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P. 4484/2023



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

K 197090

2/1352562/2023

G.50PM
09/06/2023

Molla Homidur Rahman

Molla Mitomur Rahman

Molla Sahidur Rahman

Purbasa Real Estate Pvt. Ltd.

Director

Purbasa Real Estate Pvt. Ltd.

Director

Director

Purbasa Real Estate Pvt. Ltd.

Director

Director

Purbasa Real Estate Pvt. Ltd.

Director

Director

Purbasa Real Estate Pvt. Ltd.

Director

Director

Purbasa Real Estate Pvt. Ltd.

Director

Director

Purbasa Real Estate Pvt. Ltd.

Director

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

DEVELOPMENT AGREEMENT

THIS MEMORANDUM OF AGREEMENT FOR
BUILDING CONSTRUCTION is being made on this the 9th
day of June in the year Christ Two Thousand Twenty Three
(2023).

BETWEEN

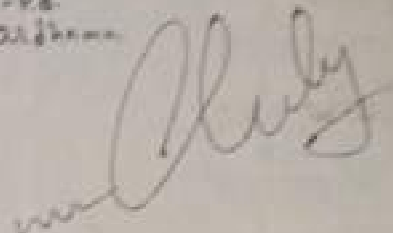
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District Sub-Registrar
Purbasa

13 JUN 2023

Sl. No. 4916 Date 06.06.2023
Sold to: Pratima Real Estate Pvt. Ltd. of
Asst. Dir. Asst. Ali Choudhury
V. No. 20001 Karkul Market
B. C. P. S.
Puducherry
Bought from: Purchase Date:
SOMA CHOWDHURY
Mortgage Office
L. No. 2/2019-20

W2 123 123

- Molla Mizanur Rahman 

 V.C.T.S-792

- Molla Mizanur Rahman

 V.C.T.S-793

- Molla Hamidur Rahman

 V.C.T.S-794



- Molla Sahidur Rahman.



 V.C.T.S-795
District Sub-Registrar
Puducherry

09-06-2023

- Asrat Ali Choudhury

 V.C.T.S-796

Aparna Same

Molla Hamidur Rahaman,

Molla Mijanur Rahaman

Molla Sahidur Rahaman

Purbasa Real Estate Pvt. Ltd.

Asraf Ali Choudhury
Director

Purbasa Real Estate Pvt. Ltd.

Aparna Some
Director

Purbasa Real Estate Pvt. Ltd.

Samina Jahan
Director

Purbasa Real Estate Pvt. Ltd.

Ratul Singh
Director

Purbasa Real Estate Pvt. Ltd.

Shukla Sanyal
Director

Purbasa Real Estate Pvt. Ltd.

Thuma Samanta
Director

(Page 2)

1. **MOLLA HAMIDUR RAHAMAN, (PAN-BDOPM6643M)**, Son of Late Molla Lutfar Rahaman, by nationality Indian, by caste Muslim, by occupation business, residing at Choto Nilpur Paschimpara, Burdwan, P.O.- Sripally, P.S. -Burdwan, District- Purba Bardhaman, Pin- 713103, West Bangal, and 2. **MOLLA MIJANUR RAHAMAN, (PAN-CKMPR1941P)**, son of Late Molla Lutfar Rahaman, by nationality Indian, by caste Muslim, by occupation business, residing at Choto Nilpur Paschimpara, Burdwan, P.O.- Sripally, P.S. -Burdwan, District- Purba Bardhaman, Pin- 713103, West Bangal, 3. **MOLLA SAHIDUR RAHAMAN, (PAN-AMQPR8568L)**, son of Late Molla Lutfar Rahaman, by nationality Indian, by caste Muslim, by occupation business, residing at Choto Nilpur Paschimpara, Burdwan, P.O.- Sripally, P.S.-Burdwan, District- Purba Bardhaman, Pin- 713103, West Bangal, hereinafter called the **LAND OWNERS** (which expression unless excluded by or repugnant to the context shall include their respective legal heirs, executors, administrators, successors, legal representatives and assigns) of the **ONE PART**.

AND

"**PURBASA REAL ESTATE PVT. LTD.**" (PAN-AANCP2636H), having its Regd. Office at Kalitala Market, B.C. Road, Burdwan, P.O. Burdwan, P.S.- Burdwan, Dist-Purba Bardhaman, Pin-713101, West Bengal, represented by Directors 1. **ASRAF ALI CHOUDHURY, (PAN-AFNPC8949J)**, S/O Mohammad Hassan Choudhury, by Nationality Indian, by caste Muslim, occupation Business, resident of Khagragarh P.S.- Bardhaman, Dist- Purba Bardhaman, Pin-713104, West Bengal, 2. **APARNA SOME, (PAN-BJHPS6847L)**, W/O- Nikhil Some, by Nationality Indian, by caste Hindu, occupation Business, resident of Kantapukur Lane, P.O.- Burdwan, P.S.- Bardhaman, Dist- Purba Bardhaman, Pin- 713101, West Bengal, 3. **SAMINA JAHAN,**

Contd...



Molla Hamidur Rahman

Molla Mijanur Rahman

Molla Sahidur Rahman

Purbasa Real Estate Pvt. Ltd.
Asraf Ali Chowdhury
Director

Purbasa Real Estate Pvt. Ltd.
Aparna Saha
Director

Purbasa Real Estate Pvt. Ltd.
Savarna Jahan
Director

Purbasa Real Estate Pvt. Ltd.
Putul Singh
Director

Purbasa Real Estate Pvt. Ltd.
Shukla Sarkar
Director

Purbasa Real Estate Pvt. Ltd.
Jhuma Samanta
Director

(Page 3)

(PAN-AIGPJ3519H), W/O- Sabir Hossain, by Nationality Indian, by caste Muslim, occupation Business, resident of 1 No. Pakmara Lane, P.O.- Burdwan, P.S.- Bardhaman, Dist- Purba Bardhaman, Pin- 713101, West Bengal, 4. **PUTUL SINGH**, (PAN-BBLPS0741R), W/O- Sheonath Singh, by Nationality Indian, by caste Hindu, occupation Business, resident of Borhat, P.O.- Nutanganj, P.S.- Bardhaman, Dist- Purba Bardhaman, Pin- 713102, West Bengal, 5. **SHUKLA SARKAR**, (PAN-CUAPS6747L), W/O- Arindam Sarkar, by Nationality Indian, by caste Hindu, occupation Business, resident of Mithapukur, P.O.- Rajbati, P.S.- Bardhaman, Dist- Purba Bardhaman, Pin- 713104, West Bengal, 6. **JHUMA SAMANTA**, (PAN-CDYPS3292R), W/O- Tapas Samanta, by Nationality Indian, by caste Hindu, occupation Business, resident of Lakshmipur Math, P.O.- Burdwan, P.S.- Bardhaman, Dist- Purba Bardhaman, Pin- 713101, West Bengal, hereinafter shall be called and referred to her as the **"DEVELOPER / BUILDER"** (which term of expression shall unless excluded by or repugnant to the context, be deemed to mean and include executors, successors / successors-in-office, administrators, legal representatives, nominees, and/or assigns) as the party of the **OTHER PART**.

WHEREAS THE Molla Hamidur Rahman, i.e. No. 1 Land Owner, Molla Mijanur Rahman, i.e. No. 2, Land Owner, Molla Sahidur Rahman, i.e. No. 3, Land Owner, jointly absolute owner of the first part to this agreement purchased the property having R.S Khatian No. 372, R.S. Plot No. 189, L.R Khatian No. 8099, 8079, 8093, L.R Plot No. 446, J.L. No. 35, Mouja - Balidanga, Class Bastu, area 10 Decimal, Police Station Bardhaman, District- Purba Bardhaman by way of sale Deed No. 6931 of 2015 registered in Book No. 1, Volume No. 203, Page No. 65093 to 65140 registered before Bardhaman District Sub Register, Burdwan, and the Molla Lutfar Rahman i.e. predecessor of parties of first part of this agreement Lawfully Owned and

Contd...

Molla Hamidur Rahman

Molla Mijanur Rahman

Molla Sahidur Rahman

Purbasa Real Estate Pvt. Ltd.
Asad Ali Chowdhury
Director

Purbasa Real Estate Pvt. Ltd.
Afanna Sana
Director

Purbasa Real Estate Pvt. Ltd.
Samiha Jahan
Director

Purbasa Real Estate Pvt. Ltd.
Pritul Singh
Director

Purbasa Real Estate Pvt. Ltd.
Shukla Sarkar
Director

Purbasa Real Estate Pvt. Ltd.
Jharna Samanta
Director

(Page 4)

possessed the property having R.S. Khatian No. 372, R.S. Plot No. 189 corresponding to L.R. Khatian No. 8099, 8079, 8093, L.R. Plot No. 446, J.L. No. 35, Mouza - Balidanga, class - Bastu, area 10 Decimal, Police Station Bardhaman, District Purba Bardhaman by way of Gift Deed No. 3547 of 1980 registered in Book No. 1, Volume No. 38 Page No. 224 to 227 registered before The Joint Sub Register, Burdwan, and Gift Deed No. 4433 of 2013 registered in Book No. 1, Volume No. 17 Page No. 503 to 515. Which are more fully stated in the schedule.

AND WHEREAS Molla Lutfar Rahaman (now deceased) died intestate on 30th April in the year 2018 leaving behind his wife Saheba Begum and Three Sons namely Molla Hamidur Rahaman, Molla Mijanur Rahaman and Molla Sahidur Rahaman and One Daughter Asfa Begum as his legal heirs and they became, the Joint absolute owner of the Land being L.R. Plot No. 446, L.R. Khatian No. 1649, 1667, 2322, 2034, Measurement 10 Decimal, Classification Bastu, J.L. No. 35, Mouja- Balidanga, P.S.- Burdwan, Dist.- Purba Bardhaman, Subsequently a deed of Gift was executed in favour of Molla Hamidur Rahaman, Molla Mijanur Rahaman and Molla Sahidur Rahaman by the Saheba Begum and Asfa Begum by making Gift of their respective share of the said property which was registered vide Deed No. 614 for the year 2019, Book No. 1, volume No. 0203 - 2019 page 20817 to 20837. And as such the land owners first part of this development agreement became the joint absolute owner of the below schedule property measuring 20 Decimal be the same, a little more or less of all that piece and parcel of land and has been enjoying the same peacefully without any interruption or litigation and fully enjoy the entire property with free from all encumbrances by paying the rent and taxes regularly before the concerned authority from time to time and recorded their name in the L.R. Record of right.

Contd...



Molla Hamidur Rahman

Molla Muzammar
Rahman

Molla Zahidur Rahman

Page 5)

Agarwal B. Chandra

Apotima Loma

Samina Jahan

Petuk Singh

Shaukat Sarwar

Thamara Samant

Director

Director

Director

Director

AND WHEREAS the owners herein are desirous to construct a multi-storied building on the said land but due to paucity of fund and / or lack of experience in construction work have approached the Developer herein with a proposal for construction of a multi-storied building on the said land in accordance with the sanctioned plan to be sanctioned by the appropriate authority consisting of several flats and other units.

AND WHEREAS having come to learn about the said intention of the land owner herein, the DEVELOPER herein, being interested person to develop the said property approached the land owner, and after several discussions held with the Land Owner and the DEVELOPER, has proposed to undertake the Project under certain Terms & Conditions.

AND WHEREAS being satisfied about the offer so made by the DEVELOPER herein and also about its credential, the LAND OWNERS have agreed to develop the said property through the present DEVELOPER herein and has accepted the proposal of the DEVELOPER under certain Terms and Conditions.

AND WHEREAS the aforesaid LAND OWNERS have agreed to appoint and authorize the DEVELOPER for developing the property more fully described in the Schedule-A, hereunder written by making construction of the proposed multistoried building comprising several commercial units/flats / units / parking spaces etc.

AND WHEREAS the party of the second part agreed to develop and/or Construct building upon the schedule property below and the parties agreed to bind themselves on some terms and conditions to avoid further difficulties and complications.

Contd...

Molla Hamidur Rahaman

Molla Mizanur Rahaman

Molla Sahidur Rahaman

Purbasa Real Estate Pvt. Ltd.
Asraf Ali Chowdhury
Director

Purbasa Real Estate Pvt. Ltd.

Aparna Das
Director

Purbasa Real Estate Pvt. Ltd.

Saminir Jahan
Director

Purbasa Real Estate Pvt. Ltd.

Putul Singh
Director

Purbasa Real Estate Pvt. Ltd.

Shubla Saha
Director

Purbasa Real Estate Pvt. Ltd.

Thiruma Somanatha
Director

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NOW THIS AGREEMENT WITNESSTH and it is hereby agreed by and between the parties hereto as follows;

ARTICLE: I DEFINITION

1.1. OWNERS: OWNERS shall mean

1. **MOLLA HAMIDUR RAHAMAN, (PAN-BDOPM6643N)**, Son of Late Molla Lutfar Rahaman, by nationality Indian, by caste Muslim, by occupation business, residing at Choto Nilpur Paschimpara, Burdwan, P.O.- Sripally, P.S. -Burdwan, District- Purba Bardhaman, Pin- 713101, West Bangal,

2. **MOLLA MIJANUR RAHAMAN, (PAN-CKMPR1941P)**, son of Late Molla Lutfar Rahaman, by nationality Indian, by caste Muslim, by occupation business, residing at Choto Nilpur Paschimpara, Burdwan, P.O.- Sripally, P.S. -Burdwan, District- Purba Bardhaman, Pin- 713103, West Bangal,

3. **MOLLA SAHIDUR RAHAMAN, (PAN-AMQPR8568L)**, son of Late Molla Lutfar Rahaman, by nationality Indian, by caste Muslim, by occupation business, residing at Choto Nilpur Paschimpara, Burdwan, P.O.- Sripally, P.S.-Burdwan, District- Purba Bardhaman, Pin- 713103, West Bangal,

1.2. DEVELOPER: DEVELOPERS shall mean

"**PURBASA REAL ESTATE PVT. LTD.**" (**PAN-AANCP2636H**), having its Regd. Office at Kalitala Market, B.C. Road, Burdwan, P.O. Burdwan, P.S.- Burdwan, Dist-Purba Bardhaman, Pin-713101, West Bengal, represented by Directors 1. **ASRAF ALI CHOWDHURY, (PAN-AFNPC8949.J)**, S/O Mohammad Hassan Chowdhury, by Nationality Indian,

Contd...



Molla Hamidur Rahman

Molla Misraun Rahman

Molla Sahidur Rahman

(Page 7)

Purbasa Real Estate Pvt. Ltd.

Asrat Ali Chowdhury

Director

Purbasa Real Estate Pvt. Ltd.

Aparna Some

Director

Purbasa Real Estate Pvt. Ltd.

Samina Jahan

Director

Purbasa Real Estate Pvt. Ltd.

Putul Singh

Director

Purbasa Real Estate Pvt. Ltd.

Shukla Sarkar

Director

Purbasa Real Estate Pvt. Ltd.

Jhuma Samanta

Director

Purbasa Real Estate Pvt. Ltd.

Jhuma Samanta

Director

Purbasa Real Estate Pvt. Ltd.

Jhuma Samanta

Director

by caste Muslim, occupation Business, resident of Khagragarh P.S.- Bardhaman, Dist- Purba Bardhaman, Pin-713104, West Bengal, 2. **APARNA SOME, (PAN-BJHPS6847L)**, W/O- Nikhil Some, by nationality Indian, by caste Hindu, occupation Business, resident of Kantapukur Lane, P.O.- Burdwan, P.S.- Bardhaman, Dist- Purba Bardhaman, Pin- 713101, West Bengal, 3. **SAMINA JAHAN, (PAN-AIGPJ3519H)**, W/O- Sabir Hossain, by Nationality Indian, by caste Muslim, occupation Business, resident of INo. Pakmara Lane, P.O.- Burdwan, P.S.- Bardhaman, Dist- Purba Bardhaman, Pin- 713101, West Bengal, 4. **PUTUL SINGH, (PAN-BBLPS0741R)**, W/O- Sheonath Singh, by Nationality Indian, by caste Hindu, occupation Business, resident of Borhat, P.O.- Nutanganj, P.S.- Bardhaman, Dist- Purba Bardhaman, Pin- 713102, West Bengal, 5. **SHUKLA SARKAR, (PAN-CUAPS6747L)**, W/O- Arindam Sarkar, by Nationality Indian, by caste Hindu, occupation Business, resident of Mithapukur, P.O.- Rajbati, P.S.- Bardhaman, Dist- Purba Bardhaman, Pin- 713104, West Bengal, 6. **JHUMA SAMANTA, (PAN-CDYPS3292R)**, W/O- Tapas Samanta, by Nationality Indian, by caste Hindu, occupation Business, resident of Lakshmipur Math, P.O.- Burdwan, P.S.- Bardhaman, Dist- Purba Bardhaman, Pin- 713101, West Bengal, **PREMISES**

ALL THAT piece and parcel of land having R.S. Khatian No. 372, R.S. plot No. 189, L.R. Khatian No. 8079,8093,8099, L.R. Plot No. 446, J.L. No. 35, Mouja – Balidanga, class Bastu, area 4498 Sq. ft. /10 Decimal be the same little more or less, Police Station Bardhaman, District Purba Bardhaman with all sorts of easement rights attached to the said land within Burdwan Municipality butted and bounded as follows: -

North : R.S. Plot No. 190,

South : Municipal Road & R.S. Plot No. 188,

Contd...



Malla Samidhar Sarkar

Malla Samidhar Sarkar

Malla Samidhar Sarkar

Malla Samidhar Sarkar

(Page 8)

Malla Samidhar Sarkar

Malla Samidhar Sarkar

Malla Samidhar Sarkar

Malla Samidhar Sarkar

Malla Samidhar Sarkar

Malla Samidhar Sarkar

Director

East : Municipal Road,

West : Part of R.S. Plot No. 189.

1.3. BUILDING:

Shall mean the proposed multi-storied B+G+4 building to be sanctioned by the Concerned Municipality constructed at the said premises with necessary additional structures in accordance with the plan/ plans to be sanctioned by the Burdwan Municipality and other Appropriate Authority or Authorities for construction of residential flats, commercial block, apartments, units, parking space etc.

1.4. BUILDING PLAN:

Shall mean duly sanctioned plan/drawing of the proposed multi-storied building to be constructed on the said Premises to be prepared by the Architect and after being verified and accepted by the OWNERS to be submitted before the Burdwan Municipality and/or any other Authority as may be required under the law for its/ their approval and/or sanction for the purpose of making construction on the said premises in accordance with such Plan and/or with such alterations, modifications, addition etc. thereof as may be mutually agreed by the OWNER and the DEVELOPER and approved/ sanctioned by the concerned Authority.

1.5. COMMON FACILITIES & AMENITIES:

Shall mean corridors, all ways, stairways, lift, passage, ways, pump room, tube well, overhead tank, other water reservoir, water pump and motor, water distribution line and other spaces and/or and other facilities provided by the

Contd...



Molla Home's day Padana

Molla Misra Babu

Molla Bahidar Babu

Purbasa Real Estate Pvt. Ltd.
Asad Ali Chaudhary
Director

Purbasa Real Estate Pvt. Ltd.

Aparna Bora
Director

Purbasa Real Estate Pvt. Ltd.

Somnath Jahan
Director

Purbasa Real Estate Pvt. Ltd.

Purbasa Real Estate Pvt. Ltd.
Ratul Singh
Director

Purbasa Real Estate Pvt. Ltd.

Shubra Sarker
Director

Purbasa Real Estate Pvt. Ltd.

Drumona Samanta
Director

(Page 9)

DEVELOPER which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, maintenance and /or management of the proposed building in Common.

1.6. SALEABLE SPACE:

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

1.7. TRANSFER:

With its grammatical variations shall mean and include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to the purchasers and will include the meaning thereof under the extant Laws.

1.8. TRANSFEREE:

Shall mean the persons, limited company, association of persons to whom any space in the building has been transferred.

1.9. WORD IMPARTING:

Singular number shall include plural and vice versa, masculine gender shall include feminine and neutral genders, likewise words imparting feminine genders shall include masculine and neutral genders and similar words imparting neutral gender shall include masculine and feminine gender.

1.10. ARCHITECT:

Shall mean any technically experienced qualified person or persons of Firm

Contd...



Molla Hamidur Rahman
 Molla Mizanur Rahman
 Molla Sahidur Rahman
 Purbasa Real Estate Pvt. Ltd.
 Asad Ali Chowdhury
 Director
 Purbasa Real Estate Pvt. Ltd.
 Afarina Sana
 Director
 Purbasa Real Estate Pvt. Ltd.
 Samina Jahan
 Director
 Purbasa Real Estate Pvt. Ltd.
 Patel Singh
 Director
 Purbasa Real Estate Pvt. Ltd.
 Shweta Sarkar
 Director
 Purbasa Real Estate Pvt. Ltd.
 Truma Samanta
 Director

(Page 10)

or Firms to be appointed by the DEVELOPER as Architect of the said Building to be constructed on the said Premises.

1.11. CONSTRUCTED SPACE:

Shall mean the space in the Building available for independent use and occupation including the space demarcated for common facilities.

1.12. COVERED AREA:

Shall mean the area of the said Commercial unit/ Unit/ Flat/ Parking Space including the Bathrooms and Balconies and also thickness of the Walls and Pillars which includes proportionate share of the Land area of the common portions PROVIDED THAT if any wall be common between two Commercial units/ Units / Flats/ Parking Space then one half of the area under such wall shall be included in each Commercial Unit / Flat.

1.13. UNDIVIDED SHARE:

Shall mean the undivided proportionate share in the land attributable to the each Commercial unit/ Flat / Unit/ Parking Space comprised in the said Holding and the common portions held by and for here in agreed to be sold to the respective Purchaser and also wherever the context permits.

1.14. 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.

ARTICLE II: COMMENCEMENT

That this agreement shall be commenced on and from the date of execution of this agreement.

ARTICLE III

Contd...

Molla Hamidur Rahman

Molla Mezanur Rahman

Molla Sahidur Rahman

Purbasa Real Estate Pvt. Ltd.

Asraf Ali Chatterjee

Director

Purbasa Real Estate Pvt. Ltd.

Aparna Sami

Director

Purbasa Real Estate Pvt. Ltd.

Samina Khan

Director

Purbasa Real Estate Pvt. Ltd.

Pritul Singh

Director

Purbasa Real Estate Pvt. Ltd.

Shukla Sarkar

Director

Purbasa Real Estate Pvt. Ltd.

Thuma Samanta

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OWNER'S RIGHT & REPRESENTATION

3.01. The OWNERS hereto are absolutely seized and possessed of and / or well and sufficiently entitled to ALL THAT piece and parcel of land having R.S. Khatian No. 372, R.S. plot No. 189, L.R. Khatian No. 8079, 8093, 8099, LR Plot No. 446, J.L. No. 35, Mouza -Balidanga, class Bastu, area 4498 sq. ft./10 Decimal be the same little more or less, Police Station Bardhaman, District Purba Bardhaman with all sorts of easement rights attached to the said land within Burdwan Municipality butted and bounded.

3.02. The said premises is free from all encumbrances, charges, lien, independence, attachment, trust, acquisition requisition whatsoever or howsoever subject to what have been stated herein before and hereinafter.

3.03. No part of the said premises is subject to any order of acquisition or requisitions. The said properties and/or premises have not been subject to any notice of attachment under Public.Demands Recovery Act due to non-payment of Income Tax and Govt. authority dues or any statutory dues whatsoever by or however.

3.04. The said premises does not belong to any public work or for any private work and/ or does not belong to any temple, church, mosque or under any Trust, Private or Public or any endowment.

3.05 That there is no outstanding liability and no civil suit pending and also no injunction order against the land owner in respect of the said Premises and if found any in future, that shall be met up by the OWNERS and for that reason if construction work has been stopped then for said stopping of construction work owner will prove all losses.

Contd...



Molla Hamidur Rahman

Molla Missoor Rahman

Molla Sahidur Rahman

Purbusa Real Estate Pvt. Ltd.
Director
Hong Hei Chan

Purbusa Real Estate Pvt. Ltd.
Director
Naveen Sane

Purbusa Real Estate Pvt. Ltd.
Director
Garrison John

Purbusa Real Estate Pvt. Ltd.
Director
Ratul Singh

Purbusa Real Estate Pvt. Ltd.
Director
Shweta Sane

Purbusa Real Estate Pvt. Ltd.
Director
Shweta Sane

(Page 12)

3.06 The OWNERS shall be entitled to transfer or otherwise deal with the owner's allocation in the building without any claim whatsoever of the DEVELOPER, after delivery of possession to the owner by the developer.

ARTICLE IV

DEVELOPER'S RIGHT & REPRESENTATION

The developer shall have authority to deal with the premises in terms and agreement or negotiate with any person or persons or enter into any contract or agreement take any advance only against their allocation.

4.1 The developer shall be allowed to amalgamate the said premises with the adjacent plot of land for the purpose of better improvement and utilization and more purposeful use of those plot of land / premises by dint of deed of amalgamation or any other appropriate indenture.

4.2 The owners hereby grant permission, subject to what have been hereunder provided, exclusive rights to the developer to build new building upon the said premises in accordance with the plan sanctioned by Burdwan Municipality or appropriate authority in the name of the owners with any amendment and / or modification thereto made or caused to be made by the parties thereto with the approval of the said authority.

4.3 All applications, plans and other papers documents that may be required by the developer for the purpose of obtaining necessary sanction from the appropriate authority shall be prepared and submitted by the Developer on behalf of the owners and the owners shall sign all such plans, Application, other papers and documents as and when necessary and all costs expenses including plan sanction costs will be borne by the Developer.

Contd...

Molle Haridwar Refractory

Molla Mirzaul Islam

Molla Sahidur Rahman

Purbana Real Estate Pvt. Ltd.
Asst. Director

Purbana Real Estate Pvt. Ltd.
Director

Purbana Real Estate Pvt. Ltd.
Director

Purbana Real Estate Pvt. Ltd.
Director

Purbana Real Estate Pvt. Ltd.
Director

Purbana Real Estate Pvt. Ltd.
Director

Purbana Real Estate Pvt. Ltd.
Director

Purbana Real Estate Pvt. Ltd.
Director

Purbana Real Estate Pvt. Ltd.
Director

Purbana Real Estate Pvt. Ltd.
Director

(Page 13)

4.4 That the Developer shall carry total construction work of the proposed building at his own costs and will take the sale proceeds of Developer's allocation exclusively.

4.5 Booking from intending purchasers for Developer's allocation will be taken by the Developer and the agreement with the intending purchaser will be signed in his own names on behalf of the Owner as Power of Attorney Holder.

4.6 The selling rate of the Developer allocation will be fixed by the Developer without any permission or consultation with the Owners. The profit and loss earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Owner's allocation on accounts of loss or vice versa on account profit from Developer's allocation.

4.7 Developer is empowered to collect consideration money from the sale of Developer's allocation from the intending purchasers and issue money receipt in their own names and more over take advance and full and final consideration from the intending purchasers for Developer's allocation only.

4.8 On completion of the proposed building when the flats are ready for giving possession to the intending purchasers letters will be signed by the Developer as the representatives and Power of Attorney holder of the Owners also will sign as confirming party, if needed. The Developer on behalf of and as representatives and registered Power of Attorney Holder of the Owners will sign the Deed of Conveyance.

4.9 All Construction costs will be borne by the Developer. No liability on account of construction cost will be charged from Owner's allocation.

Contd...



Molla Hamidur Rahman

Molla Mizanur Rahman

Molla Sahidur Rahman

Purbasa Real Estate Pvt. Ltd.
Asst. Secretary

Director
Purbasa Real Estate Pvt. Ltd.

Aparna Saha
Director
Purbasa Real Estate Pvt. Ltd.

Gamina Jahan
Director
Purbasa Real Estate Pvt. Ltd.

Purbasa Real Estate Pvt. Ltd.

Ratul Singh
Director
Purbasa Real Estate Pvt. Ltd.

Shivela Saha
Director
Purbasa Real Estate Pvt. Ltd.

Thuma Samanta
Director
Purbasa Real Estate Pvt. Ltd.

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ARTICLE-V: OWNER'S OBLIGATION

5.1. That the First party/land owner shall provide all valid and updated documents/ papers related with the title of the aforementioned land to the Developer/ Second Party and shall handover the physical possession of the schedule property including entry exit road / Passage below to the Developer immediately preferably within 15 days from the date of execution of this agreement hereof who shall take all measures to undertake constructions works of the proposed (B+G+4) storied building structure with their owns costs and expenses upon the land of the First Party/land Owner including entry and exit way and passage road of below as per Building sanctioned plan to be obtained from the concerned Municipality by the developer.

5.02 The LAND OWNERS, doth hereby covenant with the DEVELOPER not to do any act deed or thing whereby the DEVELOPER may be prevented from selling assigning and or disposing of any of the DEVELOPER'S allocated portion in the proposed building at the said premises in favour of the intending buyers of flats / apartments/ units in the said building. The LAND OWNERS further give undertaking for and on behalf of their agents, servant's representatives for similar act at their own liability and responsibility. The clause will be applicable subject to fulfilment of all terms, conditions and their responsibilities and obligations by the DEVELOPER as mentioned in this agreement.

5.03 The LAND OWNERS do hereby agrees and covenant with the DEVELOPER not to sell, let out, grant, lease, mortgage and / or charge or part with possession of the said Premises or any portion thereof without the consent in writing of the DEVELOPER herein from the date of registration of this agreement.

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Molla Hamidur Rahman

Molla Muzammar
Rahman

Molla Sahidur Rahman

Purbusa Real Estate Pvt. Ltd.
Asad Ali Chowdhury
Director

(Page 15)

Purbusa Real Estate Pvt. Ltd.
Afshana Chowdhury
Director

Purbusa Real Estate Pvt. Ltd.
Samina Jahan
Director

Purbusa Real Estate Pvt. Ltd.
Preetul Singh
Director

Purbusa Real Estate Pvt. Ltd.
Shubla Sarwar
Director

Purbusa Real Estate Pvt. Ltd.
Thuma Samanta
Director

5.04. The DEVELOPER herein shall built up boundary wall surrounding the "A" schedule of property with their own cost and both the parties herein shall make Settlement, Mutation and local authority mutation in the name of the Owners herein, if required, at the DEVELOPER'S Cost.

5.05. It is mutually agreed between the OWNERS and the DEVELOPER that the completion period of construction of the proposed B+G+4 storied (as to be appropriate) shall be 36(thirty six) months from the date of approved plan/ drawing for commercial and residential units of the said premises by the OWNERS to the DEVELOPER. This period shall may be extended by 1 (One) year if necessary, in residential as well as for commercial unit.

5.6. The land Owner shall sign the necessary documents to enable the Developer to obtain all necessary permissions and sanctions as may be required to develop the building at the property.

5.7. The land Owners agree to execute, sign and deliver the document which might be required for conveying Developer allocation of the said property in favour of the intending purchaser or nominee of Developer as a confirming party when the construction has been completed by the Developer and full land consideration has been paid to the Owner. It is hereby specifically mentioned and agreed that the Owner shall not claim any remuneration for execution of the aforesaid documents and all the expenses whatsoever for the transfer of the Developer allocation of the said property shall be borne and paid by the Developer/ his nominee(s) /intending purchaser(s).

5.8 That the land owners shall execute power of attorney(s) in favour of the Developer for submitting the applications, requisitions to the various

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Molla Hossainur Rahman

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Rahman

Molla Sahidul Kabir

Purbusa Real Estate Pvt. Ltd.

Asrat Ali Chatterjee

Director

Purbusa Real Estate Pvt. Ltd.

Affarva Sena

Director

Purbusa Real Estate Pvt. Ltd.

Saminia Jahan

Director

Purbusa Real Estate Pvt. Ltd.

Patul Singh

Director

Purbusa Real Estate Pvt. Ltd.

Shreela Sarker

Director

Purbusa Real Estate Pvt. Ltd.

Shuma Samanta

Director

(Page 16)

authorities for obtaining permission, approvals, sanctions, allotment of building or other materials and concerning other matters required statutorily to be done and required in connection with the construction and completion of the said garage, shops, dwelling units/ floors on the said property. However the Developer undertakes not to cause to be done any act deed or thing which may in any way misuse, contravene any rule, law or regulation or to misuse the powers which may be conferred upon the Developer by the Owner to construct super structure as stated herein above on the land beneath the said building as per agreement.

5.09 The OWNERS for the purpose of this Development Agreement shall be duty bound to empower the DEVELOPER herein for running and smooth completion of the construction by executing a "Registered Power of Attorney" in favour of the DEVELOPER soon after registration of these presents and the OWNERS shall also be under obligation not to cancel or revoke the said "Power of Attorney" and this "Registered Agreement" unless the entire project is completed and/or the agreed DEVELOPERS allocation is lawfully disposed off and handed over to the prospective transferees. The clause will be applicable subject to fulfilment of all terms, conditions and the responsibilities and obligations by the DEVELOPER as mentioned in this agreement.

5.10 The OWNERS shall include clauses in the said Power of Attorney, to empower the DEVELOPER to sell the DEVELOPER'S share and deliver possession thereof and at the same time handing over the allocation of the OWNERS by the DEVELOPER. This power of Attorney also shall continue to be in force till the DEVELOPER disposes of its entire allocations. The clause will be applicable subject to fulfilment of all terms, conditions and

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Molla Hamidur Rahman

Molla Mithunur Rahman

Molla Shidur Rahman

Purbasa Real Estate Pvt. Ltd.

Asst. Dir. General

Purbasa Real Estate Pvt. Ltd.

Apurva Lama

Director

Purbasa Real Estate Pvt. Ltd.

Savina Jahan

Director

Purbasa Real Estate Pvt. Ltd.

Pritul Singh

Director

Purbasa Real Estate Pvt. Ltd.

Shahla Daman

Director

Purbasa Real Estate Pvt. Ltd.

Tejuna Samanta

Director

(Page 17)

their responsibilities and obligations by the DEVELOPER as mentioned in this agreement.

5.11. The OWNERS herein undertakes not to take any private loan or bank loan and not to create any kind of charges or mortgages including that of equitable mortgage by depositing the Title Deeds of the said premises/ land or any portion thereof at any time during the subsistence of this agreement.

5.12. The OWNERS hereto agree that as the DEVELOPER shall make the construction of the said proposed building exclusively at their own costs, arrangement and without having any financial participation and/ or involvement on the part of the OWNERS hereto the OWNERS, henceforth, for all times to come shall not raise any claim and/or press for any other consideration other than that specified Owner's allocation herein either from the DEVELOPER or from its Partners, and the DEVELOPER shall be at liberty to receive any amount from any purchaser/purchasers in their own name and to appropriate the said proceeds of the flats/ units/ apartments, shops, garages, car parking space of the said building of the DEVELOPER'S allocation at their sole discretion without having any attachment and/or share thereon of the OWNERS hereto.

5.13. That the OWNERS or the intending buyers of Owner's Allocation herein agreed to pay necessary amount for installation of their necessary Electric meters and connection in their allocated portion/ flat in the said proposed multi-storied building.

5.14. The OWNERS hereby agree and undertake not to cause any interference or hindrance in the work of construction of the building on the said property by the DEVELOPER.

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Molla Hamidur Rahman

Molla Mizanur Rahman

Molla Sahidur Rahman

Asst. Secy
Director
Purana Real Estate Pvt. Ltd.

(Page 18)

Asst. Secy
Director
Purana Real Estate Pvt. Ltd.

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Purana Real Estate Pvt. Ltd.

Asst. Secy
Director
Purana Real Estate Pvt. Ltd.

5.15. That the land Owner gives license and permission to the Developer to enter upon the said **Schedule A** property with full right and authority to commence, carry on and complete development thereof, in accordance with the permission & terms herein mentioned. The developer will employ his workers, associates and other persons for smooth completion of the building.

5.16. That expect as herein before provided, the Owners shall not interfere with or obstruct in any manner with the construction work for the said project. However the Owners or their nominee or nominees shall have free hand and unfettered access to the construction site at all reasonable time and they shall be free to point out any defect to the Developer or their agents or administrations and consult with the engineer for rectification of such defective construction, workmanship or use of inferior materials.

ARTICLE VI: DEVELOPER'S OBLIGATIONS

6.1. That the second party/ Developer shall undertake construction work of (B+G+4) building structure as to be sanctioned with their own costs and expenses upon the land of the First Party / land Owner below and if further building plan is permissible over the said (B+G+4) construction then further construction will be continued as per share ratio of Owner and Developer.

6.02. The DEVELOPER has agreed to build the said proposed building at their own cost and expenses and the OWNERS shall not be required to contribute any sums towards the construction cost and for any other purpose of the said building or buildings to be constructed on the said premises

6.03. The DEVELOPER doth hereby agrees and covenants with the OWNERS for completion period of construction of the proposed B+G+4 storied building shall be 36 (thirty six) months from the date of approved

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Molla Samadur Rahman

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Molla Sahidur Rahman

Parbati Real Estate Pvt. Ltd.
Aruna Dey
Director

Parbati Real Estate Pvt. Ltd.
Aruna Dey
Director

Parbati Real Estate Pvt. Ltd.
Geminia Islam
Director

Parbati Real Estate Pvt. Ltd.
Pritul Singh
Director

Parbati Real Estate Pvt. Ltd.
Shubra Sarker
Director

Parbati Real Estate Pvt. Ltd.
Shirina Sarker
Director

(Page 19)

plan / drawing for commercial as well as residential units of the said premises by the OWNERS to the DEVELOPER. This period shall be extended by 1 (one) year, if necessary.

6.04. The DEVELOPER hereby agrees and covenants with the OWNERS not to violate or contravene any of the provision of extant law, bye-laws, and rules of the Central or State Government or Local Authorities including the law and rules regarding Structural Safety, Fire Safety, Soil Stability, Electrical Installation, Ground Coverage, Civil Engineering and other scientific parameters accepted and established under law for construction of the said building.

6.05. The DEVELOPER covenants that the DEVELOPER shall be liable to ensure construction by using quality materials and employing duly qualified and experienced Architects and Engineers and employing trained workmen. In the event of any defect or deficiency in the construction or the used materials, the DEVELOPER will be responsible to cure and correct the same in consultation with the engineers and if there arises any liability, the DEVELOPER shall solely bound to meet the same.

6.05(a). That the second party / DEVELOPER shall use first class and good quality of raw materials for the purpose of new proposed construction which will be available in the market.

6.06. The DEVELOPER hereby agrees and covenants with the OWNERS not to do any act deed or things whereby to prevent the OWNERS from enjoying selling, assigning and/or disposing of any of the OWNERS Allocation in the building of the said premises, after delivery of possession to the owner by the developer.

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6.07. The DEVELOPER doth hereby agrees and covenants that he will hand over the peaceful possession of complete residential flat as per the specification mentioned in the Schedule hereunder written as Owner's Allocation preferably within 4(Four) years, from the date of sanctioned plan of the said project, or after issuance of completion certificate, which one is earlier.

6.08. That the entire cost of construction of the new building including cost of material, labour and the charges for time extension for construction from the concerned Authority on above said plot and expenses for clearance from the competent authority and fee of the architect and others charges shall be borne and paid by the Developer.

6.09. That the Developer shall start construction work within 6 months from the date of sanction of building plan and complete the entire construction work within a stipulated time for Commercial as well as residential unit. Otherwise this Development agreement shall be cancelled in accordance with law and owners will take step according to law or after mutual understanding.

6.10. That the building shall be completed and finished in all respects commercial units and residential unit within 4 years from the date of sanction of building plan and the first party's allocation /share will be handed over to them within 3 months from the date of issuance of completion certificate of the said building or within four years, which one is earlier and during the said 4 years the Developer shall not stop the said construction work more than consecutively 41 days at a time, except for reasons beyond second party's control such as strikes, war, riots and natural calamities and due to any unforeseen circumstances like drastic changes in laws and hindrance caused

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Molla Hamidur Rahman
Molla Mizanul
Rahman
Molla Sahidur Rahman
Asad Hossain
Ahmed Same
Gomur Johar
Pritul Singh
Shirin Saad
Musma Samad

Purbusa Real Estate Pvt. Ltd.
 Director
 Purbusa Real Estate Pvt. Ltd.
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 Purbusa Real Estate Pvt. Ltd.
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 Purbusa Real Estate Pvt. Ltd.
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 Purbusa Real Estate Pvt. Ltd.
 Director
 Purbusa Real Estate Pvt. Ltd.
 Director

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by concerned authorities or any civil suit, injunction order against the party's property.

6.11. If the Developer fails to complete building and fails to deliver the possession of the complete building to the owners within stipulated period of 3 months from the date of completion certificate then this Development agreement shall be deemed to be cancelled and the Owners are free to transfer or handover to the third party their proportionate share only for any purpose.

6.12. That the DEVELOPER shall have no right to create any encumbrance over the said Premises. The Developer cannot lien and/or mortgage or otherwise encumber the said owners' allocation of the newly constructed building for the purpose of raising fund for construction of building or meeting any expense to be met by the DEVELOPER under this agreement or for any other purpose at any stage of the construction.

6.13. All construction costs including the cost of destruction of existing structures on the said Premise will be borne by the DEVELOPER. The debris after excavating/ demolition shall be disposed of by the DEVELOPER at its own cost. The proceeds, if any, upon disposal of debris, shall be taken by the DEVELOPER. No liability on account of construction cost will be charged from the OWNERS or from the OWNERS' allocation.

6.14. That the Developer hereby agrees that they shall keep the parties of the First Part/ owners: indemnify and harmless against all third party claims or actions arising out of any act or commission on the part of the party of the Second Part/ Developer, its agents, men, or labours during the construction of the proposed building.

6.15. That the Developer shall not affect the right of the owners of the said Schedule A property and shall also keep the property free from all sorts of

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Molla Hamiden Rahaman

Molla Mizanur
Rahaman

Molla Sahidur Rahman

(Page 22)

Purbasa Real Estate Pvt. Ltd.

Asst. Director

Purbasa Real Estate Pvt. Ltd.

Haseena Dama
Director

Purbasa Real Estate Pvt. Ltd.

Samin Jahan
Director

Purbasa Real Estate Pvt. Ltd.

Pritul Singh
Director

Purbasa Real Estate Pvt. Ltd.

Shukla Suman
Director

Purbasa Real Estate Pvt. Ltd.

Thuma Samanta
Director

Encumbrances till the completion and handover of the owners allocation.

ARTICLE-VII:APARTMENT CONSIDERATION

7.01. The OWNERS having agreed to grant exclusive right for developing the said premises in term of these presents the DEVELOPER has agreed, undertaken to build the said building at his own costs and expenses and the OWNERS shall not be required to contribute any sum towards construction of the said building and or development of the premises at any stage. It is hereby made clear that the DEVELOPER shall after completion of the construction of the said project in all respect including obtainment of Occupancy Certificate from the competent authority as may be needed under the law, deliver the possession of the OWNERS' allocation as provided herein at the aforesaid building.

7.02 The DEVELOPER has agreed to make and shall remain bound to make and bear several necessary expenses as consideration for the purposes of development of the said premises and/ or this development agreement and such consideration which are as follows:

- a) Space allocation to the OWNERS.
- b) Costs, charges and expenses incurred for destruction of old structure, removal of debris, construction, erection and completion of the said new building at the said premises.
- c) Costs, charges and expenses account of causing the plan or map prepared for the purpose of obtaining sanction by the Panchayat/Burdwan Municipality.

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Molla Hamidur Rahman

Molla Mizanur
Rahman

Molla Sahidur Rahman

Asraf Ali Choudhury
Director
Purbasa Real Estate Pvt. Ltd.

Affakna Sami
Director
Purbasa Real Estate Pvt. Ltd.

Samina Jahan
Director
Purbasa Real Estate Pvt. Ltd.

Patril Singh
Director
Purbasa Real Estate Pvt. Ltd.

Shukla Suman
Director
Purbasa Real Estate Pvt. Ltd.

Thuma Samanta
Director

(Page 23)

- d) Cost, charges and expenses incurred for installation of engines, machines if any and also sewerage, drainage and other connections.
- e) Fees payable to Architect and the Engineers as also fees payable to the Burdwan Municipality for the purpose of obtaining necessary permission of sanction for sewerage, drainage and water Connection.
- f) Legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said premises.
- g) Cost of supervision of construction including the OWNERS allocation of the said premises.

ARTICLE - VIII: OWNERS ALLOCATION

8.01 The OWNERS herein shall be entitled to get 40% in the B+G+4 storied building proposed to be constructed as per building plan sanctioned by the Burdwan Municipality TOGETHER WITH undivided proportionate share in the land comprised in the said premises and the common areas and facilities of the proposed multi-storied building and its appurtenances. After sanction of plan specific flat, parking, and other units of newly constructed Building, of owner's allocation will be specified by the developer, after having consulted with the Land Owner's, after issue of building plan from Burdwan Municipality or appropriate authority along with proportionate common areas facilities and land.

The parameters of calculating such percentage shall be same for both the OWNERS and Developers.

ARTICLE IX: DEVELOPER'S ALLOCATION

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Molla Humaidon Rahman

Molla Mizanur Rahman

Molla Sahida Rahman

(Page 24)

Purbasa Real Estate Pvt. Ltd.

Asad Ali Chaudhary

Purbasa Real Estate Pvt. Ltd.

Aparna Sane

Purbasa Real Estate Pvt. Ltd.

Samin Jahan

Purbasa Real Estate Pvt. Ltd.

Putul Singh

Purbasa Real Estate Pvt. Ltd.

Shaukat

Purbasa Real Estate Pvt. Ltd.

Thuma Suman

Purbasa Real Estate Pvt. Ltd.

Director

9.01 The DEVELOPER herein shall be entitled to get 60% in the multi storied building proposed to be constructed on the said Premises according to the building sanctioned plan of Burdwan Municipality or appropriate authority TOGETHER WITH undivided proportionate share in the land comprised in the said Premises and the common areas and facilities of the proposed multi-storied building and its appurtenances and the DEVELOPER after providing the OWNERS' allocation shall enjoy absolute right over the DEVELOPER'S ALLOCATION including the right to enter into agreement for sale with intending purchaser/ purchasers and [or Lease or let out, or transfer in any other manner in accordance with law. In the event of sanction of plan for B+G+4 building, Developer's Allocation flat/ commercial area will be determined after issue of building plan from Burdwan Municipality or appropriate authority after excluding owner's allocation in that floor; along with proportionate common areas, facilities and land.

The parameters of calculating such percentage shall be same for both the OWNERS and DEVELOPERS.

ARTICLE-X: SPACE ALLOCATION

10.01 After completion of the building the Owner shall be entitled to obtain physical possession of the Owner's allocation. The balance constructed area of the said building shall belong to the Developer.

10.02 Subject as aforesaid and subject to Owner's allocation including undivided proportionate right title and interest in Common facilities and amenities and common portion of the said building and the open space, remainder shall exclusively belong to the DEVELOPER herein.

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Molla Hamidur Rahman

Molla Metanur
Rahman

Molla Sahidur Rahman

Purbasa Real Estate Pvt. Ltd.

Asad Ali Choudhury
Director
Purbasa Real Estate Pvt. Ltd.

Aparna Sana
Director
Purbasa Real Estate Pvt. Ltd.

Samin Johar
Director
Purbasa Real Estate Pvt. Ltd.

Pritul Singh
Director
Purbasa Real Estate Pvt. Ltd.

Shivela Saran
Director
Purbasa Real Estate Pvt. Ltd.

Thuma Samanta
Director
Purbasa Real Estate Pvt. Ltd.

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The roof of the said subject multi-storied building will commonly used by the flat OWNERS.

ARTICLE-XI: BUILDING

11.01 The DEVELOPER shall at the DEVELOPER's own cost construct erect and complete the building at the said premises in accordance with the sanctioned plan. it may be modified and altered time to time as per sanctioned plan, with such materials and with such specifications as are mentioned in the Schedule hereunder written and as may be recommended by the Architect/ Engineer from time to time. DEVELOPER shall always use the standard quality materials.

11.02 The DEVELOPER shall erect the said building at the DEVELOPER's own costs and shall also install standard New Pump Set, or deep tube well or Submersible pump, overhead reservoir, electric wirings, and all other equipments, facilities as are required to be provided in a residential building and self-contained apartment constructed for sale as flats, shops, garage and / car parking space herein on ownership basis, and as mutually agreed by the decision of the DEVELOPER.

11.03 The DEVELOPER shall be authorized in the name of the OWNERS in so far as it is necessary to apply for and obtain quotes, entitlements and other allocation or for cement, all types of steels, bricks other building materials and accessories allocable to the OWNERS for the construction of the building and to similarly apply for and obtain temporary and. permanent connection of water, drainage, sewerage, electricity and/ or other facilities if and as available to the new building and the imputes and facilities required for the construction or enjoyment of the building from cost of the

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Molla Hamidur Rahman
Molla Mizanur Rahman
Molla Sahidur Rahman
Asad Ali Choudhury
Ahsan Sami
Samina Jahan
Pritul Singh
Shukla Saman
Theresa Saman

Purana Real Estate Pvt. Ltd.
 Director
 Director
 Director
 Director
 Director
 Director
 Director
 Director

(Page 26)

DEVELOPER for which purpose necessary clauses to be incorporated in the OWNERS has to registered Development Power of Attorney in favour the DEVELOPER as stated in 5.06 and 5.07 above.

11.04 The DEVELOPER shall at its own costs and expenses and without creating any financial or other liability to the OWNERS, construct and complete the said proposed building and various units and/or apartments therein.

11.05 All costs, charges and expenses including architect's fees shall be discharged and paid by the DEVELOPER and the OWNERS will have no responsibility in this context to the Architect.

11.06 The charges for installation of transformer shall be borne by the DEVELOPER or intending buyers of DEVELOPER'S Allocation and the charges of individual meters for Flats shall be borne by the intending buyers for their respective Flats.

ARTICLE XII: COMMON FACILITIES

12.01 The DEVELOPER shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing the due and as and from the date of starting of the construction of the building. All tax, Electricity Bill and Rents falling due in respect of the demised premise up to the date of delivery of possession shall be paid by the OWNERS.

12.02 As soon as the building is completed, the DEVELOPER shall give written notice to the OWNERS requesting the OWNERS to take possession of the OWNERS Allocation in the building. Then from the commencement of subsequent month from the date of service of such notice and at all times thereafter the OWNERS shall be exclusively responsible for payment of

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Molla Hamidur Rahman

Molla Nazamul Kalam

Molla Salim Kalam

Purbasa Real Estate Pvt. Ltd.

Asst. Dir. Planning

Director

Purbasa Real Estate Pvt. Ltd.

Hafiza Samra

Director

Purbasa Real Estate Pvt. Ltd.

Saminia Jahan

Director

Purbasa Real Estate Pvt. Ltd.

Purbasa Real Estate Pvt. Ltd.

Shiruk Samra

Director

Purbasa Real Estate Pvt. Ltd.

Thunna Samra

Director

(Page 27)

proportionate Govt. and property taxes, rates, duties, due and other. Public outgoings and impositions (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the OWNERS Allocation. The said rates to be on prorate basis with reference to the saleable space in the building if any are levied on the building as a whole.

12.03 The OWNERS and the DEVELOPER or their intending buyers shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the OWNERS and the DEVELOPER and both the parties shall keep each other indemnified against all claims, actions demands cost, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffer by or paid by other of them as the case may be consequent upon a default by OWNERS or the DEVELOPER in this behalf.

12.04 Any transfer of any part of the OWNERS Allocation including any other Central and State taxes or charges as applicable for the new building shall be subject to the other provisions hereof and the respective transferee shall have to be responsible in respect of the space transferred, to pay the said rates and service charges for the common facilities including any other Central and State taxes or charges as applicable

12.05 Both the DEVELOPER and the OWNERS herein shall enjoy their respective allocations/portions in the said building under their occupation forever with absolute right of alteration, transfer, sale, gift etc. and such rights of the parties in no way could be taken off or infringed by either of the party under any circumstances.

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Molla Hamidur Rahman

Molla Mizanul
Rahman

Molla Sahidul Kabir
Purbasa Real Estate Pvt. Ltd.
(Page 28)

Asad Ali Chowdhury
Director
Purbasa Real Estate Pvt. Ltd.

Affanur Sami
Director
Purbasa Real Estate Pvt. Ltd.

Saminur Jahan
Director
Purbasa Real Estate Pvt. Ltd.

Pritul Singh
Director
Purbasa Real Estate Pvt. Ltd.

Shirula Sarker
Director
Purbasa Real Estate Pvt. Ltd.

Thuma Samadha
Director
Purbasa Real Estate Pvt. Ltd.

ARTICLE-XIII: COMMON RESTRICTIONS

13.01 Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activities nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

13.02 Neither the Flat OWNERS shall demolish or permit for demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration but they can renovate their respective flat in inner side without affecting the outer elevation and structural design of the said building.

13.03 Neither party shall transfer or permit to transfer of their respective allocations or any portion thereof unless such party shall have observed and performed by an written undertaking to the effect that such transferee shall remain bound by the terms and conditions hereof and of this presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in each of their respective possession.

13.04 The respective allottees shall keep the interior walls, sewers drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair and in particularly so as not to cause any damage to the building or any other space or accommodation therein and shall keep the Flat owners and / or the occupiers of the building indemnified from and against the consequence of any breach.

13.05 Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any

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Molla Hamidur Rahman

Molla Mizanur
Rahman

Molla Salidar Khan
Purbasa Real Estate Pvt. Ltd.

Asrar Ali Chowdhury
Director
Purbasa Real Estate Pvt. Ltd.

Masum Rame
Director
Purbasa Real Estate Pvt. Ltd.

Purbasa Real Estate Pvt. Ltd.

Somina Johon
Director
Purbasa Real Estate Pvt. Ltd.

Purbasa Real Estate Pvt. Ltd.

Pritul Gorth
Director
Purbasa Real Estate Pvt. Ltd.

Shirula Sarker
Director
Purbasa Real Estate Pvt. Ltd.

Purbasa Real Estate Pvt. Ltd.
Shirina Sarker
Director

Director

(Page 29)

part thereof and shall keep flat owners/ occupiers of the said building harmless and indemnified from the consequences of any breach.

13.06 No goods or other items shall be kept by the other party for display or otherwise in the corridors or other places of common use in the building, and no hindrance shall be caused in any manner in the free movement of users in the corridors and other places of common use in the building.

13.07 Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds corridors or any other portion or portions of the building after completion of the said building.

13.08 Either of the parties shall permit others agent party and/or association and/ or any other party for maintaining the building with or without workmen and others at all reasonable time to enter into and upon the each party's allocation and each party thereof for the purpose of maintenance or repairing any part of the building and for for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition any common facilities and/ or the purpose of pulling down maintaining repairing and testing drains, gas and water pipes, and electrical wires and for any similar purpose.

ARTICLE-XIV: FORCE MAJEURE

14.01 The DEVELOPER 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.

14.02 Force majeure shall mean flood, earthquake, riot, war, storm, tempest civil commotion, strike, civil suit and injunction order passed against the

Comd...

Molla Hamidur Rahman

Molla Mitamur Rahman

Molla Salimul Kader

Asst. Dir. Charge

Afana Loma

Samina Jahan

Ratul Singh

Shukla Saran

Thana Samanta

(Page 30)

property/ party, and/ or any other or further commission beyond the reasonable control of the DEVELOPER.

ARTICLE-XV: PENAL CLAUSE

15.01 It is made clear that, in the event the DEVELOPER fails and/or neglect to start the construction work within 6 months from the date of getting possession and/or from the date of getting of approved plan/ drawing of the said Premises, which one is latter, and/or fail to complete the proposed building within the time mentioned for such construction even after receiving the vacant possession of the land on an from the date of approved plan/ drawing and also free from all encumbrances from the Owner's as per the terms of this Agreement, then in those cases, the OWNER may terminate this Agreement as per law with effect from the date of expiry of 6 months after the stipulated period of completion of the project, and the DEVELOPER shall have liability to compensate the OWNERS, in accordance with law.

15.02. It is also made clear that in the event the DEVELOPER is prevented from proceeding with the construction work during the continuance of such construction or prevented from starting the construction by any act on the part of the LAND OWNERS or any of the OWNERS and/ or agents, or any person claiming any right under the LAND OWNERS, then and in that case the DEVELOPER shall have the right to rescind and / or cancel this agreement also to claim refund of all sums already paid by the DEVELOPER to the land OWNERS in the meantime along with the amount, if any, spent on account of the construction work of the building together with damages and interest determined by the DEVELOPER and sue against the OWNERS.

15.03. In any event as contemplated in the clauses 15.01 and 15.02 DEVELOPER shall deliver the possession back to the OWNERS in as is

Contd...

Molla Hamidur Rahman

Molla Mizanur Rahman

Molla Sahidur Rahman

(Page 31)

Purbasa Real Estate Pvt. Ltd.

Asst. Dir. Choudhury

Director
Purbasa Real Estate Pvt. Ltd.

Aparna Sena

Director

Purbasa Real Estate Pvt. Ltd.

Samina Jehan

Director

Purbasa Real Estate Pvt. Ltd.

Pritul Singh

Director

Purbasa Real Estate Pvt. Ltd.

Shubla Sarkar

Director

Purbasa Real Estate Pvt. Ltd.

Thuma Saenzata

Director

where is position. Obviously, the Power of Attorney/ Attornies shall also stand terminated. The OWNERS shall be entitled to initiate and/or complete the Project through separate agency and the DEVELOPER shall be entitled to refund of actual costs of construction.

ARTICLE-XVI: PLANS & OTHERS

16.01 That the OWNERS shall make out marketable title to the Schedule property mentioned hereunder free from all encumbrances up to the satisfaction of the DEVELOPER or their advocate.

16.02 That the Owner shall hand over the copies of all relevant documents, settlement records, Municipal Tax Receipt (Current), Ground Rent Receipt and other relevant documents to the DEVELOPER at the time of execution of this agreement, with proper receipt and shall be bound to produce the ORIGINALS of all Deeds, Documents as and when may be necessary before any concerned authority as may be required by the Developer for the purpose of fulfilling the DEVELOPER'S rights and obligations under this agreement.

16.03 The DEVELOPER acting on behalf of and as Attorney of the OWNERS shall from time to time submit all further Plans and/ or applications and other documents and papers with the consent of the Architect and do all further acts, deeds and things as may be required or otherwise relevant for the purpose and, or otherwise to obtain all such clearance, sanctions, permissions and / or authorities as shall be necessary for the construction of the building on the said Holding expeditiously and without delay.

16.04 That the DEVELOPER has every right to modify or alter the building plan and also have right to submit supplementary Building Plan for the

Contd...

Molla Amirul Rahman

Molla Mizanur Rahman

Molla Sahidul Rahman

Purbasa Real Estate Pvt. Ltd.

Asst. Dir. Building

Director

Purbasa Real Estate Pvt. Ltd.

Harina Sami

Director

Purbasa Real Estate Pvt. Ltd.

Samina Johana

Director

Purbasa Real Estate Pvt. Ltd.

Putul Singh

Director

Purbasa Real Estate Pvt. Ltd.

Shunle Sarker

Director

Purbasa Real Estate Pvt. Ltd.

Thuma Sarker

Director

(Page 32)

purpose of completion of construction of the multistoried building Over the Schedule property mentioned hereunder and if in any case any consent in writing or signature of the OWNERS are required for the said purpose the OWNERS shall sign the same and also shall Co-operate in all matters in respect of getting supplementary sanction of Building Plan and also additional building plan for further construction.

ARTICLE-XVII: PAYMENT

17.1. That the Developer agrees to pay the land Owners a sum of Rs. 18,00,000/- (Rupees Eighteen Lakh Only) as security, which is refundable on completion of the project at the time delivery of Possession of the Owner's allocation to the Land Owner. The Developer had already paid a sum of Rs. 6,00,000/- (Rupees Six Lakh) Only to the Land Owners by cheque No. 025657, 025658, 025659, dated 09.06.2023, drawn Bank of Maharashtra, on the date of execution of the agreement Rest of the money Rs. 12,00,000/- (Rupees Twelve Lakh) only will be paid when the construction work will be started, the developer has agreed to rise the superstructure of basement, ground floor, first floor, second floor, third floor, forth floor and terrace on the land beneath the said property according to the building plans mutually agreed upon between the land Owner and the Developer which have to sanctioned from the competent authority. The said paid sum of Rs. 6,00,000/- (Six Lakh) only shall be refunded by the Owner to the developer along with 10% interest p.a., if he fails to give vacant position of the land to the developer within stipulated time.

17.2. If the Developer defaults in payment of balance Rs. 12,00,000/- (Rupees Twelve Lakh) only on the due date, the Owner will be entitled to terminate

Contd...

Molla Hamidur Rahman

Molla Mizanur Rahman

Molla Sahidur Rahman

Purbasa Real Estate Pvt. Ltd.

Asraf Ali Chowdhury
Director

Purbasa Real Estate Pvt. Ltd.

Affanva Khan
Director

Purbasa Real Estate Pvt. Ltd.

Saminia Jaham
Director

Purbasa Real Estate Pvt. Ltd.

Ratul Singh
Director

Purbasa Real Estate Pvt. Ltd.

Shubla Sarwar
Director

Purbasa Real Estate Pvt. Ltd.

Thuma Samanta
Director

Director

(Page 33)

the agreement after meeting with developer in accordance with law and to forfeit all moneys paid hereunder. On such termination, the license to develop the property will be revoked and the Developer shall take away and remove within six month of such termination, all buildings, structures and materials brought on the property and in default thereof, the land same shall belong to and vest in the Land Owner absolutely and the Developer shall not be entitled to any compensation or damages in respect thereof. Without prejudice to his rights, the land Owner may at their own option, condone such default on payment by the Developer and extend the time for payment if the Developer pays interest at the rate of 5% per annum on the defaulted instalment provided that the Owner shall before terminating this agreement as aforesaid, make a demand in writing for payment of the said sum on the Developer. If the Developer pays the amount due to the Owner with interest within 3 month of receipt of such demand, then the Owner shall not be entitled to terminate the Agreement under this clause.

17.3. That the Owners are agreed to refund the entire security money Rs. 18,00,000/- (Eighteen Lakh) Only to the developer without any excuse, what so ever, at the time of delivery of possession of the Owners allocation, to the Land Owners, and if the Owners fail to refund the said security money in that event The Developer will be entitled one 2BHK Flat from The Owners allocation and Owner consented to that.

ARTICLE-XVIII: ARCHITECTS, ENGINEERS ETC.

18.01 That for the purpose of the development of the said Premises the DEVELOPER shall alone be responsible to appoint Architect for the said Building and the Certificate given by the Architect regarding the materials to be used for construction, erection and completion of the new Building and also specification for the purpose of Construction and/ or workmanship and

Contd...

Molla Hamidur Rahman

Molla Mizanur Rahman

Molla Sahidur Rahman

(Page 34)

Purbasa Real Estate Pvt. Ltd.

Asst. Secretary

Purbasa Real Estate Pvt. Ltd.

Apurva Sam

Purbasa Real Estate Pvt. Ltd.

Saminia Islam

Director

Purbasa Real Estate Pvt. Ltd.

Purbasa Real Estate Pvt. Ltd.

Purbasa Real Estate Pvt. Ltd.

Shukla Saman

Director

Purbasa Real Estate Pvt. Ltd.

Thuma Samanta

Director

completion of the building shall be final conclusive and binding on the parties.

18.02 The decision of the Architect regarding the quality of the materials and also the specifications of the purpose of construction will be final, conclusive and binding on the parties.

ARTICLE-XIX: INDEMNITY

19.01 The Stamp Duty, Registration Charges and Expenses in Connection with the preparation and execution of the Deeds of Conveyance and / or other documents relating to DEVELOPER'S Allocation shall be entirely borne by the DEVELOPER or its nominee or nominees.

19.02 The stamp duty, Registration charges and expenses in connection with the execution of the Deed of Conveyance and other documents relating to Owner's Allocation will be borne by the OWNERS or the intending buyers of Owner's Allocation.

19.03 The DEVELOPER hereby undertakes to keep the OWNERS indemnified against third Party claims and actions arising out of any sort of act or omission of the DEVELOPER in relation to the construction of the said building.

19.04 The DEVELOPER hereby undertakes to keep the land OWNERS, indemnified against all actions, suits, costs, proceedings and claims that may arise out of the DEVELOPER'S action with regard to the development of the said premises and/or for allegation of any defect or deficiency therein with regard to the said construction therein.

Contd...

Molla Hamidur Rahman

Molla Mizanur Rahman

Molla Sahidur Rahman

(Page 35)

Purbasa Real Estate Pvt. Ltd.
Asif Ali Chowdhury
Director

Purbasa Real Estate Pvt. Ltd.
Afanna Sana
Director

Purbasa Real Estate Pvt. Ltd.
Samina Johon
Director

Purbasa Real Estate Pvt. Ltd.

Purbasa Real Estate Pvt. Ltd.
Purbul Singh
Director

Purbasa Real Estate Pvt. Ltd.
Shukla Sana
Director

Purbasa Real Estate Pvt. Ltd.
Thurina Samanta
Director

Director

19.05 The OWNERS also indemnify against all claims right and keep the DEVELOPER indemnified arising out of or in respect of the title and possession.

ARTICLE-XX MISCELLANEOUS

20.01 The OWNERS and the DEVELOPER have entered into this agreement only for the purpose of development of the said premise by the Developer at the cost of DEVELOPER against certain terms and conditions as mentioned herein. Under any circumstances this shall not be treated as joint venture agreement and/or partnership and/or associations of persons as between the OWNERS and the DEVELOPER.

20.02 After getting possession of the premises, to be delivered by the OWNERS and compliance of other obligations liabilities and conditions as contained in this agreement by the OWNERS, the DEVELOPER shall start construction of the said building on the said premises.

20.03 The OWNERS shall not be liable for any income Tax, Wealth Tax or any other taxes in respect of the DEVELOPER's allocation and the DEVELOPER shall be liable to make payment the same and keep the OWNERS indemnified against all actions suits proceedings costs charges and expenses in respect thereof.

20.04 Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available be deemed to have been served on the OWNERS if delivered by hand and duly acknowledgement due and shall likewise be deemed to have been served on the DEVELOPER by the OWNERS if delivered by and or sent by prepaid registered post to the registered office of the DEVELOPER.

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Molla Hamidul Rahman

Molla Mizanur Rahman

Molla Sahitor Rahman

(Page 36)

Asst. Dir. Chandar

Asst. Dir. Chandar

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Asst. Dir. Chandar

Asst. Dir. Chandar

Asst. Dir. Chandar

20.05 The DEVELOPER shall frame scheme for the management and Administration of the said building and/or common parts thereof. The OWNERS hereby agree to abide by all the rules and regulations to be framed by any society / association/ holding organization and/or any other organization who will be in charge of such management of the affairs of the building on the complex and/or common parts thereof and hereby give their consent to abide by such rules and regulation. It is made clear that the owners of the respective flat shall maintain the said building after the handover possession to the prospective buyers by the DEVELOPER.

20.06 The name of the Building shall be determined after passing the building plan.

20.07 The DEVELOPER shall mutate the names of the existing Flat OWNERS if necessary or to be mutated in the records of the Municipality in respect of the said Holding at the cost of the Flat owners for which the Flat owners shall also render all assistance and shall pay all Taxes of the Holding either to the DEVELOPER or to the Competent Authority. As and from the date of completion of the building or the complex the DEVELOPER and/or its transferees and the OWNERS and or their transferee shall each be liable to pay and bear proportionate charges on account of ground rent and wealth taxes and other taxes payable in respect of their respective spaces.

20.08 The proposed building to be constructed by the DEVELOPER shall be made in accordance with the specifications more fully and particularly mentioned and described in the Schedule C, and Schedule C1 hereunder written.

20.09 Possession of LAND OWNERS share/ allocation shall be given only after completion of the proposed building and only after the OWNERS has

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Molla Hamidur Rahman

Molla Mizanur Rahman

Molla Sabidur Rahman

(Page 37)

Purbasa Real Estate Pvt. Ltd.

Asst. Pi. chandray

Director
Purbasa Real Estate Pvt. Ltd.

Aparna Sena

Director

Purbasa Real Estate Pvt. Ltd.

Samima Jahan

Director

Purbasa Real Estate Pvt. Ltd.

Pritul Singh

Director

Purbasa Real Estate Pvt. Ltd.

Shivula Sankar

Director

Purbasa Real Estate Pvt. Ltd.

Thuma Sankar

Director

met up [fulfilled any financial outstanding liability with respect to his share/ Allocation i.e. payment of any other taxes as applicable as per central or State Government norms excluding payment of GST which will be paid by the DEVELOPER.

20.10 All the Original Documents of the Land is taken by DEVELOPER, shall be handed back to the OWNERS or the newly formed Association of the proposed building by the DEVELOPER only after the DEVELOPER has completely sold out his share/ allocation in the proposed new building.

20.11. It is made clear that so long the Flat owners Association is not formed the flat OWNERS shall pay the proportionate maintenance charge as fixed by the DEVELOPER. As soon as the Association is in existence the said system will be automatically discontinued and new charges to be fixed by the newly formed Association.

20.12 The bill for the Common Electric meter shall be borne by the OWNERS and the DEVELOPER or the respective buyers of their Allocation as fixed by the DEVELOPER.

20.13 The present agreement will be in force till the completion of the project and during pendency of the project if any party died, his/her/their legal heirs/ successors/ administrators/ legal representatives will be bound to obey the terms and conditions of the present agreement and will be bound to execute supplementary agreement with the other party.

20.14 After the signing of this Development agreement the OWNERS of the property would not be entitled to enter into development agreement with any other Person (S), firm, private limited company or promoter in connection with any further extension development of the building for which the present development is signed (in case further extension is allowed by Authority)

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Molla Hamidur Rahman

Molla Mizanur Rahman

Molla Sahidur Rahman

(Page 38)

Porbasa Real Estate Pvt. Ltd.

Asraf Michandey

Porbasa Real Estate Pvt. Ltd.

Farma Jome

Porbasa Real Estate Pvt. Ltd.

Somina Jahan

Porbasa Real Estate Pvt. Ltd.

Pritul Singh

Director

Porbasa Real Estate Pvt. Ltd.

Shukla Saman

Director

Porbasa Real Estate Pvt. Ltd.

Thuma Samanta

Director

20.15. It is also agreed that the delivery of possession of the landowners' allocation will be made within three months after obtaining Completion Certificate (C.C.) at its/ his/her/their own cost expenses and Xerox copy of the same will be given to all the owner(s)/occupier(s) of the units of the newly constructed building.

20.16. That this agreement shall not to be deemed to constitute a partnership between the Owner and the Developer or an agreement for sale of the plot or mortgage to any financial institution by the landowner to the Developer and shall not be deemed to bind the parties hereto except specifically recorded herein. The Developer shall solely be liable and responsible for any liability in connection with the construction of commercial cum residential units in the land beneath the said building. The land Owner and the Developer shall be solely responsible from the date of possession for various expenses, taxes such as water charges, property tax, electric bills in respect of respective portions as mentioned aforesaid.

20.17. In case there is any accident or death in the aforesaid construction project of any labour, employee the Developer shall be fully responsible for all the consequences of the same under the Workmen Compensation Act or any other acts in force. If the Owner is ordered to attend a court or is requested or his presence is required by any other authority in this connection, he will empower the Developers to attend the court/ authority concerned on his behalf and the Developer agrees to compensate the Owner fully in case an adverse order is passed or any compensation is ordered to be paid by the Owner by any court, judicial authority or any other competent authority.

20.18. That all costs of stamping, engrossing and registration of this

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Malla Harindar Rahama

Malla Mizanur Rahama

Malla Sahidur Rahama

(Page 39)

Purbasa Real Estate Pvt. Ltd.

Asst. Dir. Chandan

Purbasa Real Estate Pvt. Ltd.

Spencer Same

Director

Purbasa Real Estate Pvt. Ltd.

Samina Jahan

Director

Purbasa Real Estate Pvt. Ltd.

Pritul Singh

Director

Purbasa Real Estate Pvt. Ltd.

Shukla Saman

Director

Purbasa Real Estate Pvt. Ltd.

Thuma Samanta

Director

agreement and any other paper relating to this agreement shall be borne by the Developer.

20.19. That during the course of construction all building materials and equipment used or to be used shall remain at the Developer's risk and the Developer shall not be entitled to any compensation from the first party for any damages, loss or destruction of such works or material or equipment arising from the any cause whatsoever.

20.20. If until the completion of building any case damage of Schedule property, harm occurs to the Schedule B adjoining properties, neighbours, the Developer shall be fully responsible for all the consequences.

20.21. That developer first shall sold out his allocation share of Shop, Flat, and commercial units thereafter owners will take possession of his allocation parking, flat and other unit.

20.22. That the Owner has declared and assured the Developer that property is free from all sorts of encumbrances, i.e., mortgage, charges, gifts, wills, exchanges, attachments, civil suit, injunction notice prior, agreement to sell [collaboration agreement and shall also keep the property free from all sorts of encumbrances till the completion of the building, sharing of the respective portions in the new building and registration of their respective portions. Whatsoever if it will be ever proved otherwise, first party shall be liable and responsible for making good all losses, which may be suffered incurred, undergone and sustained all by the Developer as a result thereof.

20.23. That no change modification or alterations to this agreement shall be done without the written consent of the Owner. The parties hereto undertake

Contd...

Molla Hamidur Rahman

Molla Mizanur Rahman

Molla Subidur Rahman

(Page 40)

Arifur Rahman
Director

Apurva Sen
Director

Purbash Real Estate Pvt. Ltd.

Somnath Jahan
Director

Purbash Real Estate Pvt. Ltd.

Patul Singh
Director

Purbash Real Estate Pvt. Ltd.

Shucla Sarker
Director

Purbash Real Estate Pvt. Ltd.

Thamara Samad
Director

Director

not to contravene any of the terms of this agreement.

20.24. That the Developer shall be responsible for any eventuality or consequences arising out of the structural defects. Appropriate remedial measures to rectify such defects or remove such irregularities at the earliest shall be taken. The Developer shall also apply and obtain electricity, water fire NOC and sewer connections, etc., from the competent authority/ authorities concerned.

20.25. That as and when house tax gets assessed the Developer undertakes to pay for his share at the rates applicable.

20.26. That this agreement is made at the free consent of the respective Parties,

20.27. That all disputes and differences between the parties hereto in any way relating to this agreement and / or arising out of any provisions hereof shall be referred before any competent court of law or Tribunal or Commission.

It is further noted here that the finger prints & photographs of the Representative of First Part and Other Part have been taken in a separate sheet have been annexed hereto and the same will be considered as part and parcel of this Development Agreement.

Contd...

Molla Hamidur Rahman

Molla Mizanur Rahman

Molla Sahidur Rahman

(Page 41)

Purbasa Real Estate Pvt. Ltd.
Asst. Dir. Chandan

Director
Purbasa Real Estate Pvt. Ltd.

Pratima Sana

Purbasa Real Estate Pvt. Ltd. Director

Samin Jahan

Director

Purbasa Real Estate Pvt. Ltd.

Pritul Singh

Director

Purbasa Real Estate Pvt. Ltd.

Shirula Sava

Director

Purbasa Real Estate Pvt. Ltd.

Thiruba Sava

Director

SCHEDULE -A

ALL THAT piece and parcel of land having R.S. Khatian No. 372, R.S. plot No. 189, L.R. Khatian No. 8079,8093,8099, L.R. Plot No. 446, J.L No. 35, Mouja – Balidanga, class Bastu, Area 4498 sq. ft. / 10 Decimal be the same little more or less, Police Station Bardhaman, District Purba Bardhaman, under Municipality of Burdwan, ward No. 15, being Holding No. 246, with all sorts of easement rights attached to the said land butted and bounded as follows: -

North : R.S. Plot No. 190,

South : Municipal Road & R.S. Plot No. 188,

East : 10 ft. Municipal Road,

West : Part of R.S. Plot No. 189,

More fully shown in red colour in the plan annexed here to which is a part and parcel of this development agreement.

SCHEDULE -B

(SPECIFICATIONS)

BUILDING : R.C.C. Formwork.

WALLS : 200 mm (8") thick for outer, 125mm (5") for common walls and 75 mm (3") thick for internal partition wall with 1st class brick.

WINDOW : Aluminium sliding window with grill including grill work of Stair case & verandah up to 1 metre.

Contd...

Malla Himmich Babam

Malla Mezam Babam

Malla Sabidu Babam

Purbasa Real Estate Pvt. Ltd.
Director
M. Ull

Parvina Same
Director
M. Ull

Somina John
Director

Purbasa Real Estate Pvt. Ltd.
Patul Singh
Director

Shubla Saran
Director

Purbasa Real Estate Pvt. Ltd.
Thurmasamant
Director

(Page 42)

- DOOR:** : All door frames shall be Malaysian Salwood except toilet/w.c. Main entrance door shall be Solid brand single bolt six lever lock shall be provided for safety and other doors shall be Commercial Flush door thoroughly painted fitted with hatch bolt & tower bolt and handle. Doors & frames for toilets and W.cs will be PVC make.
- PLASTER** : Cement plastered wall and ceiling primed with plaster of Paris, cement plaster outside with weather coat.
- FLOOR** : Good quality Glossy 600mm x 600mm size Vitrified tile flooring with 100mm (4") skirting & Dados of Toilets/w.cs shall be provided with colour matching ceramic tile up to door height and dado of kitchen counter up to 600 mm (2'-0") height.
- BATHROOM** : White porcelain E.W.C in each toilet and w.c. One porcelain basin (HINDWARE, brand) shall be provided in each flat and C.P. fittings shall be used.
- KITCHEN** : Black stone cooking counter shall be provided along with a stainless steel sink.
- ELECTRIC** : Concealed wiring with Finolex/Havells wires with two light points, one fan point, one 5 Amp Power point for every room plus one 15 Amp Power point in living cum dining room, Kitchen and Toilet, one light point and 5amp power point at veranda.

Contd...

Molla Hamidur Rahman

Molla Mizanur Rahman

Molla Sahidur Rahman

(Page 43)

Purbasa Real Estate Pvt. Ltd.

Asraf Ali Chowdhury

Director

Aparna Laha

Director

Purbasa Real Estate Pvt. Ltd.

Samin John

Director

Purbasa Real Estate Pvt. Ltd.

Pritul Singh

Director

Purbasa Real Estate Pvt. Ltd.

Shukla Saran

Director

Purbasa Real Estate Pvt. Ltd.

Thuma Somnath

Director

NOTE : Any extra additional work done by the Developer, at the request of the Owner shall be charged extra at market rate and the Owner shall have to pay cost of those extra additional works executed by the Developer additionally.

SCHEDULE -C

(COMMON AREAS & AMENITIES)

The common areas and amenities mentioned in this Agreement shall include:

1. The foundations, columns, girders, beams, supports, main walls, corridors, lobbies, lift, stair, stair ways, entrance to and exit from the building constructed on the said land and intended for common use.
2. Installation of common services such as water, sewerage line, septic tank etc.
3. Pump, motor, pipes, ducts and all appurtenances and installations in the said building for common uses.
4. Electric meter box adjacent to the stairs in the ground floor of the building, electrical wiring and fixtures etc. meant for common use.
5. Under ground water reservoir and the overhead water tank.
6. The ultimate Roof.
7. Boundary walls and main gates.
8. Such other common parts, areas, equipments, installations, fixtures, fittings and spaces in or around the said building as are necessary for passage user and occupation of the flat/ s in common as are specified by the vendor expressly to be the common part, except the covered spaces and car parking spaces.

Contd...

Molla Hamidur Rahman

Molla Mezcum Kalam

Molla Zahidur Rahman

Purbasa Real Estate Pvt. Ltd.

(Page

Asst. Dir. Chd.

44)

Director

Purbasa Real Estate Pvt. Ltd.

Aparna Laha

Purbasa Real Estate Pvt. Ltd.

Samin Jahan

Director

Purbasa Real Estate Pvt. Ltd.

Putul Singh

Director

Purbasa Real Estate Pvt. Ltd.

Shirula Saran

Director

Purbasa Real Estate Pvt. Ltd.

Thirna Samanta

Director

SCHEDULE-D

(PERIODICAL COMMON EXPENDITURES)

Cost expenses, outgoings and obligations for which all the Flat/ Space owner are to contribute proportionately:-

The expenses of maintaining, repairing, redecorating and renewing the main structures and in particular the drainage system, sewerage, rain water discharge arrangements,

water supply system, system of electricity to all common areas mentioned in the Fourth Schedule hereto.

The expenses of repairing, maintaining, painting, white washing or colour washing the main structures of the building including the exterior of the said building and also the common area of the building described in the Fourth Schedule above written.

Contd...

Molla Hamidur Rahman

Molla Mubassur Rahman

Molla Subidur Rahman

Purbasa Real Estate Pvt. Ltd.

Amirul Hossain

Purbasa Real Estate Pvt. Ltd.

Aparna Saha

Director

Purbasa Real Estate Pvt. Ltd.

Somnath Jahan

Director

Purbasa Real Estate Pvt. Ltd.

Putul Singh

Director

Purbasa Real Estate Pvt. Ltd.

Shubra Saha

Director

Purbasa Real Estate Pvt. Ltd.

Thoma Saha

Director

(Page 45)

The periodical expenditure for sweeping and cleaning of the common areas like lobbies, stairs, landings, car parking areas, pavements, roof, stair head room, together with maintenance and upkeep of main gates, payment of electrical bills for consumption of electricity for illumination or lighting systems fixed in common areas, Salaries, wages, fees and remunerations of security personnel, sweepers, plumbers, electricians, care takers or any other persons whose appointment may be considered necessary for maintenance and protection of the said premises and administration and management of the affairs thereof.

Insurance premium of the building [if any]

IN WITNESS WHEREOF, the parties hereto have set their respective hands on these presents on the date, month and year hereinabove first mentioned. In the presence of the following witnesses:

Contd...

(Page 46)

SIGNED, SEALED AND DELIVERED IN PRESENCE OF THE
FOLLOWING WITNESS:

Molla Hamidur Rahman

Molla Mizanur Rahman

Molla Bahidur Rahman

WITNESS

SIGNATURE OF THE FIRST PARTY/ OWNERS

1. Sonita Ghosh.

S/o. Rashbehari Ghosh.

Jagabadi, Patchkula.

P.S. Burdwan.

DIST. Purba Bardhaman.

2. Rohit Kr. Singh

Sheonath Singh

Borehat, introud of

Mohana alla Chaki,

Bardhaman

Purbasa Real Estate Pvt. Ltd.

Thuma Samanta

Director

Drafted by me & typed in my office:

Sariful Islam Mallick

(Sariful Islam Mallick)

BURDWAN DIST. JUDGES' COURT

Enrol. No. WB/453/1993

Computerised typed by:

Md. Imtiyaz Hossain.

Md. Imtiyaz Hossain

Purbasa Real Estate Pvt. Ltd.

Asmita Choudhury

Director

Purbasa Real Estate Pvt. Ltd.

Aparna

Lama

Director

Purbasa Real Estate Pvt. Ltd.

Somnath Jahan

Director

Purbasa Real Estate Pvt. Ltd.

Ratul Singh

Director

Purbasa Real Estate Pvt. Ltd.

Shweta Sarker

Director

SIGNATURE OF THE SECOND

PARTY/DEVELOPER

SARIFUL ISLAM MALICK

ADVOCATE

BURDWAN DIST. JUDGES' COURT

Enrol. No. WB-453/1993

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



Molla Hamidur Rahman

SIGNATURE Molla Hamidur Rahman

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



Molla Mizanur Rahman

SIGNATURE Molla Mizanur Rahman

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



Molla Sahidur Rahman

SIGNATURE Molla Sahidur Rahman

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



Arvind Choudhary

SIGNATURE Arvind Choudhary

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



Aparna Sane

SIGNATURE Aparna Sane

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



Samina Jahan

SIGNATURE Samina Jahan

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



SIGNATURE Putul Singh

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



SIGNATURE Shukla Sarker

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



SIGNATURE Jhuma Samanta

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



Santu Ghosh.

Santu Ghosh.

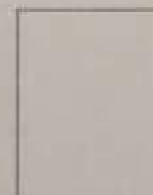
SIGNATURE

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



SIGNATURE

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



SIGNATURE

SKETCH MAP SHOWING IN RED BORDER LINE THE
 LAND PORTION OF SITUATED AT MOUYA-
 BALIDANGA. J LINO- 35. R.S. PLOT NO- 189 (P)
 L.R. PLOT NO- 446 (P) P.S- BARDHAMAN (SADAR) DIST.
 PURBA BARDHAMAN UNDER BARDHAMAN
 MUNICIPALITY

AREA OF LAND 4320 SFT. GRANTHA 4 CH (MPL)
 + 178 SFT
 4498 SFT.



SKETCHED BY:

MAH
 MAHENDRA HANDE
 S. CONTOUR SURVEYOR
 Registered C.A. 155
 Chotohripa, Bardhaman
 Mob- 9332379179, 9332379182

Molla Hamidur Rahman
 Molla Hamidur Rahman
 Molla Mizanur Rahman
 Molla Sahidur Rahman
 Molla Sahidur Rahman

SKETCH MAP SHOWING IN RED BORDER LINE THE
 LAND PORTION OF SITUATED AT MOUZA -
 BALIDANGA. I L NO- 35 R S PLAT NO- 189 (P)
 I R PLAT NO- 446 (R) P S- BARDHAMAN (SADAR) DIST.
 PURBA BARDHAMAN UNDER BARDHAMAN
 MUNICIPALITY

AREA OF LAND - 4320 SPT. GRANTHA, 4CH (MT)
 + 170 SPT.
 4490 SPT.



SKETCHED BY

SKETCHED BY:
 MAFIZUL HAQUE
 B.COM (HONORS)
 Regd. No. 10/15

Molla Hamidur Rahaman
 Molla Mizanur Rahaman
 Molla Sahidur Rahaman

WINDMILL FOOD INDUSTRIES
 101 G.T. Road, New, Gandhinagar, Bangalore
 Karnataka
 India
 Tel: 080 2204 4444
 Fax: 080 2204 4444

PAID BY: **CASH**
BASE AMOUNT: RS. 248.00

WINDMILL FOOD INDUSTRIES
 VERSION 2.0.0



***** Customer Copy *****

Regd

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2.

NLS

3.

F

Bulk Milk
 Food Bus

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B.

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Govt

and

T/P

WINDMILL
 Property Tax Receipt

Receipt No: 1001 10/10/2022
 Date of Bill: 10/10/2022

Name: Bulk Milk Food Bus
 Address: No. 36/210/20/20/20
 Ward No: 10
 Locality: CHANDRANAGAR, B.S. ROAD
 OUTPOST No: 248

2022-2023

Sl. No.	Area	Rate	Qty	Amount	Total
01	01/51	0	0	0	0
02	01/52	0	0	0	0
03	01/53	0	1.78	0	0
04	01/54	0	1.78	0	0

Amount: 248.00

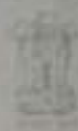
Round off: 0.00

Net Amount: 248.00

Payment: CASH

* THANK YOU *

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-पान की मजदूरी का कार्ड
e-Permanent Account Number (e-PAN) Card
AANCP2536H

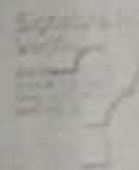
ई-पान

PUNJAB KANAL ESTATE PRIVATE LIMITED

ई-पान नंबर

AANCP2536H

Date of Issuance: 10/01/2018



- ई-पान नंबर (e-PAN) का उपयोग करके करदाता का नाम, पता, और अन्य विवरणों का प्रमाणित किया जाता है।
- ई-पान नंबर (e-PAN) का उपयोग करके करदाता का नाम, पता, और अन्य विवरणों का प्रमाणित किया जाता है।
- ई-पान नंबर (e-PAN) का उपयोग करके करदाता का नाम, पता, और अन्य विवरणों का प्रमाणित किया जाता है।
- ई-पान नंबर (e-PAN) का उपयोग करके करदाता का नाम, पता, और अन्य विवरणों का प्रमाणित किया जाता है।

आयकर विभाग

भारत सरकार

Income Tax Department

Govt. of India

ई-पान नंबर



ई-पान नंबर (e-PAN) का उपयोग करके करदाता का नाम, पता, और अन्य विवरणों का प्रमाणित किया जाता है।

ई-पान नंबर (e-PAN) का उपयोग करके करदाता का नाम, पता, और अन्य विवरणों का प्रमाणित किया जाता है।

ई-पान नंबर (e-PAN) का उपयोग करके करदाता का नाम, पता, और अन्य विवरणों का प्रमाणित किया जाता है।

ई-पान नंबर (e-PAN) का उपयोग करके करदाता का नाम, पता, और अन्य विवरणों का प्रमाणित किया जाता है।

ई-पान नंबर (e-PAN) का उपयोग करके करदाता का नाम, पता, और अन्य विवरणों का प्रमाणित किया जाता है।

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ई-पान नंबर (e-PAN) का उपयोग करके करदाता का नाम, पता, और अन्य विवरणों का प्रमाणित किया जाता है।

ई-पान नंबर (e-PAN) का उपयोग करके करदाता का नाम, पता, और अन्य विवरणों का प्रमाणित किया जाता है।

ई-पान नंबर (e-PAN) का उपयोग करके करदाता का नाम, पता, और अन्य विवरणों का प्रमाणित किया जाता है।

आयकर विभाग (Income Tax Department) भारत सरकार (Govt. of India) द्वारा जारी किया गया ई-पान नंबर (e-PAN) का उपयोग करके करदाता का नाम, पता, और अन्य विवरणों का प्रमाणित किया जाता है।

মহাপ্রতি মাননীয়

স্বরাষ্ট্র মন্ত্রণালয়

মহাপ্রতি মাননীয়

স্বরাষ্ট্র মন্ত্রণালয়

মহাপ্রতি মাননীয়

স্বরাষ্ট্র মন্ত্রণালয়

কলকাতা

কলকাতা

কলকাতা

কলকাতা

কলকাতা



মহাপ্রতি মাননীয় স্বরাষ্ট্র মন্ত্রণালয়
কলকাতা

কলকাতা

Molla Hamidur Rahman



संशोधक/अर्थ	रमणा मिश्रमूर्ति
Education's Name	Dr. R. Mishra

पिता का नाम	काशी प्रसाद
Father's Name	Kashi Prasad

Signature	_____ Date of birth
_____ Date of birth	2000/11/24

2001/02/27 14:00:00

1999
1999
1999

Address:
CARTAGENA PACIFIC PARK
CHURCH & BURDOWAN STS
BURDOWAN, TASSEE

Downloaded At: 11:53 11 September 2009

Journal of the American Statistical Association

2003-2004
 Signature of the Director
 Registrar of Companies
 2003-2004

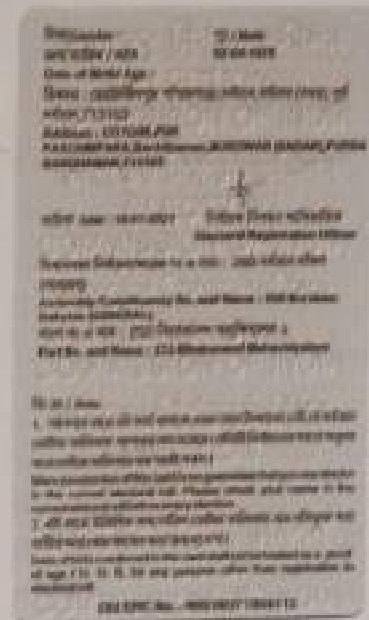
Some effects are not specific to the end use but may occur even if the ultimate use is not the end use of the equipment itself. For example, the use of a machine to produce a component may result in the component being used in a way that is not the end use of the machine. The effects of the machine may be the same as the effects of the component.

Молла Мехамед Рахман



Molla Mirzamer Rahaman

Molla Sahidur Rahaman



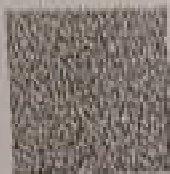
Molla Sahidar Rahaman

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी सेवा संख्या कार्ड
Permanent Account Number Card
ANPC8549J



नाम (Name)
ASMIT ALI CHOWDHURY

पता (Address)
KOLKATA RABBAR CHOWDHURY

वर्ग (Category)
Date of Birth
13/08/1979

Handwritten signature
ASMIT CHOWDHURY

31/03/2020

9

यदि कार्ड के बारे में/बारे में प्रश्न उत्पन्न हो/होते हैं,
आपका पता (Address), या पता (Address)
को संपर्क करें, या (Address)
को संपर्क करें, या (Address)
को संपर्क करें, या (Address)
को संपर्क करें, या (Address)



If this card is lost / someone's lost card is found,
please inform / return to /

Income Tax PAB Services Unit, NSDL,
4th Floor, Market Building,
Plot No. 341, Survey No. 9778,
Model Colony, Near Deep Dispensary Chok,
Pune - 411 016.

Tel: 020-26121100, Fax: 020-26121101
e-mail: info@nsdl.gov.in

Burdwan Real Estate Pvt. Ltd.

Asmit Ali Chowdhury
Asmit Ali Chowdhury



Aparna Soke

 संसद निर्वाचन अधिकारी
 भारत सरकार
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

UWX2116648



निर्वाचक नाम : अपर्णा सोम

Elector's Name : Aparna Som

पति/पत्नी : विजय सोम

Husband's Name : Vijay Som

लिंग/Sex : स्त्री / F

जन्म तिथि / Date of Birth : 15/10/1968

2

UWX2116648

पिन

पिन नंबर 400, बरौली, बरौली (मध्य), उत्तर प्रदेश 221001

Address:

KANTA PURI, LANE, BARCHHARAN
 BARCHHARAN (SALDA), PURGA
 BARCHHARAN-713101

Date: 29/02/19

Do not alter after being duly signed by the
 concerned officer only

Facsimile Signature of the Electoral
 Registration Officer for

205 - Bundelkhand Constituency

Do not alter after being duly signed by the
 concerned officer only

In case of change in address, please fill in the
 form at the nearest office and attach the
 form at the nearest office and attach the
 form at the nearest office

24 / 122

Aparna Som



Savina Jahan

ভারত সরকার
ভারত
COMMISSION OF INDIA
IDENTITY CARD



নাম : সামিনা জাহান
Date of Birth : 25/04/1985
পিতার নাম : সাদিক হোসেন
মাতার নাম : সালিমা হোসেন
বাসস্থান : ঢাকা

UW/1055094
Date: 25/04/2011
পিতার নাম : সাদিক হোসেন, মাতার নাম : সালিমা হোসেন

Address:
110, PAKHARA LANE, BURDWAN
(SADAR), BURDWAN, 713101
P. Samina Jahan

Date: 25/04/2011
ভারত সরকার
ভারত
Facsimile Signature of the Electoral
Registration Officer for
200-Burdwan District Constituency

ভারত সরকার
ভারত
In case of change in address, please the Card No.
to the relevant Panchayat for including your name in the
list at the changed address and to whom the card
will be sent.

Samina Jahan

6470 3761 3542



6479 3761 3543

ଅଧ୍ୟାୟ - ସାଧାରଣ ମାନୁସର ଅଧିକାର

Address: Delawarean (1914) 1400
P.O. Box
Del. 19000
Del.
Source: 1914-1915
SPC: 1914
SPC: 1915

Dr. J. J. J. J. J.
Physician, Hospital at
General Hospital, Ohio
1914-1915

For 1914-1915, 1914-1915, 1914-1915
 1914-1915, 1914-1915, 1914-1915

1914	1915
1914	1915
1914	1915
1914	1915

putted smooth

आयुक्त विभाग TOWN & COUNTRY DEPARTMENT		भारत सरकार GOVT. OF INDIA
PATIL, SUDH		
SUDH, SUDH		
REGISTRATION Permanent Account Number		
SELF-DECLARATION		
Patil S. S. Signature		

Patil S. S.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHUKLA SARKAR

SUSIL KUMAR SAHANA

18/02/1978

Permanent Account Number

GUAP56747L

Shukla Sarkar

Signature



Shukla Sarkar

Shukla Sarkar




Name: _____
 Address: _____
 Date: _____
 Signature: _____
 Stamp: _____

Name: _____
 Address: _____
 Date: _____
 Signature: _____
 Stamp: _____

Shale Suman

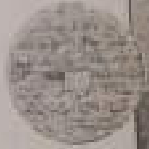
Shale Suman



Jhuma Samanta


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD FKH3187986
 পরিচয় কার্ড




Elector's Name Jhuma Samanta
 নির্বাচকর নাম জুমা সামন্টা
 Husband's Name Tapas Samanta
 স্বামীর নাম তপস সামন্টা

Sex F
 পিতৃ

Age as on 1.1.2008 22
 ১.১.২০০৮-এ বয়স ২২

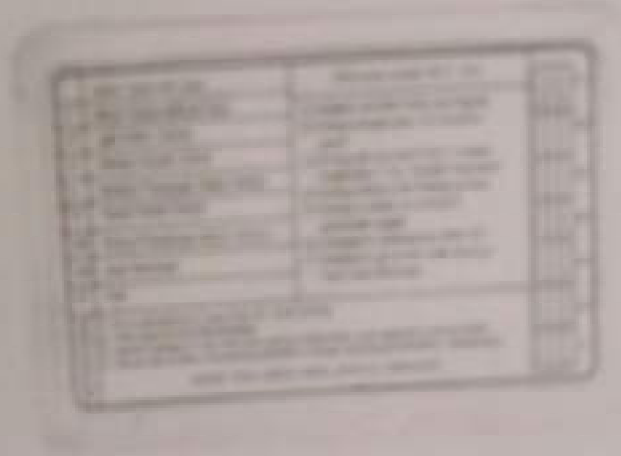
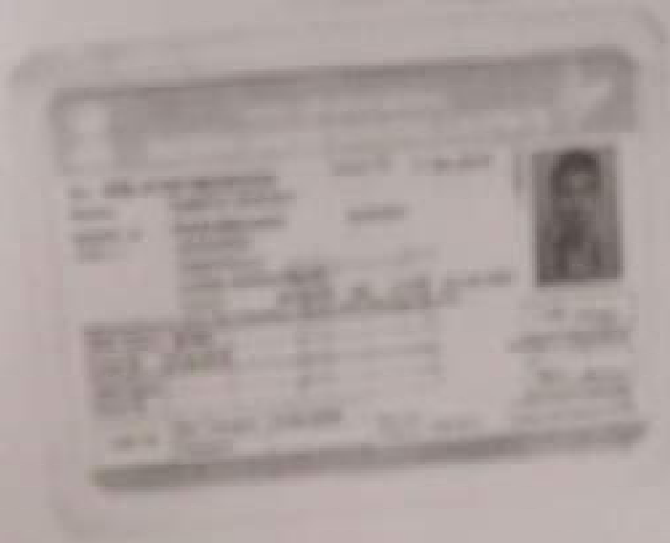
Address:
 Lokshimpur Mahayansh N - Kantapukur Road
 Kantapukur P.O. to Kshudiram Saha Badi) 1
 Bardhaman Sadar Burdwan - 713001

Signature:
 লক্শিমপুর মহায়াংশ নর্থ (কলিতাপুকুর রোড কলিতাপুকুর প.ও. থেকে কখুদ্রাম সাহা বাড়ি) ১
 বর্ধমান সদর বর্ধমান - ৭১৩০০১


 Facsimile Signature
 Electoral Registration Officer
 Bardhaman Sadar

Assembly Constituency - 271-Burdwan South
 বিধানসভা কেন্দ্র (সদর) - ২৭১-বর্ধমান দক্ষিণ
 District-Burdwan পূর্ব বর্ধমান
 Date: 11.02.2008 তারিখ: ১১.০২.২০০৮

Jhuma Samanta



Saba Alhadi



Government of West Bengal
Directorate of Registration & Stamp Revenue

FR-28-1564

Miscellaneous Receipt

Visit Commission Code No / Year	0202000009/2023	Date of Application	09/08/2023
Query No / Year	02022000000000/2023		
Transaction	[0102] Sale, Development Agreement or Construction agreement		
Applicant Name of Query/Is	Mr. SADIQUL ISLAM MALLICK		
Stamp duty Payable	Rs. 7,000/-		
Registration Fees Payable	Rs. 10,000/-		
Applicant Name of the Visit Commission	Mr. S. Mallik		
Applicant Address	Surduan		
Place of Commission	Surduan college main		
Expected Date and Time of Commission	09/08/2023 9:00 PM		
Fee Details	Jr. 250/-, Jr. 200/-, FTA-Jr. 5/-, Total Fees Paid 500/-		
Remarks			



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - II Purba Bardhaman, District Name :Purba Bardhaman

Signature / LTI Sheet of Query No/Year 02022001352562/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	MOLLA HAMIDUR RAHAMAN CHOTONILPUR PASCHIMPARA, City:- Burdwan, P.O:- SRIPALLY, P.S.- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713103	Land Lord			Molla Hamidur Rahman 9.6.23
2	MOLLA MIRANUR RAHAMAN CHOTONILPUR PASCHIMPARA, City:- Burdwan, P.O:- SRIPALLY, P.S.- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713103	Land Lord			Molla Miranur Rahman 9/6/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	MOLLA SAHIDUR RAHAMAN CHOTONILPUR PASCHIMPARA, City- Burdwan, P.O.- SRIPALLY, P.S.- Bardhaman District-Purba Bardhaman, West Bengal, India, PIN- 713103	Land Lord			Molla Sahidur Rahman 9/6/23
4	ASRAF ALI CHOWDHURY KHAGRAGARH, City- Burdwan, P.O.- RAJBATI, P.S.- Bardhaman District-Purba Bardhaman, West Bengal, India, PIN- 713104	Represent ative of Developer (PURBAS A REAL ESTATE PRIVATE LIMITED)			Asraf Ali Chowdhury 9.6.2023
5	APARNA SOME KANTAPUKUR LANE City- Burdwan, P.O.- BURDWAN, P.S.- Bardhaman District-Purba Bardhaman, West Bengal, India, PIN- 713101	Represent ative of Developer (PURBAS A REAL ESTATE PRIVATE LIMITED)			Aparna Some 9.6.2023

1. Signature of the Personnel identifying the Executives at Private Residences

Sr. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	SHARDA JYOTSNA TNO PRADEEP LANE, City- Burdwan, P.O.- ALPOKAR, P.S.- Bardhaman Ganga Purba Bardhaman, West Bengal, India, PIN- 713122	Representative of Developer PUNBAG A REAL ESTATE PROJECT LIMITED			Sharda Jyotsna 2.6.23
2	PURJA SNEHA GOLDAI, City- Burdwan, P.O.- NUPURJAN, P.S.- Bardhaman Ganga Purba Bardhaman, West Bengal, India, PIN- 713122	Representative of Developer PUNBAG A REAL ESTATE PROJECT LIMITED			Purja Sneha 01.06.2023
3	SHUKLA SAKSHI NATHANPUR, City- Burdwan, P.O.- ALBARI, P.S.- Bardhaman Ganga Purba Bardhaman, West Bengal, India, PIN- 713124	Representative of Developer PUNBAG A REAL ESTATE PROJECT LIMITED			Shukla Sakshi 02.06.23

(Signature of the Person(s) admitting the Execution at Private Residence)

(Signature of the Person(s) admitting the Execution of Private Agreement)					
Sl. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	MOLLA SAMANTA LAKSHMI PRATH, City - Bardham, P.O.- BUDHAK, P.S.- Bardhaman District-Purba Bardhaman, West Bengal, India, Pin- 713101	Representative of Developer PURBAS A REAL ESTATE PRIVATE LIMITED			Molla Samanta 09/06/2023
Sl. No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	SANTU GHOSH Son of BASUBHAR GHOSH JAGDABAD, City- P.O. PANDELLA, P.S.-Bardhaman District-Purba Bardhaman, West Bengal, India, Pin- 713141	MOLLA HAMIDUR RAHAMAN MOLLA MUJIBUR RAHAMAN MOLLA SAHIDUR RAHAMAN			Santu Ghosh 9/6/23

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R.-
1 Purba Bardhaman
Purba Bardhaman, West
Bengal

Major Information of the Deed

	I-0202-04484/2023	Date of Registration	13/06/2023
	0202-2001352562/2023	Office where deed is registered	
	26/05/2023 12:18:51 PM	O.S.R. - 1 Putba Bardhaman, District Putba Bardhaman	
Applicant Name, Address & Other Details	SARIFUL ISLAM MALICK DISTRICT JUDGES COURT BURDWAN Thana - Bardhaman District - Putba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. 9593520349 Status: Advocate		
Transaction	Additional Transaction		
(2115) Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property Declaration [No of Declaration - 1] [4311] Other than Immovable Property, Receipt [Rs 18,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 56,99,997/-		
Stamp duty Paid(5D)	Registration Fee Paid		
Rs. 7,011/- (Article 48(g))	Rs. 18,046/- (Article E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)		

Land Details :

District: Putba Bardhaman, P.S.- Bardhaman, Municipality BURDWAN, Road: UMR W15, Mouza: Baribanga, J.No: 35, Plot Code: 713103

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-446 (RS - 1)	LR-8099	Baru	Baru	2.34 Dec	1/-	19,03,799/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road.
L2	LR-446 (RS - 1)	LR-8079	Baru	Baru	3.33 Dec	1/-	18,56,099/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road.
L3	LR-446 (RS - 1)	LR-8093	Baru	Baru	3.33 Dec	1/-	18,36,099/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road.
TOTAL					10Dec	3/-	56,99,997/-	
Grand Total :					10Dec	3/-	56,99,997/-	

Developer Details

Name, Address, Photo, Finger print and Signature

1. MALLA SATHISH KANAKAN (Presented)

DOB: 01/08/1980, MALLA SATHISH KANAKAN, CHITRAL, P.O. CHITRAL, P.S. CHITRAL

Current Photo, Sandesham, West Bengal, India, PIN: 721002, Say: Yes, By: Caste Master, Occupant: Sandesham, Chitral, P.O. Chitral, P.S. Chitral, Authority: Not Provided by UDCM, Status: Individual

Submitted by: Self, Date of Submission: 08/06/2020

Submitted by: Self, Date of Submission: 08/06/2020, Place: Not Specified, Submitted by: Self, Date of Submission: 08/06/2020

2. MALLA SATHISH KANAKAN

DOB: 01/08/1980, MALLA SATHISH KANAKAN, CHITRAL, P.O. CHITRAL, P.S. CHITRAL

Current Photo, Sandesham, West Bengal, India, PIN: 721002, Say: Yes, By: Caste Master, Occupant: Sandesham, Chitral, P.O. Chitral, P.S. Chitral, Authority: Not Provided by UDCM, Status: Individual

Submitted by: Self, Date of Submission: 08/06/2020

Submitted by: Self, Date of Submission: 08/06/2020, Place: Not Specified, Submitted by: Self, Date of Submission: 08/06/2020

3. MALLA SATHISH KANAKAN

DOB: 01/08/1980, MALLA SATHISH KANAKAN, CHITRAL, P.O. CHITRAL, P.S. CHITRAL

Current Photo, Sandesham, West Bengal, India, PIN: 721002, Say: Yes, By: Caste Master, Occupant: Sandesham, Chitral, P.O. Chitral, P.S. Chitral, Authority: Not Provided by UDCM, Status: Individual

Submitted by: Self, Date of Submission: 08/06/2020

Submitted by: Self, Date of Submission: 08/06/2020, Place: Not Specified, Submitted by: Self, Date of Submission: 08/06/2020

Developer Details

Name, Address, Photo, Finger print and Signature

1. PURBASA REAL ESTATE PRIVATE LIMITED

DOB: 01/01/1980, PURBASA REAL ESTATE PRIVATE LIMITED, CHITRAL, P.O. CHITRAL, P.S. CHITRAL

Current Photo, Sandesham, West Bengal, India, PIN: 721002, Say: Yes, By: Caste Master, Occupant: Sandesham, Chitral, P.O. Chitral, P.S. Chitral, Authority: Not Provided by UDCM, Status: Organisation, Submitted by: Representative

Representative Details

Name, Address, Photo, Finger print and Signature

1. KIRAN K. CHOWDHURY

DOB: 01/01/1980, KIRAN K. CHOWDHURY, CHITRAL, P.O. CHITRAL, P.S. CHITRAL

Current Photo, Sandesham, West Bengal, India, PIN: 721002, Say: Yes, By: Caste Master, Occupant: Sandesham, Chitral, P.O. Chitral, P.S. Chitral, Authority: Not Provided by UDCM, Status: Individual

Submitted by: Self, Date of Submission: 08/06/2020

Submitted by: Self, Date of Submission: 08/06/2020, Place: Not Specified, Submitted by: Self, Date of Submission: 08/06/2020

APARNA SOME
Wife of NIKHIL SOME KANTAPUKUR LANE, 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: India, , PAN No.: BJxxxxxx7L, Aadhaar No Not Provided by UIDAI
Status : Representative, Representative of : PURBASA REAL ESTATE PRIVATE LIMITED (as
PARTNER)

3 **SAMINA JAHAN**
Wife of SABIR HOSSAIN 1NO PAKMARA LANE, 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, , PAN No.: ALxxxxxx9H, Aadhaar No Not Provided by UIDAI
Status : Representative, Representative of : PURBASA REAL ESTATE PRIVATE LIMITED (as
PARTNER)

4 **PUTUL SINGH**
Wife of SEHONATH SINGH BORHAT, City:- Burdwan, P.O:- NUTANGANJ, P.S:-Bardhaman
District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Female, By Caste: Hindu,
Occupation: Business, Citizen of: India, , PAN No.: BBxxxxxx1R, Aadhaar No Not Provided by UIDAI
Status : Representative, Representative of : PURBASA REAL ESTATE PRIVATE LIMITED (as
PARTNER)

5 **SHUKLA SARKAR**
Wife of ARINDAM SARKAR MITHAPUKUR, City:- Burdwan, P.O:- RAJBATI, P.S:-Bardhaman
District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Female, By Caste: Hindu,
Occupation: Business, Citizen of: India, , PAN No.: CUxxxxxx7L, Aadhaar No Not Provided by UIDAI
Status : Representative, Representative of : PURBASA REAL ESTATE PRIVATE LIMITED (as
PARTNER)

6 **JHUMA SAMANTA**
Wife of TAPAS SAMANTALAKSHIMPURMATH, 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, , PAN No.: CDxxxxxx2R, Aadhaar No Not Provided by UIDAI
Status : Representative, Representative of : PURBASA REAL ESTATE PRIVATE LIMITED (as
PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
SANTU GHOSH Son of RASBANDI GHOSH JAGDABAD, City:- P.O:- PANCHKULA, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713141			

Identifier Of: MOLLA HAMIDUR RAHAMAN, MOLLA MIJANUR RAHAMAN, MOLLA SAHIDUR RAHAMAN, ASRAF
ALI CHOWDHURY, APARNA SOME, SAMINA JAHAN, PUTUL SINGH, SHUKLA SARKAR, JHUMA SAMANTA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MOLLA HAMIDUR RAHAMAN	PURBASA REAL ESTATE PRIVATE LIMITED-3.34 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MOLLA MIJANUR RAHAMAN	PURBASA REAL ESTATE PRIVATE LIMITED-3.33 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	MOLLA SAHIDUR RAHAMAN	PURBASA REAL ESTATE PRIVATE LIMITED-3.33 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: UMR W15, Mouza: Balidanga, JI No: 35, Pin Code: 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 446, LR Khatian No:- 8099	Owner: মোল্লা হামিদুর রহমান, Gurdian: মোল্লা মুজিবুর রহমান, Address: মিডা, Classification: বাউ. Area: 0.03400000 Acre,	MOLLA HAMIDUR RAHAMAN
L2	LR Plot No:- 446, LR Khatian No:- 8079	Owner: মোল্লা মিজানুর রহমান, Gurdian: মোল্লা মুজিবুর রহমান, Address: মিডা, Classification: বাউ. Area: 0.03300000 Acre,	MOLLA MIJANUR RAHAMAN
L3	LR Plot No:- 446, LR Khatian No:- 8093	Owner: মোল্লা সাহিদুর রহমান, Gurdian: মোল্লা মুজিবুর রহমান, Address: মিডা, Classification: বাউ. Area: 0.03300000 Acre,	MOLLA SAHIDUR RAHAMAN

09-06-2023

Certificate of Market Value (WB PUVI rules of 2001)

It is certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,00,00,000/- (One crore only).



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II Purba Bardhaman
Purba Bardhaman, West Bengal

On 09-06-2023

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

Presented for registration at 18:50 hrs on 09-06-2023, at the Private residence by MOLLA HAMIDUR RAHAMAN, one of the Executants.

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

Execution is admitted on 09/06/2023 by 1. MOLLA HAMIDUR RAHAMAN, Son of Late MOLLA LUTFAR RAHAMAN, CHOTONILPUR PASCHIMPARA, P.O: SRIPALLY, Thana: Bardhaman
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Muslim, by Profession Business, 2. MOLLA MIJANUR RAHAMAN, Son of Late MOLLA LUTFAR RAHAMAN, CHOTONILPUR PASCHIMPARA, P.O: SRIPALLY, Thana: Bardhaman

City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Muslim, by Profession Business, 3. MOLLA SAHIDUR RAHAMAN, Son of Late MOLLA LUTFAR RAHAMAN, CHOTONILPUR PASCHIMPARA, P.O: SRIPALLY, Thana: Bardhaman

City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Muslim, by Profession Business

Identified by SANTU GHOSH, Son of RASBIHARI GHOSH, JAGDABAD, P.O: PANCHKULA, Thana: Bardhaman
Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Others

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

Execution is admitted on 09-06-2023 by ASRAF ALI CHOWDHURY, PARTNER, PURBASA REAL ESTATE PRIVATE LIMITED (Partnership Firm), KALITALA MARKET, B.C. ROAD, City: Burdwan, P.O: BURDWAN, P.S: Bardhaman
District: Purba Bardhaman, West Bengal, India, PIN: 713101

Identified by SANTU GHOSH, Son of RASBIHARI GHOSH, JAGDABAD, P.O: PANCHKULA, Thana: Bardhaman
Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Others

Execution is admitted on 09-06-2023 by APARNA SOME, PARTNER, PURBASA REAL ESTATE PRIVATE LIMITED (Partnership Firm), KALITALA MARKET, B.C. ROAD, City: Burdwan, P.O: BURDWAN, P.S: Bardhaman
District: Purba Bardhaman, West Bengal, India, PIN: 713101

Identified by SANTU GHOSH, Son of RASBIHARI GHOSH, JAGDABAD, P.O: PANCHKULA, Thana: Bardhaman
Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Others

Execution is admitted on 09-06-2023 by SAMINA JAHAN, PARTNER, PURBASA REAL ESTATE PRIVATE LIMITED (Partnership Firm), KALITALA MARKET, B.C. ROAD, City: Burdwan, P.O: BURDWAN, P.S: Bardhaman
District: Purba Bardhaman, West Bengal, India, PIN: 713101

Identified by SANTU GHOSH, Son of RASBIHARI GHOSH, JAGDABAD, P.O: PANCHKULA, Thana: Bardhaman
Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Others

Execution is admitted on 09-06-2023 by PUTUL SINGH, PARTNER, PURBASA REAL ESTATE PRIVATE LIMITED (Partnership Firm), KALITALA MARKET, B.C. ROAD, City: Burdwan, P.O: BURDWAN, P.S: Bardhaman
District: Purba Bardhaman, West Bengal, India, PIN: 713101

Identified by SANTU GHOSH, Son of RASBIHARI GHOSH, JAGDABAD, P.O: PANCHKULA, Thana: Bardhaman
Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Others

is admitted on 09-06-2023 by SHUKLA SARKAR, PARTNER, PURBASA REAL ESTATE PRIVATE LIMITED (Partnership Firm), KALITALA MARKET, B.C. ROAD, City- Burdwan, P.O.- BURDWAN, P.S.-Bardhaman District- Purba Bardhaman, West Bengal, India, PIN- 713101

is admitted by SANTU GHOSH, Son of RASSIHARI GHOSH, JAGDABAD, P.O: PANCHKULA, Thana: Bardhaman District- Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Others

is admitted on 09-06-2023 by JHUMA SAMANTA, PARTNER, PURBASA REAL ESTATE PRIVATE LIMITED (Partnership Firm), KALITALA MARKET, B.C. ROAD, City- Burdwan, P.O.- BURDWAN, P.S.-Bardhaman District- Purba Bardhaman, West Bengal, India, PIN- 713101

is admitted by SANTU GHOSH, Son of RASSIHARI GHOSH, JAGDABAD, P.O: PANCHKULA, Thana: Bardhaman District- Purba Bardhaman, WEST BENGAL, India, PIN - 713141, by caste Hindu, by profession Others


Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II Purba Bardhaman
Purba Bardhaman, West Bengal

On 12-06-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,046.00/- (B = Rs 18,000.00/-, E = Rs 14.00/-, H = Rs 28.00/-, M(d) = Rs 4.00/-) and Registration Fees paid by by online = Rs 18,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/06/2023 2:33PM with Govt. Ref. No: 192023240089702691 on 08-06-2023, Amount Rs: 18,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. COK1326455 on 08-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by by online = Rs 2,011/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/06/2023 2:33PM with Govt. Ref. No: 192023240089702691 on 08-06-2023, Amount Rs: 2,011/-, Bank: State Bank of India (SBIN0000001), Ref. No. COK1326455 on 08-06-2023, Head of Account 0030-02-103-003-02


Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II Purba Bardhaman
Purba Bardhaman, West Bengal

On 13-06-2023

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,046.00/- (B = Rs 18,000.00/-, E = Rs 14.00/-, H = Rs 28.00/-, M(d) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-

Page 1 of 1
Date: 10/10/2020
Time: 10:10:10
User: Admin

Registration under section 60 and Rule 69.
Book - I
Number 0202-2023, Page from 105638 to 105725
No 020204484 for the year 2023.



Digitally signed by AMITAVA DATTA
Date: 2023.06.26 11:16:13 +05:30
Reason: Digital Signing of Deed.

(Amitava Dutta) 2023/06/26 11:16:13 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II Purba Bardhaman
West Bengal.

(This document is digitally signed.)