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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the Endorsement Sheet and the Signature Sheet attached to this document are part of the Document

Additional District Sub Registrar
Burdwan, Dt. Purba Bardhaman

08 MAY 2026

13-10

Signature

**Development Agreement
with General Power of Attorney
at Mouza Radhanagar,
Under Burdwan Municipality
Within Police Station - Barddhaman,
District - Purba-Bardhaman,**

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THIS DEVELOPMENT AGREEMENT WITH GENERAL POWER OF ATTORNEY is made at Burdwan on this 8th day of May, 2026 (Two Thousand and Twenty Six) in the Christian era,

B E T W E E N

1. Mr. ALOKE KUMAR HALDAR, PAN AAUPH7382L EPIC No. UWX1972447, (Aaddhar No. 5839 8415 7103), son of Late Dilip Kumar Haldar, by Occupation Service, by faith Hindu, by nationality Indian, residents of Murat Mahal Birhata, Pratapeswar Shib Tala, P.O.- Burdwan, P.S. Burdwan. District - Purba Bardhaman, PIN- 713101 West Bengal.
2. Smt. JHUMA HALDAR, PAN ABVPH2285E, EPIC No. UWX1972439 (Aaddhar No. 5083 7038 0470) wife of Alope Kumar Haldar, by Occupation Business, by faith Hindu, by nationality Indian, residents of Murat Mahal Birhata, Pratapeswar Shib Tala, P.O.- Burdwan, PS Burdwan. District - Purba Bardhaman, PIN- 713101, West Bengal, hereafter herein after called the OWNERS (which express on shall unless excluded their and each of their respective heirs, executors, administrators, legal representative and assigns) of the FIRST PART

AND

HALDAR REALITY VENTURES (a partnership Firm) PAN- AASFH0057L, having its office at Murat Mahal Birhata, Pratapeswar Shib Tala, P.O.- Burdwan, P.S. Burdwan. District -Purba Bardhaman, PIN- 713101, West Bengal, being represented by its Partners namely -

- 
- (1) Smt. JHUMA HALDAR, PAN ABVPH2285E, EPIC No. UWX1972439, (Aaddhar No. 5083 7038 0470) wife of Alope Kumar Haldar, by Occupation Business,, by faith Hindu, by nationality Indian,, residents of Murat Mahal Birhata, Pratapeswar Shib Tala, P.O.- Burdwan, P.S. Burdwan. District - Purba Bardhaman, PIN- 713101, West Bengal,

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- (2) Miss ANTARA HALDAR, PAN AHWPH0462Q, EPIC No. UWX2111649, (Aaddhar No. 8875 7226 1376) daughter of Alope Kumar Haldar, by Occupation others, by faith Hindu, by nationality Indian, residents of Murat Mahal Birhata, Pratapeswar Shib Tala, P.O.- Burdwan, P.S. Burdwan, District - Purba Bardhaman, PIN- 713101, West Bengal,
- (3) Mr. ANIKET HALDAR, PAN BNSPH2346Q, EPIC No. UWX2492338, (Aaddhar No. 9336 4590 6914) son of Alope Kumar Haldar, by Occupation others, by faith Hindu, by nationality Indian, residents of Murat Mahal Birhata, Pratapeswar Shib Tala, P.O.- Burdwan, PS Burdwan. District - Purba Bardhaman, PIN- 713101, West Bengal, herein after called the **DEVELOPER CUM ATTORNEYS** (which expression shall unless excluded his/ their respective heirs, executors, administrators, legal representative and assigns) of the OTHER PART.

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

 WHEREAS the property Under Schedule Bastu and Path class of vacant Land in Mouja - Radhanagar, J.L. No. 39, within BURDWAN Municipal Corporation or howsoever otherwise Ward No. 34, N. Basu Road Mahhala, of Burdwan under P.S.- Burdwan, Dist.- Purba-Bardhaman, bearing R.S. Plot No.6540 corresponding L. R. Plot No.- 4970, more particularly described in the Schedule hereunder measuring 0.102 Acre out of total Area 0.179 Acre originally belong to one Shri Shib Sankar Ghosh, Son of Late Umapada Ghosh of Vivek Abas 89 Nalinakshya Bose Road of Burdwan and as he was unmarried he settled the schedule mentioned property in favor of the Ramakrishna Mission and

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whereas the then governing body of Ramakrishna Mission Belurmath by resolution No. 9 dated 16th June 1971 agreed to accept the property settled in the favor of Ramakrishna Mission by virtue of a registered Deed of trust bearing Deed No. 4303 for the year 1971, registered at Sub-Registry Office Burdwan. Be it mentioned here that vide the said registered Deed of Trust the power and authority has been given for sale or transfer of the property as aforesaid and also the surviving trustee viz. settler or the trustee Math is entitled to dispose off or transfer the property.

THEREAFTER while the said Ramakrishna Mission was enjoying and possessing the aforesaid landed Property it recorded its name under the L. R. record of rights appertaining to L.R. Khatian no. 31/384. Subsequently due to unavoidable circumstances the said Ramakrishna Mission representatives were unable to open a Branch office over the said landed property and for that reason the Ramakrishna Mission decided to transfer the aforesaid landed property to third Party and desired to utilize the said consideration money for the purpose of humanitarian works.

AND THEREAFTER, said Ramakrishna Mission vide a resolution no. 4(a) dated 24.09.1997 authorized Swami Samaranananda to make an agreement for sale execute and register the sale deed/deeds or any other papers deeds or documents relating thereto and accordingly two sale deeds were made in respect of R.S. Plot No. 6540, appertaining to L.R. Plot Nos. 4970 and 4971 situated at Mouza : Radhanagar, J.L. No. 39, Police Station and Town Burdwan, District-Purba Bardhaman, one to Dilip Kumar Sonkar, Son of Biswanath Sonkar and Dasoda Sonkar @ Jasoda Sonkar (@ Jasoda Devi Sonkar Wife of Dilip Kumar Sonkar being No. 1581 for the year 2002; registered at Sub-Registry Office Burdwan having an area of 5.4 decimal and another to Gulab Sonkar son of Late Biswanath Sonkar and Chanda Sonkar wife of Gulab Sonkar being No. 1582 for the year 2002, registered at Sub-

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Registry Office Burdwan having an area of 4.9 decimal having a total area of 10.3 decimal more or less. Thereafter the present sellers got the same recorded in the L.R. record of rights under L.R. Khatian No's 8293, 8294, 8295 & 8296.

AND WHEREAS as such, Dilip Kumar Sonkar, Dasoda Sonkar @ Jasoda Sonkar (@ Jasoda Devi Sonkar, Gulab Sonkar and Chanda Sonkar were in owners in possession to the extent of 0.102 Acre of land jointly in the R.S. Plot No. 6540 appertaining to L.R. Plot No. 4970 4971 in Mouja- Radhanagar, J.L. No.39, within P.S.- Burdwan, Dist.- Purba-Bardhaman, they transfer 0.102 Acre of Bastu & Path class of land specified demarcated plot shown in the sketch map annexed with the Deed of Sale of their occupied portion to Alope Kumar Haldar son of Dilip Kumar Haldar and to Jhuma Haldar wife of Alope Kumar Haldar by an indenture dated 3rd day of August 2021 being Sale Deed No. 020305575 for the year 2021 incorporated within Book No. I, Volume No. 0203-2021, Page No. 151323 to 151356 registered before the A.D.S.R, Bardhaman.

AND WHEREAS as such Alope Kumar Haldar son of Dilip Kumar Haldar and to Jhuma Haldar wife of Alope Kumar Haldar were in owners and were in possession to the extent of 0.102 Acre of land absolutely in the R.S. Plot No. 6540 appertaining to L.R. Plot No.- 4970 in Mouja- Radhanagar, J.L. No.39, within P.S.- Burdwan, Dist.- Purba-Bardhaman.

AND WHEREAS as such Alope Kumar Haldar and to Jhuma Haldar were owner and in joint possession to the extent of 0.102 Acre out of total area 0.179 Acre of land in the R.S. Plot No. 6540 corresponding L.R. Plot No.- 4970 in Mouja- Radhanagar, J.L. No.39, within P.S.- Burdwan, Dist.- Purba-Bardhaman, while they were owners and in possession, they used to pay rent regularly and their name has been duly recorded in L.R. settlement bearing

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L.R. Khatian No. 10326 & 10327 respectively and simultaneously the name of said Alope Kumar Haldar and to Jhuma Haldar also duly recorded in the assessment register of the Municipality and enjoying the same.

AND WHEREAS the land owners being the owner of the property desire to develop the 'A' schedule land by construction of a multistoried building thereon while the land owners take attempt to develop the said land by constructing new multistoried building containing several self-contained Flats/Parking Space/Office Space etc. over the "A" schedule property as residential flat as ownership basis according to sanctioned plan which was sanctioned by Burdwan Municipality, for said purpose land owners has submitted the site plan first and subsequently application for (G+III) storied building plan has been submitted on 14.01.2026 and that Building Permit has been sanctioned by Burdwan Municipality on 11.02.2026 vide Building Permit No. **SWS-OBPAS/1201/2026/0053** dated **11.02.2026**, where the location and position of Office space and each flat as well as other common area i.e. stair case, lift, septic tank and drainage system etc. have been shown and depicted properly.

AND WHEREAS the Owners herein considering their lack of experience for making construction as well as due to paucity of fund, decided to make development of the "A" Schedule land constructing multistoried building by appointing one suitable Developer with sufficient knowledge, experience & financial capability of making construction, subject to condition that the Developer shall give and handover to the Owners 40 % of constructed area, proposed to be constructed on the "A" Schedule property and the remaining 60 % of constructed area shall be kept by the Developer. If there is any extension of floor other than first sanctioned plan in that case the Land Owners will get 40 % of constructed area, proposed to be constructed on extended



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additional floor, and the remaining 60 % of constructed area, proposed to be constructed on extended additional floor shall be kept by the Developer.

AND WHEREAS the Developer herein coming to know the intention of the Owners herein, made approach for making development of the "A" Schedule property with some terms and conditions and the Owners herein considering the bona-fide approach and also considering the fame & goodwill of the Developer herein, agreed to appoint the Developer for constructing the proposed multi-storied building and also conveyed some terms and conditions to the Developer herein and the Developer considering the bona-fide terms, also agreed to accept the same and it was also agreed that the Developer shall give and handover the Northern side of Lift and Stair case of Ground floor, for Office Space and for two Car Parking Space and the entire Third Floor area from the proposed G+3 multi-storied building and the Southern Side of Lift and Stair case of Ground floor i.e. Four Car Parking Space & entire First Floor and Second Floor shall be kept by the Developer.

AND WHEREAS the parties herein considering each of their proposal have now agreed to accept the same and the parties herein for avoiding all legal complications, future disputes and for maintaining good relation do hereby agree on the following terms and conditions: -

TERMS AND CONDITIONS:

1. That the Owners herein have already handed over the xerox copy of all original documents, such as all deeds, as mentioned, copy of Land Reforms Settlement Record, rent receipts, municipal tax receipts, Building Permit which was sanctioned by Burdwan Municipality and all other original



documents lying in the name and custody of the Owners before the execution of this Agreement for investigation of marketable title to the "A" Schedule property for satisfaction of the Developer and its Advocate. The Owners shall handover all the original documents of the supplied Xerox copies on or before the date of execution and registration of this Instrument.

2. That the Owners hereby declare, that the property in "A" Schedule, is being the absolute property of the Owners and the Owners have good, salable and marketable title and is not subject matter of any mortgage, lien, surety, attachment and not involve with any pending litigation and the property or any part of it has not been affected by any acquisition and requisition and the Property is free from all encumbrances whatsoever. The Owners further declare that if any statement is found to be false, subsequently will be liable under the law and also shall be liable to pay damages.
3. That the Developer shall complete the construction of proposed building on the "A" Schedule property, in conformity with the sanctioned plan as well as specification to be given with good materials, fittings and fixtures within 30 (Thirty) months from the date hereof subject to FORCE MEJEURE.
4. That the entire construction of the proposed building shall be made entirely at the cost of the Developer. The Developer shall bear all cost, such as fittings, fixture and shall complete the proposed multi-storied building.
5. That the Owners as a consideration of the "A" Schedule land shall get the "A₁" Schedule allocated portion and the Developer shall take the "A₂" Schedule allocated portion.

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6. That the constructed area for common use and common portion, shall be kept common for flat owners as well as the land owners.
7. That the Developer shall have all right to enter into an agreement for sale of its allocated area of proposed flats, Car Parking Space etc. to be constructed, together with proportionate share of land, underneath of the proposed building to any Purchaser. The Developer by entering into agreement for sale, has all right to take advance consideration money or entire consideration money from the prospective Purchasers and has right to sell, any flat, lease-out to any Purchaser, person, company, firm and also has full right to give consent to any Purchaser for taking loan from any authorized financial authority, provided the Developer shall have no right to enter into agreement for sale of owners' allocated "A₁" Schedule area.
8. That the Developer within its allocated "A₂" Schedule area, shall have full power and authority to deliver possession of any flat, Car Parking Space etc. proposed to be constructed, to any prospective Purchaser entirely at the risk and responsibility of the Developer but the Developer shall not be entitled to transfer owners' allocated "A₁" Schedule area proposed to be constructed, without written permission from the owners.
9. That the Developer has all right to execute and register Proper Instrument of Transfer of its allocated proposed flats, Car Parking Space etc. to be constructed on the "A" Schedule land, together with, proportionate undivided share of land, except owners' allocated "A₁" Schedule area, in favour of the prospective purchasers, accepting the entire consideration money of the flat, garage etc. to be sold.



10. That the owners after taking possession of their allocated "A₁" Schedule area, shall pay tax to the Municipality separately. Similarly the prospective purchasers of Developer's allocated "A₂" Schedule area, shall pay tax to the Municipality separately, after making mutation of each of their names in respect to each of their purchased flat/ garage/ parking space etc.
11. That the Owners shall always co-operate with the Developer or person(s) engaged by them in all matters not detrimental to the interest of the owners.
12. That the Owners shall not be liable to pay for any charges to the person(s) appointed by the Developer for the said construction work on the said plot of land, described under the "A" Schedule.
13. That the Developer at its own cost and expenses or from advance taken from prospective purchasers shall construct the building by engaging its own men and shall keep and stock building materials at the site of construction of the building. The Owners hereby authorize the Developer to do all lawful acts, deeds, things, which will be necessary for the purpose of completion of construction work and shall grant other power or powers and authorities as may be reasonably required by the Developer.
14. That the Owners after getting their allocated "A₁" Schedule area, shall enjoy and allow to enjoy others, the common passage, path etc. which are necessary for common use and made for common maintenance and use for the occupiers of the "A" Schedule building.



15. That all dealings to be made by the DEVELOPER in respect of the construction of the building and the Development of the complex shall be in the name of the OWNERS but such dealing shall not create or foster to an manner any financial, civil and/or criminal liability of the OWNERS.
16. That the Owners shall pay proportionate cost of maintenance of the building and shall join with the Association, to be formed by the body of flat owners and so long Association is not formed, the maintenance charges to be fixed by the Developer and shall be paid to the Developer.
17. That the Owners shall have right to take new meter in their name and new meter shall be provided in the common meter space to be made in the proposed building and cost of installation shall be borne by the owners and in case of shifting of meter, the cost shall be borne by the owners.
18. That both the parties are entitled to sue for Specific Performance of Contract against one another.
19. That this agreement shall be binding upon the Owners herein and their legal heirs, legal representatives, successor-in-interest and office, administrators, executors and assigns and if before completion of the project, unfortunately any of the Owner passes away, by operation of law the legal heirs of said Owner herein shall be binding upon all the terms as mentioned in this Instrument for avoiding all legal complications.
20. The DEVELOPER shall be entitled to enter into separate contract or agreement in its name with building contractor, architects and others for carrying out the development at the risk and costs of THE DEVELOPER.

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21. That the proposed building should be constructed as per WB RERA.

22. That all definition of land, building, plan, common area, things, maintenance shall be according to the provisions laid down in the West Bengal Apartment Ownership Act, 1972, as follows :-

22.1 PREMISES shall mean the land situated at P.S., District and Sub Registry Burdwan, under Burdwan Municipality, and BDA, Burdwan and situated in Mouza - Radhanagar, J.L. No. 39 appertaining to R.S. Khatian No.10, R.S. Plot No. 6540, L.R. Khatian No. 10326, and 10327 L.R. Plot No.4970, Classification as Bastu, measuring an area 4443.12 Sq. ft. i.e. more or less **0.102 Acre** out of total Area 0.179 Acre more fully described in the schedule hereunder.

22.2 OWNERS shall mean the said (1) **ALOKE KUMAR HALDAR**, son of Late Dilip Kumar Haldar and (2) **JHUMA HALDAR**, wife of Alope Kumar Haldar, both are resident of Murat Mahal Birhata, Pratapeswar Shib Tala, P.O.- Burdwan, P.S. Burdwan. District - Purba Bardhaman, PIN- 713101 West Bengal, which expression shall unless excluded by or repugnant to the context be deemed to mean and include their (heirs, executors, successors, administrators, legal representatives and assignees.)

22.3 DEVELOPERS shall mean **HALDAR REALITY VENTURES** (a partnership Firm) having its registered office at Murat Mahal Birhata, Pratapeswar Shib Tala, P.O.- Burdwan, P.S. Burdwan. District - Purba Bardhaman, PIN- 713101, West Bengal, being representative by its partners namely 1. **JHUMA HALDAR**, wife of Alope Kumar Haldar, 2. **ANTARA**



HALDAR, daughter of Alope Kumar Haldar and 3. Sri, ANIKET HALDAR, son of Alope Kumar Haldar, the partners of the partnership firm are hereinafter called as DEVELOPERS and their legal representatives, heirs, executors, administrators and assignees.

22.4 BUILDING shall mean proposed Multi Storied Building to be constructed at the said holding with necessary additional structures in accordance with the plan / plans to be sanctioned by Burdwan Municipality / other appropriate Authorities for construction of residential Flats Floors on the said holding which shall include parking space in the building if sanctioned.

22.5 ARCHITECT shall mean any technically experienced qualified person or persons of firm or firms to be appointed by the Developers as Architect of the said building to be constructed on the said Holding.

22.6 BUILDING PLAN shall mean the plan/drawings of the proposed multistoried building to be constructed on the said property to be prepared by the Architect and submitted to the Burdwan Municipality for construction of the New Multi Storied building on the said premises with such other variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned.

22.7 COMMON FACILITIES/PORTIONS shall include paths, passages, staircases, pumps, stair hall and other spaces and facilities whatsoever required for the establishment, location, common use for enjoyment, provision, management and/or maintenance of the building as shall be determined by the developers and the owners of the building or otherwise required and the developer shall continue to manage and control all affairs until an



Association or management committee is formed and take charge of the said building.

22.8 CONSTRUCTED SPACE shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities.

22.9 SALEABLE SPACE means the space in the building which will be available for independent use and occupation after making the provision for common facilities and space required including Car Parking Space.

22.10 COVERED AREA shall mean the plinth area of the said unit/office space/flat/parking space including the bathroom and balconies and also thickness of the wall and pillars which include proportionate share of the plinth area of the common portions provide that if any wall be common between two units/flats/parking space then one-half of the area under which shall be included in each unit/flat.

22.11 UNDIVIDED SHARE shall mean the undivided proportionate share in the land attributable to each flat/unit/parking space comprised in the said Premises and the common portion held by and/ or herein agreed to be sold to the respective purchasers and also wherever the context permits.

22.12 TRANSFER with its grammatical variations shall mean and include transfer by possession and by other means adopted for affecting what is understood as a transfer of space in multistoried building to purchasers thereof and will include the meaning of the said terms as defined in the Income Tax Act, 1961 and the Transfer of Property Act.

22.13 TRANSFEREE shall mean the person, firm, Limited Co., Association or person to whom may space in the building to be transferred.

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

22.15 COMMON EXPENSES shall include all expenses to be incurred by the co-owners for the maintenance, management and up keeping of the Building in the said Premises for common purposes.

22.16 COMMON FACILITIES AND AMMENITIES shall mean the Hall, corridors, ways, stairways, stair passages, driving ways and the water pump, (motor) Tube-well Under-ground tank, overhead Tank (if any), Meter Room, Septic Tank, Boundary walls and other facilities which may be mutually agreed upon between the parties and required for the establishment location; enjoyment, maintenance and/ or management of the building.

22.17 FORCE MAJEURE shall mean riot, war, , tempest, flood, earthquake, civil commotion, strike, lockout, epidemic, government order, or any other act or omission beyond the reasonable control of the party affected thereby.

22.18 ADVOCATE shall mean such person whom the Developer may appoint to look after the legal affairs relating to the Building Complex.

THAT THE OWNERS HEREIN FOR AVOIDING UNNECESSARY TROUBLES AND FOR SMOOTH COMPLETION OF THE PROJECT, HAS DECIDED TO EXECUTE **Power of Attorney**, conferring all powers to the proprietor of the developer firm herein and have conveyed to them for acting as Attorney on their behalf. So know all men by these presents, the owners herein do hereby nominate, constitute and appoint said HALDAR REALITY VENTURES, a Partnership Firm having its office at Murat Mahal Birhata, Pratapeswar Shib Tala, P.O.- Burdwan, P.S. Burdwan. District - Purba Bardhaman, PIN- 713101, West Bengal, being represented by its Managing Partners namely - (1) Smt. JHUMA HALDAR, (2) Miss ANTARA HALDAR, (3) Mr. ANIKET HALDAR, all are of Murat Mahal Birhata, Pratapeswar Shib Tala, P.O.- Burdwan, PS Burdwan. District - Purba Bardhaman, PIN- 713101, West Bengal, as their true and lawful attorney, who shall do, execute and perform all acts, deeds and things in respect to "A" Schedule property, as their true and lawful Constituted Attorney in their name and on their behalf, hereinafter mentioned that is to say :-

- I. To appear and act in all the courts, civil, criminal, whether Revision or appellate, tribunal, revenue office, settlement office, Registration office, certificate office and in any office or offices either Central Government or State Government, District Magistrate Board, Municipal Board or Notified area or any other local authority.
- II. To appoint any Advocate, Barrister, Revenue Agent or any other legal practitioner or any person legally authorized to do any act.
- III. To sign and verify plaint, written statement, memorandum of appeal, revision, writ application, objection, cross objection, affidavit and all applications, petitions which will be necessary for conducting case, appeal, revision, writ or any other case or cases.

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- IV. To compromise, compound or withdraw cases, and to pray any relief and to refer cases to arbitration.
- V. To file caveat and to file and receive back any documents, to deposit money by challan, or receipt and to withdraw money from any suit, cases or from any office or offices and to grant proper acknowledgement receipt.
- VI. To accept service of any summons, notice, writ issued by any Court and office against them in respect of the "A" schedule property.
- VII. To obtain, refund of stamp duty, court fees or repayment of stamp duty or court fees.
- VIII. To execute any order or any decree and to take delivery of possession in respect of the "A" Schedule property in execution of any and to take payment of execution of money decree and to apply Court for full satisfaction of decree, to acknowledge possession and payment by making endorsement on the required papers.
- IX. To apply to Court and offices for copies of documents and papers and to withdraw deeds, documents, papers from any Court.
- X. To apply for the inspection and/or to inspect judicial records and any record of any office or offices either Central or State or local Govt.
- XI. To negotiate with any person/officer or any authority relating to the affairs of the "A" Schedule property and to take decision.
- XII. To make construction of new multi-storied (G+3) building on the "A" Schedule property and accept the consideration

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money against the Developer's allocated "A₂" Schedule area either in part or in full from the prospective purchasers in respect of the flats, garages, etc. to be constructed on the "A" Schedule property, except the "A₁" Schedule Owners' allocation. In the event of undivided and un-demarcated property or the property is amalgamated with other property entire over which the building would be built up, all the owners shall have to partition their share by registering proper instrument to become the owners of the separated property with the building to be built by this agreement.

XIII. To execute and register Proper Instrument of any Transfer Deed including Gift Deed in respect of the "A₂" Schedule property in favour of the intending purchasers, accepting the entire consideration on duly stamped conveyance as well as in favour of any nominated person and shall present the same before any registering authority and to admit execution and registration after accepting the consideration, shall deliver possession of the same to the intending purchasers and to do all acts which will be required for completion of sale, under the Provisions of Transfer of Property Act as well as the Indian Registration Act or any act or acts for the time being in force, except the "A₁" Schedule property.

XIV. To give consent of mutation of names to the proposed purchasers, i.e., flat, Car Parking Space, garage or any other owners and to give consent in any manner which may require to the Purchasers on their behalf.

XV. Generally to do all necessary act or acts as their Attorney in respect of the matter aforesaid and all other matters in which they may be interested or concerned and on their behalf to execute and to do all acts, deeds or things as fully and effectually in all respect as themselves to do if personally being present.

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AND the Owners herein do hereby agree that all acts, deeds and things lawfully done or to be done by their said Attorney shall be construed as acts, deeds and things done by them and also the owners undertake to ratify and confirm all whatsoever that their said Attorney shall lawfully do or cause to be done for them by virtue of the power hereby given in this agreement.

**"A" SCHEDULE
IMMOVABLE PROPERTY ABOVE REFERRED TO:**

All that piece and parcel of the land situated at District of Purba Bardhaman, within Police Station and Municipality Burdwan, Ward No. 34, N Basu Road Mahhala, Holding No. 6/A, Mouza Radhanagar, J.L. No. 39. being R.S. Khatian No. 10, R.S. Plot No. 6540, Area 0.102 Acre, appertaining to L.R. Khatian No. 10326, L.R. Plot No. 4970 Class Bastu Area **0.0510** Acre out of total Area 0.174 Acre & L.R. Khatian No. 10327, L.R. Plot Nos 4970 Class Bastu Area **0.0510** Area out of total Area 0.174 Acre .
which is butted and bounded as under:-

ON THE NORTH :- Property of others.

ON THE EAST :- 4 Ft. 6 Inch Common Lane.

ON THE WEST :- 12 Ft. Wide Municipal Road.

ON THE SOUTH :- Building of Kishor Bhattacharjee.

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"A," SCHEDULE

OWNERS' ALLOCATED AREA ABOVE REFERRED TO:

WITHIN the proposed multi-storied (G+3) building, to be constructed on the "A" Schedule property, out of total constructed area, the **Owners shall get the Northern Side of Lift and Stair Case of the Ground floor area measuring Buildup area 806 Sq. feet more or less for Office room & Two Car Parking Space AND the entire Third floor area comprising FLAT- A Buildup Area 816 Sq. Ft., FLAT-B Buildup Area 729 Sq. Ft., FLAT- C Buildup Area 617 Sq. Ft., together with proportionate undivided impartible share of land underneath of "A" Schedule property, comprised in R.S. Khatian No. 10, being R.S. Plot No. 6540, corresponding to L.R. Settlement under L.R. Khatian No. 10326, being L.R. Plot No. 4970 ad measuring a little more or less 0.051 acre out of total area 0.174 Acre, and under L.R. Khatian No. 10327, being L.R. Plot No. 4970 ad measuring a little more or less 0.051 acre out of total area 0.174 Acre, lying within Mouza-RADHANAGAR, J.L. No.39, Municipal Holding No. 6/A, Street /Lane :- N BASU ROAD, Ward No. 34, under Burdwan Municipality, P.S. & A.D.S.R. Office, Burdwan, District - Purba Bardhaman, together with all rights of easements to be annexed therewith for the benefit of all co-flat owners.**

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**"A₂" SCHEDULE DEVELOPER'S ALLOCATED AREA ABOVE
REFERRED TO:**

WITHIN the proposed multi-storied (G+3) building, to be constructed on the "A" Schedule property, out of total constructed area, the Developer shall get the Southern Side of Lift and Stair Case of the Ground floor area Four Car Parking Space AND the entire **FIRST FLOOR** area, comprising **FLAT-A** Buildup Area 816 Sq. Ft., **FLAT-B** Buildup Area 729 Sq. Ft., **FLAT-C** Buildup Area 617 Sq. Ft. & entire **SECOND FLOOR** area comprising **FLAT-A** Buildup Area 816 Sq. Ft., **FLAT-B** Buildup Area 729 Sq. Ft., **FLAT-C** Buildup Area 617 Sq. Ft., together with proportionate undivided impartible share of land underneath of "A" Schedule property, comprised in R.S. Khatian No. 10, being R.S. Plot No. 6540, corresponding to L.R. Settlement under L.R. Khatian No. 10326, being L.R. Plot No. 4970 ad measuring a little more or less 0.051 acre out of total area 0.174 Acre, and under L.R. Khatian No. 10327, being L.R. Plot No. 4970 ad measuring a little more or less 0.051 acre out of total area 0.174 Acre, lying within Mouza-RADHANAGAR, J.L. No. 39, Municipal Holding No. 6/A, Street /Lane :- N BASU ROAD, Ward No. 34, under Burdwan Municipality, P.S. & A.D.S.R. Office, Burdwan, District - Purba Bardhaman, together with all rights of easements to be annexed therewith for the benefit of all co-flat owners.

Contd. next page...

SPECIFICATION OF "B" SCHEDULE PROPERTY:

1. Foundation : R.C.C. Foundation, Flat 2Ft. from Plinth Level
2. Floor : Vitrified Tiles (2'x 2')
3. Walls : Outside wall 10" Flat to Flat Partition, 5". Room and other wall not less than 5" stair Case wall 5".
4. Doors : All doors will be Ply Flash doors.
5. WOOD WORK : DOOR FRAME
6. Kitchen : Black Stone Cooking Salve. 2' Ft. Height Glaze Tiles above Black Stone with 1 Taps, 1 (one) Sink (Black Stone) one Exhaust Fan Hole.
7. Toilet : Grey Cement Mosaic Flooring, Glazed tiles up-to 5', 2 Taps, One Shower.
8. Window : ALUMINIUM Frame included (1.3MM Glass)
9. Plumbing : Outside Pipe P.V.C., Conceal Pipe P.V.C (Water connection pipe), P.V.C. Shower (Bathroom), Deep Tube well connected to Overhead water tank (for water supply to each flat) S.W. Line with P.V.C. main hole, septic tank R.C.C easting.
10. Sanitary : PIPELINE MATERIAL COMPANY SUPRIME/ HINDWARE PRAYAG (PIPE LINE) FITTINGS MHINDWARE ITALIAN/ JOHNSON.

Contd. next page...

11. Electricity : Total Conceal wiring (Company Havells/ KEI P.V.C Electricity Board (Fittings Havells REO with Switch D.P Box (one PVC Main with indicators) Ground one iron main switch. The owners will give cost of installation of transformer by WBSEDCL for separate Electric Meter of their flat as per ratio.

12. Interior Wall : PUTTY AND PRIMER.

13. Exterior Wall : Two coat Anti-Bacterial Coating & Paints with Primer.

14. Balcony : Vitrified Tiles,

15. Electricity Point : Electric point in each Flat as per sanction plan.

16. External Boundary : Boundary wall will COVERED Total
Wall with Gate area with one Gate.

17. Road Inside the : Net Cement.
Complex

18. Stair : Granite. Stair SS Railing included.

19. LIFT : Lift capacity & safety margin for 408 Kg.
(Six person including the Lift Attendent)

Page No. : 24

IN WITNESS WHEREOF the parties hereto have hereunto
subscribed their hands and seals on the day, month and year
above written.

SIGNED, SEALED & DELIVERED At Burdwan in presence of:-

WITNESSES:-

Sh. Azharul Islam
s/o - Lt. Sh. Anwarul Islam
of Purabachalk,
P.O. - Notangaj,
P.S. - Burdwan
Dist. - Purba Bardhaman
Pin - 713102.

2) Santanu Sen
s/o - Lt. Nanda Gopal Sen
of Bhangaipara
Burdwan

Aloke Kumar Halder

Jhuma Halder

SIGNATURE OF THE OWNERS

HALDAR REALITY VENTURES

Jhuma Halder

Partner

HALDAR REALITY VENTURES

Santana Halder

Partner

HALDAR REALITY VENTURES

Amrit Halder

Partner

SIGNATURE OF THE DEVELOPER

Drafted by me & typed in my office :-

Nazibul Islam

Nazibul Islam

Advocate

Burdwan District Judges' Court, Burdwan

Enrolment No. WB/56 of 2003

Computerised typed by

Amirul Islam

(Noor Ali Muddipati)



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192026270036200398

28/01/26

GRN Details

GRN:	192026270036200398	Payment Mode:	SBI Epay
GRN Date:	07/05/2026 23:48:49	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0523552688745	BRN Date:	07/05/2026 23:50:04
Gateway Ref ID:	612702229120	Method:	State Bank of India UP1
GRIPS Payment ID:	070520262003620038	Payment Init. Date:	07/05/2026 23:48:49
Payment Status:	Successful	Payment Ref. No:	2001105917/5/2026
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr ALOKE KUMAR HALDAR
Address:	MURAT MAHAL MAHAL, BIRHATA BURDWAN Dist PURBA BARDHAMAN
Mobile:	9434187200
EMAIL:	aloke14426@yahoo.co.in
Period From (dd/mm/yyyy):	07/05/2026
Period To (dd/mm/yyyy):	07/05/2026
Payment Ref ID:	2001105917/5/2026
Dept Ref ID/DRN:	2001105917/5/2026

Payment Details

SL No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001105917/5/2026	Property Registration- Stamp duty	0030-02-103-003-02	5050
2	2001105917/5/2026	Property Registration- Registration Fees	0030-03-104-001-16	400
3	2001105917/5/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				5750

IN WORDS: FIVE THOUSAND SEVEN HUNDRED FIFTY ONLY.

Major Information of the Deed

Deed No :	I-0203-02801/2026	Date of Registration	08/05/2026
Query No / Year	0203-2001105917/2026	Office where deed is registered	
Query Date	02/05/2026 1:27:21 AM	A.D.S.R. Bardhaman, District. Purba Bardhaman	
Applicant Name, Address & Other Details	NAZIBUL ISLAM 131/D, B.C. ROAD, BARABAZAR, Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9832769901, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 83,45,456/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,050/- (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 :

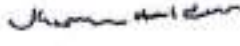
District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: N.Basu Road, Mouza: Radhanagar, .
 Ward No: 34, Holding No: 6/A JI No: 39, . N BASU ROAD Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-6540	RS-10	Bastu Bastu	0.102 Acre	1/-	83,45,456/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
Grand Total :				10.2Dec	1/-	83,45,456/-	

Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature	Photo	Finger Print	Signature
1	Mr ALOKE KUMAR HALDAR Son of Late DILIP KUMAR HALDAR Executed by: Self, Date of Execution: 08/05/2026 Admitted by: Self, Date of Admission: 08/05/2026, Place Office			
		0805026	LT1 08052026	0805026

MURAT MAHAL BIRHATA, Murat Mahal Road, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu,
 Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX9, PAN No.:: AAxxxxxx2L, Aadhaar
 No: 58xxxxxxxx7103, Status :Individual, Executed by: Self, Date of Execution: 08/05/2026
 Admitted by: Self, Date of Admission: 08/05/2026, Place : Office

Name	Photo	Finger Print	Signature
Smt JHUMA HALDAR Wife of Mr ALOKE KUMAR HALDAR Executed by: Self, Date of Execution: 08/05/2026 Admitted by: Self, Date of Admission: 08/05/2026, Place : Office	 08/05/2026	 Captured 08/05/2026	 08/05/2026

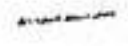
MURAT MAHAL BIRHATA, Murat Mahal Road, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Female, By Caste: Hindu,
 Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7, PAN No.:: ABxxxxxx5E, Aadhaar
 No: 50xxxxxxxx0470, Status :Individual, Executed by: Self, Date of Execution: 08/05/2026
 Admitted by: Self, Date of Admission: 08/05/2026, Place : Office

Developer Details :

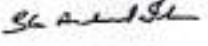
Sl No	Name,Address,Photo,Finger print and Signature
1	HALDAR REALITY VENTURES MURAT MAHAL BIRHATA, Murat Mahal Road, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Date of Incorporation:XX-XX-2XX5, PAN No.:: AAxxxxxx7L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt JHUMA HALDAR Wife of Mr ALOKE KUMAR HALDAR Date of Execution - 08/05/2026, Admitted by: Self, Date of Admission: 08/05/2026, Place of Admission of Execution: Office </td> <td>  May 8 2026 1:32 PM </td> <td>  Captured 08/05/2026 </td> <td>  08/05/2026 </td> </tr> </tbody> </table> MURAT MAHAL BIRHATA, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Female, By Caste: Hindu, Occupation Business, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No.:: ABxxxxxx5E, Aadhaar No: 50xxxxxxxx0470 Status : Representative, Representative of : HALDAR REALITY VENTURES (as)	Name	Photo	Finger Print	Signature	Smt JHUMA HALDAR Wife of Mr ALOKE KUMAR HALDAR Date of Execution - 08/05/2026, Admitted by: Self, Date of Admission: 08/05/2026, Place of Admission of Execution: Office	 May 8 2026 1:32 PM	 Captured 08/05/2026	 08/05/2026
Name	Photo	Finger Print	Signature						
Smt JHUMA HALDAR Wife of Mr ALOKE KUMAR HALDAR Date of Execution - 08/05/2026, Admitted by: Self, Date of Admission: 08/05/2026, Place of Admission of Execution: Office	 May 8 2026 1:32 PM	 Captured 08/05/2026	 08/05/2026						

Name	Photo	Finger Print	Signature
Miss ANTARA HALDAR (Presentant) Daughter of Mr ALOKE KUMAR HALDAR Date of Execution - 08/05/2026, Admitted by: Self, Date of Admission: 08/05/2026, Place of Admission of Execution: Office		 Captured	 08/05/2026
MURAT MAHAL BIRHATA, Murat Mahal Road, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX9, PAN No.: AHxxxxxx2Q, Aadhaar No: 88xxxxxxx1376 Status : Representative, Representative of : HALDAR REALITY VENTURES (as)			
Mr ANIKET HALDAR Son of Mr ALOKE KUMAR HALDAR Date of Execution - 08/05/2026, Admitted by: Self, Date of Admission: 08/05/2026, Place of Admission of Execution: Office		 Captured	 08/05/2026
MURAT MAHAL BIRHATA, Murat Mahal Road, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-2XX4, PAN No.: BNxxxxxx6Q, Aadhaar No: 93xxxxxxx6914 Status : Representative, Representative of : HALDAR REALITY VENTURES (as)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SK AZAHARUL ISLAM Son of Late SK AMIRUL ISLAM PURATAN CHAK, Puratan chak Road, City - Burdwan, P.O:- NUTANGANJ, P.S:- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN - 713102		 Captured	 08/05/2026

Identifier Of Mr ALOKE KUMAR HALDAR, Smt JHUMA HALDAR, Smt JHUMA HALDAR, Miss ANTARA HALDAR, Mr ANIKET HALDAR

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr ALOKE KUMAR HALDAR	HALDAR REALITY VENTURES-5.1 Dec
2	Smt JHUMA HALDAR	HALDAR REALITY VENTURES-5.1 Dec

Endorsement For Deed Number : I - 020302801 / 2026

08-05-2026

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 (a) of Indian Stamp Act 1899.

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

Presented for registration at 13.10 hrs on 08-05-2026, at the Office of the A.D.S.R. Bardhaman by Miss ANTARA HALDAR.

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 83.45.456/-

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

Execution is admitted on 08/05/2026 by 1. Mr ALOKE KUMAR HALDAR, Son of Late DILIP KUMAR HALDAR, MURAT MAHAL BIRHATA, Road: Murat Mahal Road, P.O: BURDWAN, Thana: Bardhaman
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession
Service, 2. Smt JHUMA HALDAR, Wife of Mr ALOKE KUMAR HALDAR, MURAT MAHAL BIRHATA, Road: Murat Mahal Road, P.O: BURDWAN, Thana: Bardhaman
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession
Business

Indetified by Mr SK AZAHARUL ISLAM, . . Son of Late SK AMIRUL ISLAM, PURATAN CHAK, Road: Puratan chak
Road: P.O: NUTANGANJ, Thana: Bardhaman
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Muslim, by profession
Advocate

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

Execution is admitted on 08-05-2026 by Smt JHUMA HALDAR, . . HALDAR REALITY VENTURES (Partnership Firm), MURAT MAHAL BIRHATA, Murat Mahal Road, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr SK AZAHARUL ISLAM, . . Son of Late SK AMIRUL ISLAM, PURATAN CHAK, Road: Puratan chak
Road: P.O: NUTANGANJ, Thana: Bardhaman
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Muslim, by profession
Advocate

Execution is admitted on 08-05-2026 by Miss ANTARA HALDAR, . . HALDAR REALITY VENTURES (Partnership Firm), MURAT MAHAL BIRHATA, Murat Mahal Road, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr SK AZAHARUL ISLAM, . . Son of Late SK AMIRUL ISLAM, PURATAN CHAK, Road: Puratan chak
Road: P.O: NUTANGANJ, Thana: Bardhaman
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Muslim, by profession
Advocate

Execution is admitted on 08-05-2026 by Mr ANIKET HALDAR, . . HALDAR REALITY VENTURES (Partnership Firm), MURAT MAHAL BIRHATA, Murat Mahal Road, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr SK AZAHARUL ISLAM, . . Son of Late SK AMIRUL ISLAM, PURATAN CHAK, Road: Puratan chak
Road: P.O: NUTANGANJ, Thana: Bardhaman
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Muslim, by profession
Advocate

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 07/05/2026 11:50PM with Govt Ref No 192026270036200398 on 07-05-2026, Amount Rs: 400/-, Bank
SBI (Pay : SBIPay), Ref. No 0523552688745 on 07/05/2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Amount that required Stamp Duty payable for this document is Rs. 10,050/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 5,050/-.

Description of Stamp

1 Stamp: Type: Impressed, Serial no 1566, Amount: Rs.5,000.00/-, Date of Purchase: 08/05/2026, Vendor name M DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/05/2026 11 50PM with Govt. Ref. No: 192026270036200398 on 07-05-2026, Amount Rs: 5,050/-, Bank SBI EPay (SBlePay), Ref No 0523552688745 on 07-05-2026, Head of Account 0030-02-103-003-02



Indradip Ghosh
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 0203-2026, Page from 140994 to 141031
being No 020302801 for the year 2026.



Digitally signed by Indradip Ghosh
Date: 2026.05.11 14:59:45 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 11/05/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.