

369/25

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पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

Y 586982

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

1-30/12  
20/01/25

*[Signature]*

Additional District Sub-Registrar  
BURDWAN

Prashad Ghosh  
Chalari Ghosh

Rajendra  
Proprietor

20 JAN 2025

*[Signature]*

DEVELOPMENT / CONSTRUCTION AGREEMENT

Sl. No. 0206 Date 08/5/2028  
Name বিষ্ণু প্রদত্ত রায় শ্রী  
Address বরদহা  
Value of Stamp 7000  
Date of Purchase from Burdwan Treasury-1 31 MAY 2024  
Stamp Vendor - JOYANTA DAS  
Sadar Registry Office (Burdwan)  
Licence No.-6/2010-11 Signature



Additional District Sub-Registrar  
BURDWAN

20 JAN 2025

(2)

Bishnu Prasad Ghosh  
Shabari Ghosh

NIRMAN  
Raju Dutta  
Proprietor

**THIS DEVELOPMENT / CONSTRUCTION AGREEMENT** is made on this 20th day of January Two Thousand and Twenty Five

**BETWEEN**

- (1) **MR. BISHNU PRASAD GHOSH** son of Late Sankar Prasad Ghosh, having Income Tax Permanent Account No **(PAN) "AEJPG7016B"**, Aadhaar No 731683110324.
- (2) **MRS. SHABARI GHOSH**, wife of Mr. Bishnu Prasad Ghosh, having Income Tax Permanent Account No. **(PAN) "AHRPG7791G"**, Aadhaar No. 345148369473, both are by faith - Hindus, by Occupation - Business, both residing at Bhangakuthi, G.T. Road, Burdwan, Post Office and Police Station - Burdwan, PIN - 713101, in the District of Purba Burdwan, both are Indian Citizen, hereinafter called the **OWNERS**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrator, representatives and assigns) of the **ONE PART**.

**AND**

**"NIRMAN"**, a Proprietorship firm, having its office at Premises No. 13 Dum Dum Road, P.O. - Motijheel, P.S. Nagerbazar, Pin - 700074, Ward No. 22, Dist. - North 24 Parganas, represented by its Proprietor **MR. RAJU DUTTA** son of Late Badal Dutta, having Income Tax Permanent Account No. (PAN) "AFYPD4033R", Aadhaar No. 866778250274, by faith - Hindu, by occupation - Business, also residing at 9, Gorakhabasi Road, Post Office and Police Station - Dum Dum, Kolkata - 700 028, Indian Citizen, hereinafter called the **DEVELOPER/ PROMOTER**, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors and assigns) of the **OTHER PART**.

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Bishu Poochad Ghosh  
Shalari Ghosh

NIRMAN

Rajendra  
Proprietor

**WHEREAS** Ashim Kumar Paul, Asit Kumar Paul and Jayanta Kumar Paul were the Owners of land measuring 10 Decimals more or less, comprised in R.S. Dag No. 496/974 under R.S. Khatian No. 824 with Other Properties at Mouza - Bahirsarbamangala, Police Station - Burdwan, in the District of Burdwan by virtue of purchase vide Deed No. 3256, 3257 and 3258 for the year 1989, all registered at Addl. District Sub-Registrar Burdwan from Anadi Ranjan Bandyopadhyay.

**AND WHEREAS** Ashim Kumar Paul and others, after the said purchase, duly mutated their names in the records of B.L. & L.R.O. being L.R. Khatian Nos. 2/64, 2/66 and 15/55 and converted their land from DANGA to BASTU vide conversion Case No. 98/81-82. 99/81-82 and 100/81-82 from the competent authority.

**AND WHEREAS** by a Deed of Conveyance dated 27.12.2011, registered at the office of Addl. District Sub-Registrar Burdwan, copied in Book No. I, CD Volume No. 16, Pages from No. 1166 to No. 1176, Being No. 4861 for the year 2011, Ashim Kumar Paul and Others, described therein as the Vendors, sold, transferred and conveyed to Sekh Nasir Mahammad, described therein as the Purchaser, ALL THAT piece and parcel of land measuring an area of 10 Decimals equivalent to 06 Cottahs 23.9 Sq.ft. more or less comprised in R.S. Dag No. 496/974, L.R. Dag No. 890, 891 and 892 under R.S. Khatian No. 824, L.R. Khatian Nos. 2/64, 2/66 and 15/55 now 16021 at Mouza - Bahirsarbamangala, Police Station - Burdwan, in the District of Purba Bardhaman.

**AND WHEREAS** by a Deed of Conveyance dated 20.02.2014, registered at the office of Addl. District Sub-Registrar Burdwan, copied in Book No. I, CD Volume No. 5, Pages 2821 to 2835, Being No. 01136 for the year 2014, Sekh Nasir Mahammad, described therein as the Vendor, sold, transferred and conveyed to Mr. Bishnu

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Bishnu Prasad Ghosh  
Shabari Ghosh

NIRMAN

Rajendra  
Proprietor

Prasad Ghosh and Mrs. Shabari Ghosh, described therein as the Purchasers, ALL THAT piece and parcel of land measuring an area of 10 Decimals equivalent to 06 Cottahs 23.9 Sq.ft. more or less comprised in R.S. Dag No. 496/974, L.R. Dag No. 890, 891 and 892 under R.S. Khatian No. 824, L.R. Khatian Nos. 2/64, 2/66 and 15/55 at Mouza - Bahirsarbamangala, Police Station - Burdwan, in the District of Burdwan, now Purba Bardhaman.

**AND WHEREAS** Mr. Bishnu Prasad Ghosh and Mrs. Shabari Ghosh. after the said purchase, duly recorded their names in the records of the B.L. & L.R.O. being L.R. Khatian Nos. 17200 and 17202 respectively and also in the records of Burdwan Municipality being Holding No. 156/3, at Mahalla - Keshabganj of Ward No. 01 of the Burdwan Municipality.

**AND WHEREAS** Mr. Bishnu Prasad Ghosh and Mrs. Shabari Ghosh, the Owners herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of a plot of land measuring an area about 2.5 Decimals comprised in L.R. Dag No. 890, 05 Decimals comprised in L.R. Dag No. 891 and 2.5 Decimals comprised in L.R. Dag No. 892, being Total Area of 10 Decimals equivalent to 06 Cottahs 23.9 Sq.ft. more or less comprised in R.S. Dag No. 496/974 under R.S. Khatian No. 824, L.R. Khatian Nos. 17200 and 17202 at Mouza - Bahirsarbamangala, Holding No. 156/3, at Mahalla - Keshabganj, within the limit of Ward No. 01 of the Burdwan Municipality, Police Station - Burdwan, in the District of Purba Bardhaman.

**AND WHEREAS** the Owners herein for the purpose of development of their said property (also more particularly described under the **Schedule** herein below) by constructing a multi-storied Flat Building (G+5) thereupon caused to get a Building Plan sanctioned in their names from the Office of the Burdwan

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Bishnu Prasad Ghosh  
Shabari Ghosh

NIRMAN  
Rajendra  
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Municipality Vide Burdwan Municipality Office Memo No. 347/E/VII-4 dated 22.10.2018, being Regd. No. 740, File Mark VII - 4 dated 04.10.2018 (which has been further extend by the competent authority till 21.10.2024).

**AND WHEREAS** the Owners have approached the Developer/Promoter to undertake the development / construction of the said G+5 storied Flat Building , in accordance with the said sanctioned building plan, in respect of the aforesaid land, to which the Developer/Promoter has agreed on the following terms and conditions.

**NOW THIS AGREEMENT WITNESSETH AND IT'S HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :**

#### ARTICLE-I

#### DEFINITIONS

1. **OWNERS :**

shall mean the said Mr. Bishnu Prasad Ghosh and Mrs. Shabari Ghosh and their heirs, legal representatives, executors, administrators and assigns.

2. **DEVELOPER/PROMOTER :**

shall mean **NIRMAN**, and its successor or successors in office and assigns.

3. **PREMISES :**

shall mean Holding No. 156/3, at Mahalla - Keshabganj, Ward No. 01 of the Burdwan Municipality, at Mouza - Bahirsarbamangala, Police Station - Burdwan, PIN - 713101 in the District of Purba Bardhaman, more fully and particularly described in the **Schedule** hereunder written.

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Bishnu Prasad Ghosh  
Shahari Ghosh

NIRMAN  
Rajendra  
Proprietor

4. **BUILDING :**

shall mean the multi storied building to be constructed at the said premises in accordance with plan so sanctioned by the appropriate authorities.

5. **COMMON FACILITIES AND AMENITIES :**

shall mean lift, corridors, stairways, passage ways, provided by the Developer/Promoter, pump room, tube well, overhead tank, water reservoir, water pump and motor 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.

6. **SALEABLE :**

space shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and space required.

7. **OWNERS' ALLOCATION :**

shall mean **45% (forty five percent)** of the constructed area as per the said sanctioned plan of the Burdwan Municipality together with undivided proportionate right, title, interest, in the land, common facilities and amenities including the right to use thereof in the said premises with undivided proportionate right, title, interest, in the land, common facilities and amenities including the right to use thereof in the said premises.

**The Owners' Allocation will be as follows :**

- a) 45% (forty five percent) of the GROUND Floor (Demarcated Southern side) including the Flat marked 'A' (covered area 611 sq.ft. & Built up Area 653 sq.ft.) :

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Gishu Prakash Ghosh  
Shahari Ghosh

NIRMAN  
Rajiv Dutt  
Proprietor

- b) Two Flats being the Flat marked 'A' (covered area 590 sq.ft. & Built up Area 647 sq.ft.) & the Flat marked 'D' (covered area 790 sq.ft. & Built up Area 866 sq.ft.), both on the FIRST Floor, Northern Side (as per the sanctioned building plan),
- c) Two Flats being the Flat marked 'B' (covered area 598 sq.ft. & Built up Area 656 sq.ft.) & the Flat marked 'C' (covered area 596 sq.ft. & Built up Area 653 sq.ft.), both on the SECOND Floor, Southern Side (as per the sanctioned building plan).
- d) Two Flats being the Flat marked 'A' (covered area 590 sq.ft. & Built up Area 647 sq.ft.) & the Flat marked 'D' (covered area 790 sq.ft. & Built up Area 866 sq.ft.), both on the THIRD Floor, Northern Side (as per the sanctioned building plan).
- e) Two Flats being the Flat marked 'B' (covered area 598 sq.ft. & Built up Area 656 sq.ft.) & the Flat marked 'C' (covered area 596 sq.ft. & Built up Area 653 sq.ft.), both on the FOURTH Floor, Southern Side (as per the sanctioned building plan).
- f) Rest of the area (in consideration of the total 45%) on the FIFTH Floor, Northern Side (as per the sanctioned building plan, will be adjusted if necessary on execution and registration of an agreement to that effect by a supplementary Development Agreement to be executed after execution of this agreement).

The Developer/Promoter has also paid a sum of **Rs. 25,00,000/-** (Rupees Twenty Five Lac Only) to the Owners as Security Deposit on or before execution of this Agreement. The Owners will refund the said amount without any interest, at the time of obtaining Possession of their allocation.

The Owners will pay Rs. 60,000/- (Rupees Sixty Thousand Only) for each flat (save & except two numbers of flats) to the

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Bishnu Prasad Ghosh  
Shahari Ghosh

NIRMAN  
Rajendra  
Proprietor

Developer towards the cost of installation of Transformer in the Premises.

The Owners will hand over all the original documents to the Developer/Promoter on execution of this Agreement and the Developer/Promoter will hand over all the aforesaid documents to the Owners after completion of the project.

**8. DEVELOPER'S/PROMOTER'S ALLOCATION :**

shall mean **55%** of the constructed area together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building after providing for Owners' Allocation.

**9. ARCHITECT :**

shall mean the person or persons who may be appointed by the Developer/Promoter for designing and planning of the said building with the approval of the Owners.

**10. BUILDING PLAN :**

shall mean the Sanctioned Building Plan in the names of the Owners, sanctioned by the Burdwan Municipality, vide its Office Memo No. 347/E/VII-4 dated 22.10.2018, being Regd. No. 740, File Mark VII - 4 dated 04.10.2018 (which has been further extend by the competent authority till 21.10.2024).

**11. TRANSFEREE :**

shall mean the person/s, firm, limited company association or persons to whom any space in the building has been transferred.

**12. WORDS IMPARTING :**

singular shall include plural vice-versa.

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Bishan Poovala & Sheth  
Vahavari Ghosh

NIRMAN .  
Rajendra  
Proprietor

**13. WORDS IMPARTING :**

masculine gender shall include feminine and neuter genders, likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

**ARTICLE - II**

**COMMENCEMENT**

This agreement shall be deemed to have commenced on and with effect from the 5th day of June 2024.

**ARTICLE-III**

**OWNERS' REPRESENTATIONS**

1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances attachment and liens whatsoever.
2. The said premises is not vested under the Urban land (ceiling and regulation) Act, 1976.

**ARTICLE - IV**

**DEVELOPER'S/PROMOTER'S RIGHT**

1. The Owners hereby grant subject to what has been hereinafter provided the exclusive right to the Developer/Promoter to build, construct, erect and complete the said building comprising the various sizes of flats in order to sell the said flats/units to the member of the public for their residential purpose by entering into agreements for sell and/or transfer and/or construction in respect of the Developer's/Promoter's allocation in accordance with the plan so sanctioned by the appropriate authorities with or without amendment and or

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Bishnu Prasad Ghosh  
Shahari Ghosh

NIRMAN

Ravi Dutta  
Proprietor

modification made or caused by the Developer/Promoter with the approval of the Owners.

2. The Developer/Promoter shall be entitled to prepare modify or alter the plan with approval of the Owners and to submit the same to the appropriate authorities in the name of the Owners at its own costs and the Developer/Promoter shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities if required for construction of the building at the said premises; provided however that the Developer/Promoter shall be exclusively entitled to all refunds of any or all payments and/or deposits paid by the Developer/Promoter.
3. Nothing in these presents shall be construed as a demise or assignment or transfer by the Owners of the said premises or any part thereof to the Developer/Promoter or as creating any right, title or interest in respect thereof in favour of the Developer/Promoter other than an exclusive license to the Developer/Promoter to sell the flats/units of the said premises in terms thereof and to deal with only the Developer's/Promoter's allocation in the building to be constructed thereon in the manner and subject to the terms hereafter stated.

#### ARTICLE - V

##### APPARENT CONSIDERATION

1. In consideration of the Owners having agreed to permit the Developer/Promoter to sell the flats/units of the said premises of the Developer's allocations as aforesaid and construct, erect and complete the building at the said premises the Developer/Promoter agrees :
  - a) At its/their own costs shall obtain all necessary permissions and/or approvals and/or consents.

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Bishu Babu Ghosh  
Shahari Ghosh

NIRMAN  
Rajendra  
Proprietor

- b) In respect of the construction of the building to pay costs of supervision of the development and construction of also the Owners' Allocation in the building at the said premises.
- c) To bear all costs charges and expenses for construction of the building at the said premises.
- d) Allocate the Owners of their allocation in the building to be constructed at the said premises within 36 (Thirty Six) months from the date of execution of this Agreement, which is the essence of contract.

The aforesaid shall constitute the apparent consideration for grant of exclusive right for development for the said premises.

#### ARTICLE - VI

#### OWNERS' ALLOCATION

##### OWNERS' ALLOCATION :

shall mean 45% of the constructed area as per sanctioned plan of the Burdwan Municipality together with undivided proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises with undivided proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises.

The Owners' Allocation will be as follows :-

- a) 45% (forty five percent) of the GROUND Floor (Demarcated Southern side) including the Flat marked 'A' (covered area 611 sq.ft. & Built up Area 653 sq.ft.) .
- b) Two Flats being the Flat marked 'A' (covered area 590 sq.ft. & Built up Area 647 sq.ft.) & the Flat marked 'D' (covered area 790 sq.ft. & Built up Area 866 sq.ft.), both on the

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Bishu Pradip Ghosh  
Shaleari Ghosh

NIRMAN

Rohit Dutta  
Proprietor

FIRST Floor, Northern Side (as per the sanctioned building plan),

- c) Two Flats being the Flat marked 'B' (covered area 598 sq.ft. & Built up Area 656 sq.ft.) & the Flat marked 'C' (covered area 596 sq.ft. & Built up Area 653 sq.ft.), both on the SECOND Floor, Southern Side (as per the sanctioned building plan).
- d) Two Flats being the Flat marked 'A' (covered area 590 sq.ft. & Built up Area 647 sq.ft.) & the Flat marked 'D' (covered area 790 sq.ft. & Built up Area 866 sq.ft.), both on the THIRD Floor, Northern Side (as per the sanctioned building plan).
- e) Two Flats being the Flat marked 'B' (covered area 598 sq.ft. & Built up Area 656 sq.ft.) & the Flat marked 'C' (covered area 596 sq.ft. & Built up Area 653 sq.ft.), both on the FOURTH Floor, Southern Side (as per the sanctioned building plan).
- f) Rest of the area (in consideration of the total 45%) on the FIFTH Floor, Northern Side (as per the sanctioned building plan, will be adjusted if necessary on execution and registration of an agreement to that effect by a supplementary Development Agreement to be executed after execution of this agreement).

The Developer/Promoter has also paid a sum of Rs. 25,00,000/- (Rupees Twenty Five Lac Only) to the Owners as Security Deposit on execution of this Agreement. The Owners will refund the said amount without any interest there upon, at the time of obtaining Possession of their allocation.

The Owners will pay Rs. 60,000/- (Rupees Sixty Thousand Only) for each flat (save & except two Numbers of flats) to the Developer towards the cost of installation of Transformer in the Premises.

Bishnu Babbar Ghosh  
Shalvari Ghosh

NIRMAN

Raju Dutta  
Proprietor

The Owners will hand over all the original documents to the Developer/Promoter on execution of this Agreement and the Developer/Promoter will hand over all the aforesaid documents to the Owners after completion of the project. However, it is also agreed that if in the mean time of the said project, it become necessary for the Owners to produce the said original documents before any authority/bank etc., in such case the Developer/Promoter shall co-operate the Owners by providing the same.

**DEVELOPER'S/PROMOTER'S ALLOCATION :**

1. shall mean 55% of the constructed area together with the proportionate right, title, interest, in the land, in common facilities and amenities including the right to use thereof in the said premises upon construction of the said building after providing for Owners' Allocation.
2. The Developer/Promoter shall also construct, erect and complete at his/its/their own costs the entire common facilities and amenities for the said building.
3. The Developer/Promoter shall have no right, title and interest whatsoever in the Owners' Allocation and the undivided proportionate share pertaining thereof in the land in common facilities and amenities, which shall solely and exclusively belong and continue to belong to the Owners.
4. The Developer/Promoter shall have no right or claim for payment or reimbursement of any costs expenses or charges incurred towards construction of the Owners' Allocation and of the undivided proportionate share in common facilities and amenities.

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Bishan Prasad Ghosh  
Shahari Ghosh

NIRMAN

Rajendra  
Proprietor

#### ARTICLE - VII

##### DEVELOPER'S/PROMOTER'S ALLOCATION

1. In consideration of the above the Developer/Promoter shall be entitled to the Developer's/Promoter's allocation of the saleable space in the building to be constructed at the said premises together with the proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the said premises upon construction of the said building after providing for the Owners' Allocation and the Developer/Promoter shall be entitled to enter into agreement for sell and transfer its own name with any transferees for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the Developer/Promoter and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the Developer/Promoter to obtain any further consent of the Owners and this agreement by itself shall be treated as consent by the Owners ; provided however the Developer/Promoter will not be entitled to deliver possession of the Developer's/Promoter's allocation to any of its transferees until the Developer/Promoter shall make over possession of the Owners' Allocation to the Owners and comply with all other obligation of the Developer/Promoter to the Owners under this agreement.

#### ARTICLE-VIII

##### PROCEDURE

1. Owners shall grant to the Developer/Promoter a Power of Attorney as may be required for the purpose of obtaining the sanctions from different authorities in connection with the

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Bishu Babu Ghosh  
Shakari Ghosh

NIRMAN

Rain Date  
Proprietor

construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities,

#### ARTICLE - IX

#### CONSTRUCTION

1. The Developer/Promoter shall be solely and exclusively responsible for construction of the said building,

#### ARTICLE - X

#### SPACE ALLOCATION

1. After completion of the building the Owners shall be entitled to obtain physical possession of the Owners' Allocation and the balance constructed area and other portions of the said building shall belong to the Developer/Promoter & the Owners.
2. Subject as aforesaid and subject to Owners' Allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the Owners and the Developer/Promoter contained herein.
3. The Owners shall be entitled to transfer or otherwise deal with the Owners' Allocation in the building without any claim whatsoever of the Developer/Promoter.
4. The Developer/Promoter shall be exclusively entitled to the Developer's/Promoter's allocation in the building with exclusive right to obtain transfer from the Owners and to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's/Promoter's allocation.

Plot No. 10  
Pd.

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**ARTICLE-XI**

**BUILDING**

1. The Developer/Promoter shall at his/its/their own cost construct, erect and complete the building and common facilities and amenities at the said premises in accordance with the plan so sanctioned , with good and standard ISI marked materials as may be specified by the architect from time to time. Such construction of the building shall be completed entirely by the Developer/Promoter within 36 (Thirty Six) months from the date of execution of this Agreement in respect being deemed to be as the agreement between the parties.
2. Subject as aforesaid the decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto.
3. The Developer/Promoter shall erect in the said building at his/its own cost as per specification and drawings provided by the architect, pump, tubewell, water storage tanks, overhead reservoirs, electrifications, permanent electric connection and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be providing as residential building self-contained apartment and constructed spaces for sell and/or residential flats and/or constructed space therein on Ownership basis.
4. The Developer/Promoter shall be authorized in the name of the Owners in so far as the necessary to apply and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owners for the construction of the building and to similarly

Bishnu Prashad Ghosh  
Shahari Ghosh

NIRMAN  
Rajendra Dutta  
Proprietor

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Bishnu Prasad Ghosh  
Shahari Ghosh

NIRMAN  
Rajendra  
Proprietor

apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other inputs and facilities required for the construction of enjoyment of the building for which purpose the Owners shall execute in favour of the Developer/Promoter a power of attorney and other authorities as shall be required by the Developer/Promoter.

5. The Developer/Promoter shall at its own cost and expenses and without creating any financial or other liability on the Owners construct and complete the building and various units and/or apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the Developer/Promoter with the consent of the Owners in writings.
6. All costs charges and expenses including architects fees shall be paid discharged and borne by the Developer/Promoter and the Owners shall have no liability in this context.
7. The Developer/Promoter shall provide at his/its own cost electricity wiring, water, pipeline, sewerage connection in portion of the Owners' Allocation.
8. The Developer/Promoter will obtain Completion Certificate from the Burdwan Municipality at his/its own cost.

## ARTICLE - XII

### COMMON FACILITIES

1. The Developer/Promoter shall pay and bear the property taxes and other dues and outgoings in respect of the Owners' Allocation of the said building according to dues as and from the date of handing over vacant possession by the Owners till as provided hereafter.

Bishnu Prasad Ghosh  
Shalari Ghosh

NIRMAN  
Raju Dutta  
Proprietor

2. As soon as the building is completed and the electricity wiring sewerage line and water pipe lines are ready upto the portion of the Owners' Allocation, the Developer/Promoter shall give written notice to the Owners requesting the Owners to take possession of the Owners' Allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to this effect then after 30 (thirty) days from the date of service of such notice and at all times thereafter the Owners shall be responsible for payment of all Municipal and property taxes, dues, duties and other public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owners' Allocation, the said rates to be apportioned prorata with reference to the salable space in the building if they are levies on the building as a whole.
3. The Owners and the Developer/Promoter shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owners and the Developer/Promoter and both the parties shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the Developer/Promoter in this behalf.
4. As and from the date of service of notice of possession, the Owners and the Developer/Promoter shall be responsible to pay and bear proportionate share of the service charges for

Shalari Ghosh

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Bishun Prasad Ghosh  
Shahari Ghosh

NIRMAN  
Rajiv Dutta  
Proprietor

the common facilities in the building payable in respect of both Owners' and Developer/Promoter's allocation and the said charges to include proportionate share of premises for insurances of the building, water, fire and scavenging charges and taxes light, sanitation and lift maintenance operation, repair and renewal charges for bill collection maintenance of the common facilities renovation replacement, repair and maintenance charges and expenses for the building and of and common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installations, applications and equipments, stairways, corridors, passage ways, and other common facilities whatsoever as may be mutually agreed from time to time.

### ARTICLE - XIII

#### LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer/Promoter as constituted attorney of the Owners to defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owners shall be borne and paid by the Developer/Promoter specific may be required to be done by the Developer/Promoter and for which the Developer/Promoter may need the authority of the Owners' applications and other documents may be required to be signed of made by the Owners relating to which specific provisions may not have been mentioned herein. The Owners hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the Owners shall execute any such

Bhatnagar  
Joshi

Bishu Pashad Ghosh  
Shahari Ghosh

NIRMAN  
Rajendra  
Proprietor

- additional power of attorney and/or authorizations as may be required by the Developer/Promoter for the purpose and the Owners also undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts deeds and things do not in any way infringe of the rights of the Owners and/or go against the spirit of this agreement.
2. Any notice required to be given by the Developer/Promoter shall without prejudice to any other mode of service available demand to have been served on the Owners if delivered by hand and duly acknowledgment due to the residence of the Owners shall likewise be deemed to have been served on the Developer/Promoter if delivered by hand or send by pre-paid registered post to the Registered office of the Developer/Promoter.
  3. Both the Developer/Promoter and the Owners shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the Owners hereof the Owners hereby agree to abide by all the rules and regulations as such management society/association/holding organization do hereby give their consent to abide by the same,
  4. The name of the building shall be "**ASHA APARTMENT**" and the Developer/Promoter at his/its own cost shall engross such name in a decent manner on the outer facia of the said building.
  5. Nothing in these present shall be construed as a demises or assignment or conveyance in law by the Owners of the premises or any part thereof to the Developer/Promoter or as creating any right, title or interest in respect thereof in the Developer/Promoter other than an exclusive license to the

( 21 )

Bishnu Prasad Ghosh  
Shalvari Ghosh

NIRMAN  
Rajiv Dutta  
Proprietor

Developer/Promoter to commercially exploit the same in terms thereof; provided however the Developer/Promoter shall be entitled to borrow money from any Bank without creating any financial liability of the Owners or affecting their estate and interest in the said premises and it is being expressly agreed and understood that in no event the Owners or any of their estate shall be responsible and/or made liable for payment of any dues of such Bank/s and for that purpose, the Developer/Promoter shall keep the Owners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

6. As and from the date of completion of the building the Developer/Promoter and/or its transferees and the Owners and/or their transferees shall be liable to pay and bear proportionate charges on account of ground rent and Wealth Tax and other taxes payable in respect of their spaces.
7. There is no existing agreement regarding the development or sell of the said premises and that all other agreement if any, prior to this agreement have been cancelled and are being superseded by this agreement and the Owners agree to indemnify and keep indemnified the Developer/Promoter against any or all claims made by any third party in respect of the said premises.
8. The Owners undertake and agree to execute and register all conveyance and transfer in favour of the persons with whom the Developer/Promoter or enters under into agreement as and when required by the Developer/Promoter. (The stamp duty or Registration fees and all other expenses towards the registration will be borne by the Developer/Promoter or it's and assigns).

Bhatnagar  
Pdt.

Contd. Next Page

Bishnu Babu Ghosh  
Shahari Ghosh

NIRMAN  
Joint Venture  
Proprietor

#### ARTICLE - XIV

#### FORCE MAJEURE

1. The Developer/Promoter shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
2. Force majeure shall mean flood, earthquake, riot, war; storm, tempest, civil commotion, strike and/or any other or further commotion beyond to the reasonable control of the Developer/Promoter.

#### ARTICLE - XV

#### ARBITRATION

1. If at any time and dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this agreement, the same shall be referred to the arbitration, in case the parties agree to the case, otherwise to two-arbitrators one to be appointed by each of the parties in dispute and the same be deemed to be referred within the meaning of the Arbitration Act, 1996 or any statutory modifications there under in force. The venue of arbitration shall be at Burdwan.

#### JURISDICTION :

1. District Court of Purba Bardhaman alone shall have jurisdiction to enter by their actions, title proceedings arising out of this Agreement.

*vislum Prashad Ghosh*  
*Shalini Ghosh*

NIRMAN  
*Rajendra*  
 Proprietor

### SCHEDULE OF THE PROPERTY

**ALL THAT** piece and parcel of a plot of "BASTU" land measuring an area about 2.5 Decimals comprised in **L.R. Dag No. 890**, 05 Decimals comprised in **L.R. Dag No. 891** and 2.5 Decimals comprised in **L.R. Dag No. 892**, being Total Area of **10 Decimals** equivalent to **06 Cottahs 23.9 Sq.ft.** more or less, under **L.R. Khatian No. 17200** and **17202** (R.S. Dag No. 496/974 under R.S. Khatian No. 824) at **Mouza - Bahirsarbamangala**, J.L No. 42, Holding No. 156/3, at Mahalla - Keshabganj, within the limit of Ward No. 01 of the Burdwan Municipality, Police Station - Burdwan, PIN : 713101 in the District of Purba Bardhaman.

#### The property is butted and bounded as follows :

ON THE NORTH	:	Vacant Land of Sanjuktta Dutta & Sima Mondal.
ON THE SOUTH	:	House of A.M. Mallick.
ON THE EAST	:	House of Giyasuddin.
ON THE WEST	:	20' ft wide Krishnapur Road

### SCHEDULE OF WORKS SPECIFICATION

1. R.C.C. framed structure on concrete piles by following drawings (supplied by structural engineer) and instruction of engineer-in-charge.
2. All external brick walls will be 5" thick with cement mortar and inside partition wall 3" wide.
3. M.S. Window fitted with glass panel.
4. Door frame will be made of with Sal / Local wood and Door shutter flush door with commercial ply, Bath room door Cintex or equivalent.

Contd..Next Page

*Bishnu Prasad Ghosh*  
*Shahari Ghosh*

NIRMAN

*Rajin Dutta*  
 Proprietor

5. All floor will be white marble (2' x 2') with 5" skirting.
6. **KITCHEN** : Kitchen table and sink will be made with Black Stone and upon the Top of the table 2'6" height white glaze tiles finish with one exhaust fan point and one light point one tap will be provided on the sink and one below the sink.
7. **TOILETS** : Wall upto 5'6" finished with white glaze tiles and fitted with Commode, PVC cistern and wash basin along with water supply (Concealed water line inside) floor fitted with Marble and fitted with One Tap.
8. **ELECTRICALS** : All electric wiring concealed type with copper wire four points in each bed room, one exhaust fan point in the Toilet & Kitchen.
9. **PLUMBING** : All internal pipe line concealed type with G.I. pipe and all outside line with P.V.C. pipe.
10. **PAINTING** : Inside of the flat finished with plaster of pans and outside of the building finished with cement paint. All wooden work with prima coat.
11. **Lift/Elevator** : One 4' X 4' size lift of a reputed company (ISI marked) shall be installed in the said building.

IN WITNESS WHEREOF, the Parties to these presents have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

At Burdwan in presence of: -

1. Rajeev Kumar Sen,  
S/o Newalal Sah.  
Laxminagar Moula.  
Purba - Burdwan.  
2. Pin - 713101

Bishnu Prasad Ghosh  
Shakari Ghosh

SIGNATURE OF THE OWNERS

NIRMAN  
Rajendra  
Proprietor

SIGNATURE OF THE DEVELOPER/  
PROMOTER

Barun Chatterjee  
S/o S/o S/o Kumar Chatterjee  
W/o Bati Sanku Lane  
Telmorpara - Burdwan  
- 01.

Drafted by me :

Barun Chatterjee  
(Barun Chatterjee)

Advocate

Enrolment No. WB/635/2010

District Judge's Court, Purba  
Bardhaman

Computerised typed by :

Anjan Karmakar  
(Anjan Karmakar)

"SOLUTIONS"

Court Compound (South), Burdwan

## হস্তাঙ্গুলীর টিপছাপ ও ফটো

গ্রহীতাঃ-

	কনিষ্ঠা	অনামিকা	মধ্যমা	তর্জনী	বৃদ্ধাঙ্গুল
বাম হাত					
ডান হাত					



Biswam Boshad Ghosh

স্বাক্ষরঃ Biswam Boshad Ghosh

গ্রহীতাঃ-

	কনিষ্ঠা	অনামিকা	মধ্যমা	তর্জনী	বৃদ্ধাঙ্গুল
বাম হাত					
ডান হাত					



Shalari Ghosh

স্বাক্ষরঃ Shalari Ghosh

দাতাঃ-

	কনিষ্ঠা	অনামিকা	মধ্যমা	তর্জনী	বৃদ্ধাঙ্গুল
বাম হাত					
ডান হাত					



Raju Dutta

Raju Dutta

স্বাক্ষরঃ

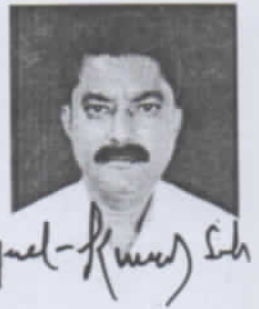
Raju Dutta

শনাক্তকারীর সচিত্র বিবরণ

নাম : Ranjeet K. Shah  
 পিতা / স্বামীর নাম : Mervad Shah  
 পেশা : Business  
 স্থায়ী ঠিকানা : Lakhimpur Math  
 গ্রাম : Barawan  
 পোস্ট অফিস : Barawan  
 থানা : Barawan  
 জেলা : Purb - Barawan  
 পিন : 713101  
 রাজ্য : W. B.  
 দলিলের বিক্রেতা/দাতাগণের সহিত সম্পর্ক :  
 আধার / প্যান / ভোটার কার্ড নং :  
 আমি (শনাক্তকারী) :  
 অত্র দলিলের কোয়ারী নং :

বিক্রেতা/দাতাগণকে শনাক্ত করিলাম।

বাম হস্তের পাঁচ আঙ্গুলের ছাপ	কনিষ্ঠা	মধ্যমিকা	মধ্যমা	চর্জনী	বৃদ্ধাঙ্গুল
					
ডান হস্তের পাঁচ আঙ্গুলের ছাপ	বৃদ্ধাঙ্গুল	চর্জনী	মধ্যমা	মধ্যমিকা	কনিষ্ঠা
					



স্থান : 20/1/25.  
 তারিখ : Barawan

Ranjeet-Kumar Shah  
 শনাক্তকারীর স্বাক্ষর



GOVERNMENT OF INDIA



Issue Date: 18/05/2014

बिष्णु प्रसाद घोष  
BISHNU PRASAD GHOSH  
जन्मतिथि / DOB: 02/02/1968  
पुरुष / Male



आधार पहचान का प्रमाण है, नागरिकता का नहीं।  
Aadhaar is a proof of identity, not of citizenship.

7316 8311 0324

मेरा आधार, मेरी पहचान



Unique Identification Authority of India



ठिकाना: पिता सङ्कर प्रसाद घोष, आशा  
बॉडी (टेक्निसियन, झंकारुथी ग. टी.  
रोड, बर्दमान, बर्दमान, पूर्व बर्दमान,  
पश्चिमबङ्ग, 713101



Address: FATHER SANKAR  
PROSHAD GHOSH, ASHA BODY  
TECHNICIAN, BHANGAKUTHI G. T.  
ROAD, BURDWAN, Burdwan - I, Purba  
Bardhaman, West Bengal, 713101

7316 8311 0324



1947



help@uidai.gov.in



www.uidai.gov.in

Bishnu Prasad Ghosh

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AEJPG7016B



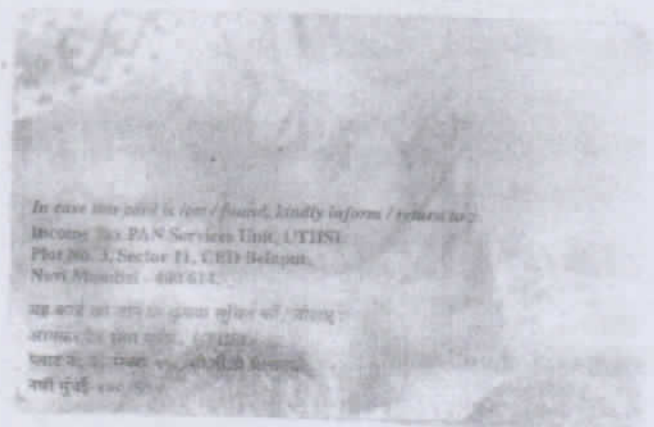
बिष्णु प्रसाद  
BISHNU PRASAD GHOSH

पिता का नाम / Father's Name  
SANKAR PROSHAD GHOSH

Date of Birth:  
07/02/1965

[illegible]

Bishu Prasad Ghosh



Shabari Ghosh



ভারত সরকার  
Government of India

শবরী ঘোষ  
Shabari Ghosh



জন্মতারিখ / DOB: 01/03/1980  
লিঙ্গ / Female



3451 4836 9473

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা: W/O. Shabari Ghosh  
KUTHI, G.T. ROAD,  
BURDWAN, Bardhaman - I,  
Burdwan, Bardhaman West  
Sengal 713101

Address: W/O. Shabari  
Proshad Ghosh, BHANGA  
KUTHI, G.T. ROAD,  
BURDWAN, Bardhaman - I,  
Burdwan, Bardhaman West  
Sengal 713101

3451 4836 9473



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Shabari Ghosh

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AFYPD4033R

नाम / Name  
RAJU DUTTA

पिता का नाम / Father's Name  
BADAL DUTTA

जन्म की तिथि / Date of Birth  
02/09/1974

हस्ताक्षर / Signature



Raju Dutta.

 **ভারত সরকার**  
**Government of India**


 **রাজু দত্ত**  
**Raju Dutta**

জন্মতারিখ / DOB: 02/09/1974  
লিঙ্গ / Male

**8667 7825 0274**






**আমার आधार, আমার পরিচয়**

 **आधार**  
**Unique Identification Authority of India**

ঠিকানা: এমও: বাদল দত্ত, ৯,  
গোবিন্দবাসী রোড, দাউম দমদম (এম),  
উত্তর ২৪ পরগনা, দমদম, পশ্চিম বঙ্গ,  
700028

Address: S/O: Badal Dutta, 9,  
Gorakshabasi Road, South  
Dumdum (m), North 24  
Parganas, Dumdum, West  
Bengal, 700028

**8667 7825 0274**

 1947  help@uidai.gov.in  www.uda.gov.in

Raju Dutta



भारत सरकार  
Government of India



आधार

Aadhaar no. is issued: 06/03/2014



**Ranjeet Kumar Sah**  
**Date of Birth/DOB: 19/03/1974**  
**Male/ MALE**

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।  
 इसका उपयोग सर्वोच्च (ऑनलाइन प्रमाणीकरण, या सर्वोच्च मोबाइल/ऑनलाइन एनएसएसएन को स्कैनिंग) के साथ किया जाना चाहिए।

**Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML)**

**4585 0180 5414**

मेरा आधार, मेरी पहचान

	<p align="center"><b>भारतीय विशिष्ट पहचान प्राधिकरण</b> Unique Identification Authority of India</p>	
<p><b>Address:</b></p>		
<p>S/O. Mevulal Sah, G T ROAD COLLEGE MORE, LAKHIPUR MATH, BARDDHAMAN, Burdwan - I, PO: Burdwan, DIST: Bardhaman, West Bengal - 713101</p>		
<div style="display: flex; justify-content: space-between;"> <div> <p><b>4585 0180 5414</b></p> <p><b>VID : 9119 4926 7362 7533</b></p> </div> <div>  </div> </div>		

### Major Information of the Deed



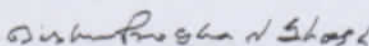



Deed No :	I-0203-00380/2025	Date of Registration	20/01/2025
Query No / Year	0203-2000179934/2025	Office where deed is registered	
Query Date	20/01/2025 10:34:01 AM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Madhumita Chatterjee Burdwan, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 8918127899, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 28,00,000/-]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 69,09,092/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,011/- (Article:48(g))	Rs. 28,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Krishnapur Road, Mouza: Bahirsarbamangala, , Ward No: 1, Holding No:156/3 JI No: 42, , Keshabganj 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	LR-890 (RS :-)	LR-17200	Bastu	Bastu	1.3 Dec	1/-	8,98,182/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-891 (RS :-)	LR-17200	Bastu	Bastu	2.5 Dec	1/-	17,27,273/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-892 (RS :-)	LR-17200	Bastu	Bastu	1.2 Dec	1/-	8,29,091/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	LR-890 (RS :-)	LR-17202	Bastu	Bastu	1.2 Dec	1/-	8,29,091/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L5	LR-891 (RS :-)	LR-17202	Bastu	Bastu	2.5 Dec	1/-	17,27,273/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L6	LR-892 (RS :-)	LR-17202	Bastu	Bastu	1.3 Dec	1/-	8,98,182/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
TOTAL :					10Dec	6 /-	69,09,092 /-	
Grand Total :					10Dec	6 /-	69,09,092 /-	




# Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Bishnu Prasad Ghosh (Presentant)</b> Son of Late Sankar Prasad Ghosh Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office		 Captured	
		20/01/2025	LTI 20/01/2025	20/01/2025
	Bhangakuthi, 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: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: AExxxxxx6B, Aadhaar No: 73xxxxxxxx0324, Status :Individual, Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	<b>Mrs Shabari Ghosh</b> Wife of Mr Bishnu Prasad Ghosh Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office		 Captured	
		20/01/2025	LTI 20/01/2025	20/01/2025
	Bhangakuthi, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: AHxxxxxx1G, Aadhaar No: 34xxxxxxxx9473, Status :Individual, Executed by: Self, Date of Execution: 20/01/2025 , Admitted by: Self, Date of Admission: 20/01/2025 ,Place : Office			



# Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NIRMAN</b> Dum Dum Road, City:- Dum Dum, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Date of Incorporation:XX-XX-2XX4 , PAN No.: AFxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

# Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Raju Dutta</b> Son of Late Badal Dutta Date of Execution - 20/01/2025, , Admitted by: Self, Date of Admission: 20/01/2025, Place of Admission of Execution: Office	 Jan 20 2025 3:32PM	 Captured LTI 20/01/2025	 20/01/2025
Gorakshabasi Road, City:- Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: AFxxxxxx3R, Aadhaar No: 86xxxxxxxx0274 Status : Representative, Representative of : NIRMAN (as Proprietor)				

# Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Ranjeet Kumar Sah</b> Son of Mr Mewalal Sah Lakhipurmath, College More, City:- Burdwan, P.O:- Burdwan, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	 20/01/2025	 Captured 20/01/2025	 20/01/2025
Identifier Of Mr Bishnu Prasad Ghosh, Mrs Shabari Ghosh, Mr Raju Dutta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Bishnu Prasad Ghosh	NIRMAN-0.65 Dec
2	Mrs Shabari Ghosh	NIRMAN-0.65 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Bishnu Prasad Ghosh	NIRMAN-1.25 Dec
2	Mrs Shabari Ghosh	NIRMAN-1.25 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Bishnu Prasad Ghosh	NIRMAN-0.6 Dec
2	Mrs Shabari Ghosh	NIRMAN-0.6 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Bishnu Prasad Ghosh	NIRMAN-0.6 Dec
2	Mrs Shabari Ghosh	NIRMAN-0.6 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Bishnu Prasad Ghosh	NIRMAN-1.25 Dec
2	Mrs Shabari Ghosh	NIRMAN-1.25 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Bishnu Prasad Ghosh	NIRMAN-0.65 Dec
2	Mrs Shabari Ghosh	NIRMAN-0.65 Dec

## Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Krishnapur Road, Mouza: Bahirsarbamangala, , Ward No: 1, Holding No:156/3 JI No: 42, , Keshabganj Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 890, LR Khatian No:- 17200	Owner:বিশ্বু প্রসাদ ঘোষ ., Gurdian:শংকর প্রসাদ ঘোষ, Address:মিড , Classification:বাড়, Area:0.01300000 Acre,	Mr Bishnu Prasad Ghosh
L2	LR Plot No:- 891, LR Khatian No:- 17200	Owner:বিশ্বু প্রসাদ ঘোষ ., Gurdian:শংকর প্রসাদ ঘোষ, Address:মিড , Classification:বাড়, Area:0.02500000 Acre,	Mr Bishnu Prasad Ghosh
L3	LR Plot No:- 892, LR Khatian No:- 17200	Owner:বিশ্বু প্রসাদ ঘোষ ., Gurdian:শংকর প্রসাদ ঘোষ, Address:মিড , Classification:বাড়, Area:0.01200000 Acre,	Mr Bishnu Prasad Ghosh
L4	LR Plot No:- 890, LR Khatian No:- 17202	Owner:শবরী ঘোষ ., Gurdian:বিশ্বু প্রসাদ ঘোষ, Address:মিড , Classification:বাড়, Area:0.01200000 Acre,	Mrs Shabari Ghosh

L5	LR Plot No:- 891, LR Khatian No:- 17202	Owner: শবরী ঘোষ ., Gurdian: বিষ্ণু প্রসাদ ঘোষ, Address: নিজ , Classification: বাড়ি, Area: 0.02500000 Acre,	Mrs Shabari Ghosh
L6	LR Plot No:- 892, LR Khatian No:- 17202	Owner: শবরী ঘোষ ., Gurdian: বিষ্ণু প্রসাদ ঘোষ, Address: নিজ , Classification: বাড়ি, Area: 0.01300000 Acre,	Mrs Shabari Ghosh

**Endorsement For Deed Number : I - 020300380 / 2025**

**On 20-01-2025**

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

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

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

Presented for registration at 13:30 hrs on 20-01-2025, at the Office of the A.D.S.R. Bardhaman by Mr Bishnu Prasad Ghosh, 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 69,09,092/-

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

Execution is admitted on 20/01/2025 by 1. Mr Bishnu Prasad Ghosh, Son of Late Sankar Prasad Ghosh, Bhangakuthi, P.O: Burdwan, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Mrs Shabari Ghosh, Wife of Mr Bishnu Prasad Ghosh, Bhangakuthi, P.O: Burdwan, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession House wife

Indetified by Mr Ranjeet Kumar Sah, , Son of Mr Mewalal Sah, Lakhipurmath, College More, P.O: Burdwan, Thana: Bardhaman

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

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

Execution is admitted on 20-01-2025 by Mr Raju Dutta, Proprietor, NIRMAN (Sole Proprietorship), Dum Dum Road, City:- Dum Dum, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Mr Ranjeet Kumar Sah, , Son of Mr Mewalal Sah, Lakhipurmath, College More, P.O: Burdwan, Thana: Bardhaman

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 28,014.00/- ( B = Rs 28,000.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 20/01/2025 12:51PM with Govt. Ref. No: 192024250365224188 on 20-01-2025, Amount Rs: 25,014/-,

Bank: SBI EPay ( SBIPay), Ref. No. 0605515075229 on 20-01-2025, Head of Account 0030-03-104-001-16

Online on 20/01/2025 2:34PM with Govt. Ref. No: 192024250365624788 on 20-01-2025, Amount Rs: 3,000/-, Bank: SBI EPay ( SBIPay), Ref. No. 1958777437539 on 20-01-2025, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

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

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 3298, Amount: Rs.1,000.00/-, Date of Purchase: 04/06/2024, Vendor name: J DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 20/01/2025 12:51PM with Govt. Ref. No: 192024250365224188 on 20-01-2025, Amount Rs: 9,011/-, Bank: SBI EPay (SBlePay), Ref. No. 0605515075229 on 20-01-2025, Head of Account 0030-02-103-003-02  
Online on 20/01/2025 2:34PM with Govt. Ref. No: 192024250365624788 on 20-01-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 1958777437539 on 20-01-2025, Head of Account



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 30357 to 30399

being No 020300380 for the year 2025.



Digitally signed by SANJIT SARDAR  
Date: 2025.02.28 14:14:56 +05:30  
Reason: Digital Signing of Deed.

(Sanjit Sardar) 28/02/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.