM with Govt. Ref. No: 192023240425905918 on 15-03-2024, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 1434109880219 on 15-03-2024, 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 16800, Amount: Rs.5,000.00/-, Date of Purchase: 22/02/2024, Vendor name: Sanjay Acharyya

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/03/2024 1:40PM with Govt. Ref. No. 192023240425905918 on 15-03-2024, Amount Rs: 5,010/-, Bank: SBI EPay (SBlePay), Ref. No. 1434109880219 on 15-03-2024, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2024, Page from 56106 to 56133

being No 020301836 for the year 2024.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2024.04.09 13:29:04 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 09/04/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Bardhaman

West Bengal.