

10299/2024

E-010993/2024

8-2-2191092/024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 026719

Handwritten notes:
24/12/24
at 12:45

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

Signature of District Sub-Registrar
District Sub-Registrar-
Purba Bardhaman
31 DEC 2024

Signature of Ramjibibi Kati
By the Per of
Signature of Ramjibibi Kati

Signature of Tonin Hanan

Signature of Registrar

DEVELOPMENT AGREEMENT

Sl. No..... 6051. ..Sale Date..... 17/12/24
Sold To.. Paaniam..... Hasaim.....
Add..... Nazrulpally.....
Stamp.....
The Stamp Paper Purchase From 500/-
Stamp Vendor-SK SALAUDDIN
Sadar Registry Office, Purba Bardhaman
Licence No.-02/2011-12

Burdman
17 DEC 2024

Signature *SK. Sarder*

to T.T of Paaniam Bilu Kaji
@ Paaniam Khatam
By the pen of
Oyazishu Khatam Kaji

 VCTZ 692



to T.T of Paaniam Bilu Kaji
@ Paaniam Khatam
By the pen of
Oyazishu Khatam Kaji

District Sub-Registrar-I
Purba Bardhaman

Oyazishu Khatam Kaji
S/o Mustannil Khatam
vill - Bulta, p.s. Muzai
post - Kenna, Dist Bardhaman East

20 DEC 2024



*L.T.1.1.1.
Ramijabi Kaji
@ Ramija Khatun
By the part of
Tomim Hossain*

Tomim Hossain

THIS AGREEMENT is entered into this 19th day of December 2024 By and Amongst

Ramijabibi Kaji @ Ramija Khatun, W/o Late Mahammad Kaji @ Kaji Mahammad, PAN: CQVPK9703R, by faith-Islam, by occupation- Housewife, resident of Salda, Kenna P.O.- Kenna, P.S.- Memari, Dist.- Purba Bardhaman, West Bengal, Pin- 713401, hereinafter referred to and called for the sake of brevity as the **LAND OWNER** (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

WHEREAS **TOMIM HOSSAIN, PAN-ABVPH3636D S/o Moakher Hossain, by nationality- Indian, resident of Nazrulpally, P.o. & P.s.- Burdwan, Dist.-Purba Bardhaman, Pin-713101,** hereinafter referred to and called for the sake of brevity as the **"DEVELOPER"** (Which term or expression shall unless excuded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the **LAND OWNER Ramijabibi Kaji @ Ramija Khatun** herein has become owner of the properties, more fully described in the First Schedule hereunder, by dint of Deed of Sale being No. 5880 dated 04/10/1956 for the year'1956, recorded in Book No.-I, Vol. No.-61, Page 83 to 86, registered at the office of the District Sub-Register, Burdwan and her name has been duly mutated in the R.S.R.O.R. Khatian no. 1343 R.S Plot no. 838/929 Thereafter, the **LAND OWNER** herein on duly mutating her name in the present corresponding LR Plot no. 1605, L.R.R.O.R. Khatian no. 4362, in such manner as may yield them greater advantage and


*Mr. Saw
K.*

G.T. 1. of
Ranjita Bhatkar
@ Ranjita Bhatkar
By the perf
of Ranjita Bhatkar
Tomlinson

financial benefit for a considerable period of time have been thinking of developing Multi-storied Residential cum Commercial Complex thereon consisted of several self contained Flats, parking spaces and commercial spaces and shop rooms. But as the **LAND OWNER** herein neither have experience, adequate and appropriate skill and knowledge nor have capacity and ability, both financially and technically, have been searching for competent **DEVELOPER**. Having learnt of intention of the **LAND OWNER**, the **DEVELOPER** herein, which is a highly reputed Developer, having vast experience, knowledge and skill in the field of real estate development, upon making inspection and search and having been duly satisfied as to marketable title of the land, more fully described in the **FIRST** Schedule hereunder, has approached the **LAND OWNER** with an offer to develop the land, more fully described in the **FIRST** Schedule hereunder, at its own costs and expenses and in such manner which will afford the **LAND OWNER** herein greater financial advantage and benefits.

AND WHEREAS the **LAND OWNER** herein having been satisfied about competency and reputation of the **DEVELOPER** herein have accepted the offer and agreed to engage the **DEVELOPER** to develop multi-storied Residential cum Commercial Complex, consisted of commercial spaces, shop rooms, several self-contained Flats and Parking spaces together with other amenities and common facilities on Bastu' class of land, more fully described in the **FIRST** Schedule hereunder, on the following terms and conditions.

Mugbar
Dr.


No. 1 of
Rajniya Debit
Rajniya Khoran
Dy. Rajniya
Dy. Rajniya Khoran
Kazhi
Tomihanson

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED
BY AND BETWEEN THE PARTIES HERETO as follows: -**

ARTICLE- I DEFINITIONS

In these Presents, unless there is something in the subject or context inconsistent with :

- I. **LAND:-**shall mean BASTU' class of Land measuring an area of 4050 Sq.ft., more or less, more fully described in the FIRST Schedule hereunder.
- II. **BUILDING:** shall mean proposed multi-stored Residential Cum Commercial Complex, consisting of consisted of commercial spaces, shop rooms, several self-contained Flats and Parking spaces together with other common amenities and facilities which the parties hereto have proposed to erect or upon the land, more fully described in the Schedule hereunder, according to the building plan to be sanctioned by the Burdwan Municipality.
- III. **BUIDLING PLAN** shall mean the plan to be sanctioned for the construction and development of the proposed Multi-stored Residential Cum Commercial Complex by the Burdwan Municipality and shall include such modification or alternation as may be made by the DEVELOPER herein from time to time.
- IV. **COMMON AREA AND FACILITIES:** shall include Open Space of four sides of the complex, passage-ways, driveways, corridors, lifts, stairways, landings, water reservoir, pump room, generator space/room, community room, neter room, transformer and other spaces and facilities, whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the Complex, as

*rajniya
Dr.*



S.T. I.S.F.
 Ramyogilal Kogge
 @ Ramyogilal Kogge
 By the way
 Ramyogilal Kogge
 T. Venkatesh

- VII. **ARCHITECT/STRUCTURAL ENGINEER/CIVIL ENGINEER** shall mean any qualified person(s) or firm to be appointed or nominated by the Developer at its own cost as architect or Structural Engineer and Civil Engineer of the Complex to be constructed on the land, more fully described in the FIRST Schedule hereunder.
- VIII. **FLOOR AREA RATIO:-** shall mean the floor area ratio available for construction of the proposed Residential Cum Commercial Complex according to prevailing law considering total area of the land measuring 4050 Sq. ft., more or less.
- IX. **Carpet Area:** shall mean the Carpet Area of the flats and open terrace plus thickness of the internal walls and common external walls and pillars PROVIDED THAT if any external wall be common between two Flats then one - half of the area under such wall shall be included in each Flats.
- X. **Built-up Area :** shall mean to the total area of a property, including both the carpet area (the actual usable area within the walls) and the space covered by the walls themselves, along with any attached areas such as balconies, terraces, or verandas. It is generally larger than the carpet area since it accounts for spaces that are part of the structure but not directly usable as living or working space.

M. S. S. S.
 B. S.

To summarize:

Carpet area: Usable area within the walls.

Built-up area: Carpet area + walls + balconies or terraces.

This is an important term in real estate, as it helps buyers understand the total size of the property, including



R.T. 1.07
Rajya Bala Kage
Rajya Bala Kage
By the Pen of
Ajay Kumar Kage

Torin Hossain

spaces that are not directly usable but still part of the unit.

- XI. **SUPER BUILT-UP AREA:** Shall mean in context to a flat, as the area of the flats, computed by adding an agreed fixed percentage of 25% (Twenty Five Percent) with over Built-up area/Carpet area and such will be used and utilized only for selling purpose and for the registration purpose in order to pay the Stamp Duty and Registration Fees to the Government of West Bengal. Be it mentioned here that during continuation of this Agreement, if any new Rules in respect of any Law relating to Development and Real Estate is framed by the Government and if such rule becomes effective by making the concept of Super-Built Up Area" obsolete, then in that case the flat share to be sold in accordance with the Law and Rules to be framed by the Government.
- XII. **UNDIVIDED SHARE :-** shall mean the undivided proportionate share in the FIRST Schedule mentioned land attributable to each flat and parking space comprised in the said Residential cum Commercial Complex and the common portions held by and/or here in agreed to be sold to the prospective Purchaser.
- XIII. **CO-OWNER:** shall according to its context mean and include all persons who acquire or agree to acquire commercial spaces, shop rooms, several self-contained Flats and Parking spaces in the proposed Residential cum Commercial Complex including the Land Owner and Developer in relation to commercial spaces, shop rooms, several self-contained Flats and Parking spaces which are not to be alienated.
- XIV. **Commercial spaces, Shop rooms, Flats and Parking spaces:** shall mean the Commercial spaces, Shop rooms,

M. S. K. K.

Co-Title of
Rajwajia Bilai Kothi
@ Rajwajia Kothi
By M. S. Panigrahy
Syaichan Kothi
Tomkerson

Flats and Parking spaces intended to be built and/or constructed and/or the covered area capable of being enjoyed and occupied for commercial and residential purpose.

- XV. **COMMON EXPENSES:** shall include all expenses to be incurred by the Co-owners for the maintenance, management and up keeping of the proposed residential complex for common purposes.
- XVI. **COMMON PURPOSES:** shall mean purpose of managing and maintaining the proposed residential complex and in particular the common areas and portions, collection and disbursement of common expenses for common portion and areas and dealing with the matter of common interest of the Co-owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective Commercial spaces, Shop rooms, Flats and Parking spaces exclusively and the common portion in common.
- XVII. **ENCUMBRANCES:** shall mean charges, liens, impendence, claims, liabilities, trusts, demands, acquisition and requisition.
- XVIII. **SINGULAR NUMBER** shall include the plural.
- XIX. **TIME** shall mean the period by which construction shall be completed by the Developer. The Developer shall complete the construction on or within **36 (Thirty Six) months** from the date of sanction of building plan by the Burdwan Municipality
- XX. **FORCE MAJEURE** shall mean and include Flood, Earthquake, Riot, War, storm, Civil Commotion, State wide Strike, Pandemic, Natural Calamities, Unavoidable circumstances or Other Irresistible force or any other act and circumstances beyond reasonable control of the

M. S. Panigrahy



G. Til. CF
Pawarji Bili
Kawar

By the period
of year on 19th
1987

Town Hall

- deviation and/or breach of any laws, bye laws rules and regulations.
5. The DEVELOPER has paid total **Rs.35,00,000/- (Rupees Thirty Five Lakhs Only)**, to the LAND OWNER, as an interest free refundable security deposit, which shall be refunded by the LAND OWNER to the DEVELOPER simultaneously on delivery of physical possession of the LAND OWNERS allocation, completed on all respects along with completion/Occupation certificate to the LAND OWNER.
 6. The DEVELOPER shall at its own cost construct and complete the proposed Multi-storied Residential cum Commercial complex in the FIRST Schedule mentioned land in accordance with sanctioned building plan without any hindrance or disturbance by or on behalf of the LAND OWNER or any person claiming under them on or within **36 (Thirty Six) months**, computed from the date of sanction of Building Plan. *In case the DEVELOPER fails to complete the said project within such stipulated period, the same may be extended not beyond further six (6) months, subject to payment of penalty at the rate of Rs. 50, 000/- Per month.*
 7. The DEVELOPER undertakes to construct the proposed multi storied Residential cum Commercial complex in accordance with sanctioned building plan and ensures that the proposed complex will be made of I.S.I. materials only. The DEVELOPER further undertakes to pay damages and penalties payable to the authority (ies) concerned for any deviation thereof.
 8. The DEVELOPER shall be entitled to use the name of the LANDOWNERS to apply for obtaining quota entitlements for cements, steel, bricks and other building materials as may be required for the construction of the proposed multi-storied Residential cum Commercial complex.

M. S. D. S.
Kawar.



G.T.L. of
 Pwngon Bldg
 @ Pwngon Bldg
 By the per of
 Pwngon Bldg

Town Housing

9. The DEVELOPER shall be entitled to apply for and obtain temporary and/or permanent connection of water, sewerage, electricity power, telephone and/or gas and other public utility services and facilities as think proper at its own cost. The LAND OWNER Shall sign, execute and deliver all papers and applications and approval enabling the DEVELOPER to obtain such public utility services and facilities.
10. The DEVELOPER shall pay all expenses to be incurred towards sanction of the building plan including expenses towards fees of the Architect, Structural Engineer, Civil Engineer and soil testing etc. whatsoever shall become necessary for the purpose of construction of the proposed multi-storied building.
11. That the LAND OWNER agreed that after execution of this Development Agreement., they shall not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the land mentioned in the FIRST Schedule hereunder or portion thereof except in the manner as expressly provided. Similarly, the DEVELOPER herein shall not in any manner encumber, mortgage, transfer, let out or otherwise deal with or dispose of the land mentioned in the FIRST Schedule hereunder or portion thereof except in the manner as expressly provided.
12. In carrying out the said development work and/or construction of the proposed Multi-storied Residential Cum Commercial Complex herein agreed, the DEVELOPER shall keep the LAND OWNER indemnified from and against all claims or compensations.
13. In consideration of this instant agreement, the DEVELOPER shall deliver peaceful vacant physical possession of the LANDOWNERS allocation, free from all encumbrances,

Mug Saw Bar.


G.T. 1. 1. 5
Raniga Beldi
Kalya
A. Raniga Beldi
By the way of
Raniga Beldi
Kalya

completed in all respects TOGETHER WITH other common areas and facilities and to retain, enjoy and transfer the DEVELOPERS allocation without any Interruption(s) from the LAND OWNER or any person(s) claiming under the LAND OWNER.

14. The LANDOWNERS will execute and register Power of Attorney in favour of the DEVELOPER at the cost of DEVELOPER thereby authorizing and empowering the DEVELOPER to Construct the proposed Multi-storied Commercial Cum Residential Complex, in accordance with building plan sanctioned by the Burdwan Municipality, smoothly. By virtue of the said Power of attorney, the DEVELOPER shall have the right to enter Agreement for Sale and subsequently execute and register formal Deed of Sale/Deed of Conveyance to sell, transfer or otherwise dispose of DEVELOPER's allocation to any intending purchaser along with undivided proportionate share of FIRST schedule mentioned land together with right of Common amenities and facilities, without consent of the LAND OWNER. The LAND OWNER have no control or say regarding sell of the DEVELOPER'S allocation. The DEVELOPER shall retain entire consideration amount of its allocation in its account.

15. THE LAND OWNER'S shall have exclusive right to deal with or transfer their respective allocation in the proposed multi-storied Residential Complex along with proportionate undivided share of FIRST Schedule mentioned land TOGETHER WITH common amenities and facilities and in favour of any intending purchaser (s) thereby entering agreement for sale as well as by executing and registering formal Deed of Sale/Deed of Conveyance. The DEVELOPER shall have no power to interfere or control regarding sell of

Mugher Bar.



List of
 Ravija Bida Ltd
 @ Ravija Khatun
 By the Name of
 Oyandha Nayak
 Townships

the LAND OWNERS allocation, But in course of construction and before receiving possession of their respective allocation, if the LAND OWNER enter agreement for sale with intending Purchaser(s) in respect of their respective allocation in that event DEVELOPER shall also join and execute agreement for sale and formal Deed of Sale/Deed of Conveyance as CONFIRMING PARTY along with the LAND OWNER herein. The LAND OWNER will directly accept the consideration amount of their allocation from intending purchaser(s) and the DEVELOPER has no right to receive any consideration amount in respect of LAND OWNER'S allocation.

16. The occupancy or completion certificates shall be collected by the DEVELOPER before delivery of possession to the LAND OWNER. The DEVELOPER shall not be entitled to handover physical possession of its allocation at the proposed building in favour of any purchaser(s) before delivery of physical possession of the LANDOWNERS' allocation to the LANDOWNERS.

17. The LAND OWNER shall bear and pay all rates and taxes in respect of the FIRST Schedule mentioned land till giving vacant possession and soon thereafter the DEVELOPER shall bear and pay all rates and taxes in respect of the said land till delivery of possession of their respective allocated flats and parking spaces ALONG WITH other common areas and facilities, completed in all respects TOGETHER WITH completion certificate to the LAND OWNER in accordance with Law.

18. As soon as the construction of said multi-storied Residential Building shall be completed, in accordance with sanctioned building Plan, the DEVELOPER shall give written notice to the LAND OWNER to take possession of their respective

Mr. S. S. S.
 Bar.



G. T. L. E. F. Post
 Anandji - Kothari
 B. Anandji - Kothari
 By the way
 O. Anandji - Kothari
 K. Anandji - Kothari

T. Anandji - Kothari

allocation and at all times thereafter the LAND OWNER shall be exclusively responsible for payment of all taxes and charges, whatsoever, payable in respect of LAND OWNERS allocation. Similarly, as and from the said date, the DEVELOPER shall be responsible for the said taxes payable in respect of the DEVELOPER'S allocation. The said taxes, if levied, on the proposed complex, as a whole, then in such event it shall be apportioned on pro rata basis.

19. On and from the date of service of the notice to take physical possession, the LAND OWNER, their nominee(s), as the case may be, in respect of LAND OWNERS allocation shall also be responsible to pay on demand to the DEVELOPER or its nominee(s) or the Apartment Owners' Association, the service charges for the common amenities, facilities and utilities in the complex. The said charges shall include premium of insurance of the Complex, if required, water, fire and scavenging charges, taxes, lights, sanitation operation, repair and renewals, security guards' salary and management of common facilities including replacement, repair and maintenance charges and expenses for the all of common wiring, pipes, electric and mechanical equipments, switch, gear, transformers, generators, pumps, motors and other electrical and mechanical installations, appliances and equipment of lift, stair ways, corridors, halls, passage ways and other common facilities, whatsoever. Similarly, as and from the said date the DEVELOPER or its nominees or Purchaser(s) of flat(s) and Car Parking spaces shall also be responsible to pay and bear proportionate share of the service charges for facilities of their respective portions.

20. The DEVELOPER shall form an Apartment Owners Association for maintenance of the common areas, portions, facilities and essential services in such manner and form as

M. S. S. S. S.
Don.



L.T.L. SP
 Pranjay G. G. K. K.
 Pranjay K. K.
 D. K. K.
 Pranjay K. K.
 Pranjay K. K.
 Pranjay K. K.

may be required at the said proposed multi-storied Residential Complex. The Developer shall cause all Purchasers, occupiers or their assigns to join in and be bound by the rules and regulations of the Association.

ARTICLE-III: MISCELLANEOUS

1. The LAND OWNER and the DEVELOPER have entered the Instant agreement purely on principal to principal basis and nothing state herein shall be deemed or construed as **Joint Venture** between the LAND OWNER and the DEVELOPER.
2. That In future adjustment of respective allocation of the LAND OWNER AND DEVELOPER will be amicably resolved by executing supplementary agreement/s) between the LAND OWNER and DEVELOPER.
3. The LAND OWNER OR DEVELOPER, as the case may be, shall not be considered to be In breach of any obligation, if compelled to suspend, by existence of force majeure.
4. That if, on calculation, It is found that the area which the LAND OWNER or the DEVELOPER are/is entitled to, as per mandate of the Instant agreement as their/Its allocation, is not possible to be allocated In that event the benefited party shall pay prevailing market price against per sq. ft. for the difference area to the loser party.
5. The LAND OWNER Can appoint person to look after the progress and standard of construction and the Developer will have no objection to that.
6. The LAND OWNER on being notified by the DEVELOPER, **handover the peaceful possession** of the land, described in the FIRST Schedule herein below for development and execution of the proposed residential complex thereon, to the DEVELOPER on or with **15 (fifteen) days** from the date

Pranjay K. K.
Pr.



K. T. L. S. P.
Ranjana Bisikoti
Ranjana Khali
By the Power of
Oyasishankar
Kato
Tonin Hurbak

of sanction of the building Plan by the Burdwan Municipality.

7. The owner will not be responsible or liable for any acts, deeds, or things of the Developer in relation to the construction and development of the property. The Developer shall be fully responsible for any deviation or unauthorized construction or accident or mishap while making any construction and in no event, the owner shall be responsible or incur any liability in respect thereof.
8. That the Developer shall be legally bound to submit the building plan in connection with the proposed project before the Burdwan Municipality, subject to compliance with all necessary legal formalities thereof, within three months from the date of execution of the instant Development Agreement and shall be legally bound to obtain copy of the sanctioned building plan, save and except force-majeure conditions, by depositing the fees to be charged by Municipal Authority **within 15 (fifteen) days** from the date of assessment by the Municipal Authority and thereafter shall commence the construction of the proposed Residential cum Commercial project **within 30 (Thirty) days** from the date of receipt of the sanctioned building plan. If the Developer without any force majeure conditions cause delay in obtaining the sanction building plan as per time schedule stipulated herein above, in that event, it shall be presumed that the DEVELOPER is unwilling to commence the project and the LAND OWNERS shall be at liberty to terminate the instant agreement by written notice to the DEVELOPER, subject to refund of the interest-free security deposit amount as well as revoke the Developer's Power of Attorney and the LAND OWNER shall be at liberty to engage

M. S. Das
Dr.



Dr. L. S. F.
Ranjita Bishoi
R. Ranjita Bishoi
By her power
Gyanigunjan
Bisoi
Towin-Haman in

any other agency of her choice to develop the proposed project.

9. That in course of construction of the proposed project, if any party dies, her/its legal heirs, successors and administrators will bound to obey the terms and conditions of the instant agreement and will be bound to execute necessary supplementary agreements to complete the project without any hindrance.
10. That if the Developer before completion of the proposed project, abandon the projects in an incomplete conditions, in that event the LAND OWNER shall be presumed that the DEVELOPER is financially incapable and unable to complete the construction of the project and the LAND OWNER shall be empowered to terminate the instant agreement by written notice to the DEVELOPER thereby forfeiting the amount deposited as security and shall be empowered to engage any other agency of her choice to develop the proposed project.
11. In case of any dispute or difference, which may arise between the LAND OWNER and the DEVELOPER herein or their legal heir(s), successors and representatives in relation to this agreement shall be referred to ARBITRATOR, to be nominated by the Parties herein mutually and the decision of the said ARBITRATOR shall be final and binding upon the Parties. The seat and venue of the Arbitration proceeding shall be within area of Town & P.s.- Burdwan Sadar, District PurbaBardhaman. This clause shall be deemed to be submission within the meaning of the Indian Arbitration and Conciliation Act'1996 including its statutory modification, amendment and re-enactment.

Handwritten signature/initials



L.T.L. of
Ranjana Biswas
Ranjana Biswas
By the order of
Ajay Kumar Singh

Tonk Hensin

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of "BASTU" class of land, measuring an area of 4050 Sq. ft, more or less, located at P.s.- Burdwan Sadar, Dist.- Purba Bardhaman, Mouza- Radhanagar, J.L. No.-39, appertaining to R.S. Khatian No. 1343, L.R. Khatian No.4362, comprised in C.S. Plot No. 225 & 838, R.S. Plot No.-838/929, L.R. Plot No.-1605 with in local limit of Burdwan Municipality under Ward No. 31, Holding No. 19, Mahala- 12 MD Yasin Lane, which is butted and bounded by :

ON THE NORTH :- Parkas Road. (30th Ft wide)

ON THE SOUTH :- House of B. Shaika & Ors

ON THE EAST :-House of Debu Sharma

ON THE WEST :-6ft. wide Concrete Common Passage.

SECOND SCHEDULE ABOVE REFERRED TO

(OWNER'S ALLOCATION)

43% (Forty Three) percent of the total build up area of the proposed multi-storied Residential Cum Commercial Complex to be built/constructed in accordance with building plan to be sanctioned by the Burdwan Municipality on the Bastu' class of land, more fully described in the FIRST Schedule herein above TOGETHER WITH proportionate undivided impartible share and/or interest of the land, TOGETHER WITH rights upon common areas and facilities. Common areas and facilities.

1/20/2022
1/20/2022



List of
 Purnima Bhattar
 @ Ananta Babu
 Biju Peria
 Dhanu Babu
 10/11

Tom Hanson

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER ALLOCATION)

57% (Fifty Seven) percent of the total build up area of the proposed multi-storied Residential Cum Commercial Complex to be built/constructed in accordance with building plan to be sanctioned by the Burdwan Municipality on the Bastu' class of land, more fully described in the FIRST Schedule herein above TOGETHER WITH proportionate undivided impartible share and/or interest of the land, TOGETHER WITH rights upon common areas and facilities.

FOURTH SCHEDULE ABOVE REFERRED TO

(COMMON AREA)

- I. BASTU' class of Land measuring an area of 4050 Sq. ft, more or less, situated at P.s.-Burdwan Sadar, Dist.- Purba Bardhaman, Mouza Radhanagar, J.L. No. 39, appertaining to R.S. Khatian No. 1343, LR. Khatian No. 4362, comprised in R.S. Plot No.-838/929, corresponding to L.R. Plot No.-1605 with in local limit of Burdwan Municipality under Ward No. 31, Holding No. 19, Mahala- 12- MD Yasin Lane.
- II. Common area would be water reservoir, top roof of the each block or building, tank on the roof, staircase, septic tank, water tank, common Meter room & pump room, outside wall etc.
- III. The foundation column, girders, beams, supports, main walls, roofs.
- IV. Walls, corridors, lobbies, stair, lift, stair-ways fire escapes, lighting arrangement in the common areas and gate, stair ways entrances and exists of the complex but excluding the corridors and lobbies, if any, situated within flats.

M. Das
 Kar.



G. T. I. of B. G. 100
 Rawaja Khatun
 @ Rawaja Khatun
 By the peng-
 Gyanishum Not
 Kaji

Tonin Hanin

- V. Storage space meant for common use or for the use and enjoyment of the occupiers of the complex.
- VI. The four side open spaces at the complex premises, not meant for exclusive use and enjoyment of any particular person or flat kept open to sky as per provisions of law and as to be shown in the sanctioned building plan.
- VII. All other parts of the building necessary or convenient to its existence, maintenance and safety or normally forming parts of the main building not being exclusively held and enjoyed by any flat/shop /commercial Space owner

FIFTH SCHEDULE ABOVE REFERRED TO :

(COMMON EXPENSE)

- I. Costs of maintenances, operating, replacing, white washing, painting, decorating and renewing the main structure, water tanks, septic tanks also the outer walls of the complex including all outer plumbing and sanitary pipes and fittings and electric lines to all common areas etc.
- II. The expenses of repairing, maintaining, white washing and colour washing of the main structure of the building of the complex including the exterior of the building of complex and also the common area of building of the complex.
- III. The cost of clearing and lighting of the entrance of the complex, passages and spaces around four sides of the complex, lobby, corridors, staircase and other common areas.
- IV. Municipal Taxes and Land Rents in respect of his/her/ their respective allocation shall be paid by the occupiers

M. S. S. S.
 M. S. S. S.



L.T.I. of
 Ravija D. Ch. Kaur
 Ravija Khatri
 Dy. In-charge of
 Jayashree Nagar
 Kogi

T. H. H. H.

of the complex, proportionately up to the date of Mutation of his/her/ their respective allocation in his/her/their name/names, from the date of getting the physical possession flat(s) and parking spaces.

SIXTH SCHEDULE ABOVE REFERRED TO :

NATURE OF JOBS TO BE DONE BY THE DEVELOPER

Foundation and

Super-structure:- The building shall be designed on reinforced cement concrete foundation with RCC Columns, Beams based On computerized programme and/or as per specification of the ARCHITECT/STRUCTURAL ENGINEERING/CIVIL ENGINEER, duly sanctioned by the Burdwan Municipality/other Competent Authority.

- Building :** R.C.C frame structure Building.
- Wall :** Brick Wall with cement mortar, outer wall 8-10 inch, inner or partition wall 5 inch.
- Window :** Aluminium window fitted with glass and necessary accessories.
- Main Doors :** Frame- Malyasian Sal, Shutter/Palla- Flash Door Material with necessary accessories including Lock, handle, chitkani, hasblot, stopper etc.
- Internal Doors:** Frame- Malyasian Sal, Shutter/Palla- Flash Door Material with necessary accessories including

M. S. K.




L.T.I of Ravi
P. K. Kaji
@ Ravi K. K. K.
by the pen of
Oyavisha K. K.

Tom Hassan

IN WITNESS WHERE OF the parties hereto have set and subscribed their respective hands and seals on the day, month and year FIRST above written.

Henceforth, this indenture deed has been looked through and elucidated in vernacular language to the owner.

SIGNED AND L.T.I In presence of :-


L.T.I of Ravi K. K. Kaji
@ Ravi K. K. K.
by the pen of Oyavisha K. K.

SIGNATURE/L.T.I OF LAND OWNER

Tom Hassan

SIGNATURE OF DEVELOPER

Drafted by me

Mollah Mohammad Samim
Adv.

MOLLAH MAHAMMAD SAMIM

(Advocate)

Enrolment no.- F/842/610/2019

Computerized by me

:-Witness:-

Mollah Mohammed Samim
Advocate
S/o late Mollah Abdul Motak

NAZIM PALLY

Bahir Saroba Murgala
Burdwan, Purba Bardhaman
-73101

Oyavisha K. K. Kaji

Mahabul Kaji
vill - Salda,

Pro - Kenna.

P.S - Muni

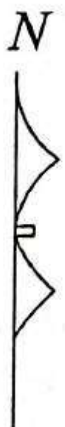
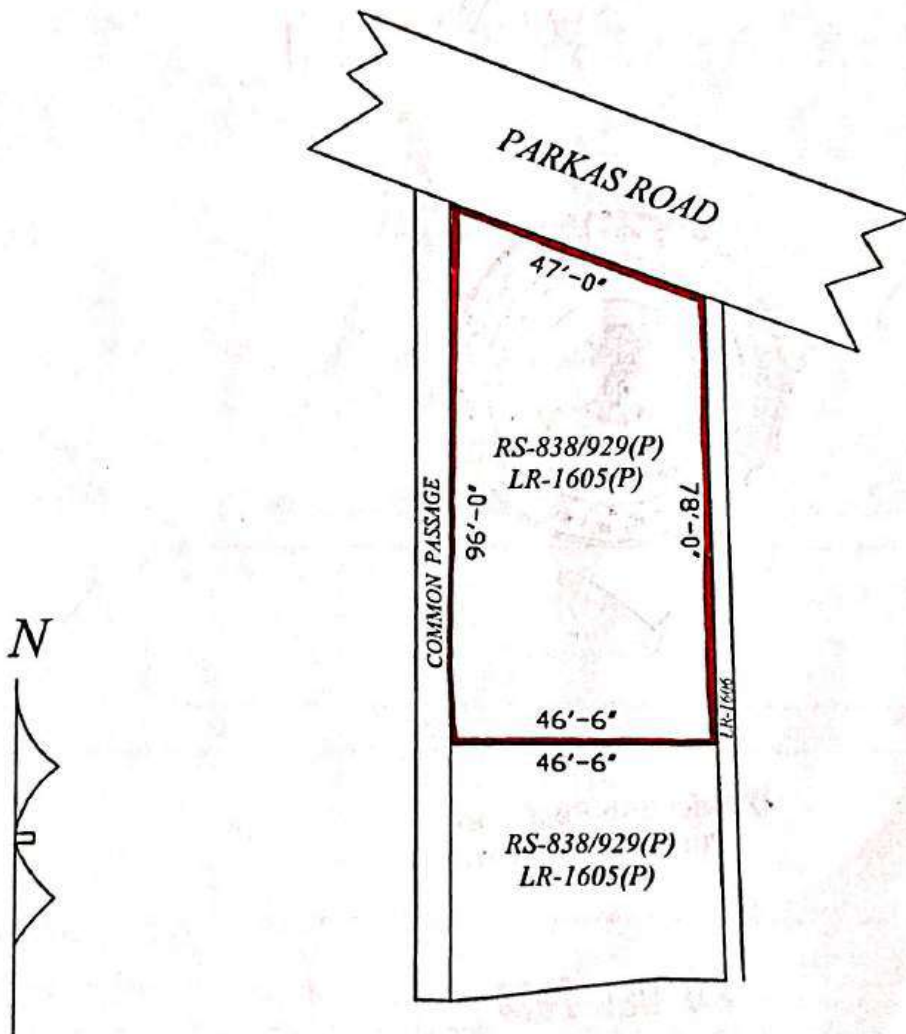
Dist - Burdwan East

THE SITE PLAN

THE RED BORDERD PORTION IN THE MOUZA-RADHANAGAR, JL NO-39, CS PLOT NO-225 & 838, RS PLOT NO-838/929, LR PLOT NO-1605, PS-BURDWAN, DIST-PURBA BARDHAMAN. CS PLOT NO-225 & 838 COMBINED RS PLOT NO-838/929 AND PRESENT LR PLOT NO-1605. TOTAL AREA -4050 SQFT.

THE OWNER OF THIS PLOT RAMIJABIBI KAJI @ RAMIJA KHATUN, W/O-LATE MAHAMMAD KAJI HANDOVER THIS PLOT TO TOMIM HOSSAIN, S/O-MOAKHER HOSSAIN FOR DEVELOPMENT OF THIS PLOT ACORDING TO NORMS AND CONDITIONS OF THIS DEVELOPMENT AGREEMENT.

SCALE- 1"=33 FEET



Subrata kumar ghosh
18.12.2024

DRAWN BY :-
SUBRATA KUMAR GHOSH
18.12.2024
(SURVEYOR)

Drawn By :-
SUBRATA KUMAR GHOSH
Subrata kn. Ghosh (Surveyor)
18.12.2024
Regd. No.-ESA / 1026

A. T. I. of Ramiza Bkkt Keyo
@ Ramiza Khatun
By the hand of
Oyankher Meher Keyo

SIGNATURE
Tomim Hossain

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো

বাম হাত						 Tonin Hossain
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
ডান হাত						
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	

● উপরের ছবি ও টিপ ছাপগুলি আমার খানা প্রত্যয়িত হইল।

স্বাক্ষর Tonin Hossain

বাম হাত						 Raniga Bihari Raniga Kluban The son of Syarifuddin
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
ডান হাত						
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	

● উপরের ছবি ও টিপ ছাপগুলি আমার খানা প্রত্যয়িত হইল।

স্বাক্ষর Raniga Bihari

বাম হাত						ফটো
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
ডান হাত						
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	

● উপরের ছবি ও টিপ ছাপগুলি আমার খানা প্রত্যয়িত হইল।

স্বাক্ষর _____

বাম হাত						ফটো
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
ডান হাত						
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	

● উপরের ছবি ও টিপ ছাপগুলি আমার খানা প্রত্যয়িত হইল।

স্বাক্ষর _____



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 02012003191697/2024

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

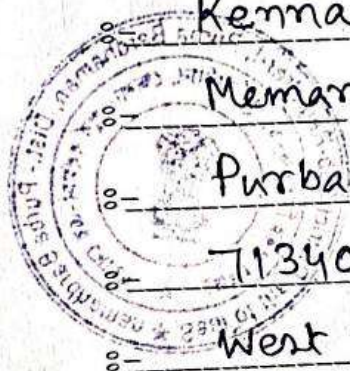
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Ramijabibi Kaji Alias Ramija Khatun Village:- Salda, P.O:- Kenna, P.S:-Memari, District:- Purba Bardhaman, West Bengal, India, PIN:- 713401	Land Lord			C.T. I. F. Ramijabibi Khatun Dilip Khatun By the presence of Oyarishan Nabi Kaji 24-12-2024
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mollah Mahammad Samim Son of Late Mollah Abdul Motleb Nazrulpally, bahir Sarbamangala Para, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Tomim Hossain			Mollah Mahammad Samim Prasocbe 24/12/24
2	Oyarishan Nabi Kaji Son of Late Mahammad Kaji Salda, Village:- Salda, P.O:- Kenna, P.S:-Memari, District:-Purba Bardhaman, West Bengal, India, PIN:- 713401	Ramijabibi Kaji			Oyarishan Nabi Kaji 24-12-2024

Ujjwal Majumdar
(Ujjwal Majumdar)

DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
Purba Bardwan
Purba Bardhaman, West
Bengal

-::: শনাক্তকারীর সচিত্র বিবরণ :::-

নাম :- Oyarisham Nabi Kaji ✓
 পিতা/স্বামীর নাম :- Late Mahammad Kaji
 পেশা :- Cultivation
 স্থায়ী ঠিকানা :- Salda,
 গ্রাম :- Salda
 পোস্ট অফিস :- Kenna
 থানা :- Memari
 জেলা :- Purba Bardhaman
 পিন :- 713401
 রাজ্য :- West Bengal



দলিলের বিক্রেতা/দাতা গণের সহিত সম্পর্ক :- Son
 AADHAAR/PAN/EPICNO :- 4386 4626 9249
 আমি (শনাক্তকারী) :-
 অত্র দলিলের (QUARYNO) :- 200.31911697 / 2024
 বিক্রেতা/দাতা গণ কে শনাক্ত করিলাম।

বাম হস্তের আঙ্গুলের টিপ ছাপ :-					কনিষ্ঠা
বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	
ডান হস্তের আঙ্গুলের টিপ ছাপ :-					
বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা	Oyarisham Nabi Kaji

Oyarisham Nabi Kaji
 শনাক্তকারীর স্বাক্ষর

তারিখ:-

ভারতের নির্বাচন কমিশন
পরিচয় কার্ড
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UWX2133197



নির্বাচকের নাম : তোমিম হোসেন

Elector's Name : Tomim Hossain

পিতার নাম : মৌয়াক্ষের হোসেন

Father's Name : Mouyaksher Hoser

লিঙ্গ/Sex : পুং / M

জন্ম তারিখ : XXXX/1977

Date of Birth

UWX2133197

২-১৩৩

ভারত সরকারের নির্বাচন কমিশনের পরিচয় কার্ড
পতাকা নম্বর: 2004, 124 নং রাসদা, 713101

Address:

BAJIR SAHRAJANGALA KALEJ RDER
RASHCHINA ODE BAROCHAKKAM
BURDWAN SADART PURBA
BURDWAN-713103

Date: 25/12/2019

260 - কার্ডের বর্ণনা নির্বাচন ক্ষেত্রে নির্বাচন সিস্টেম
অনুষ্ঠানের খারিজের জন্য

Facsimile Signature of the Electoral
Registration Officer for

260 - Burdwan Dakshin Constituency

নির্বাচন পরিচয় কার্ড হলে মতামত প্রকাশের ক্ষেত্রে নির্বাচন
সিস্টেম ও এরই নথিভুক্তির অধিক পরিচয়পত্র পত্রের
জন্য নির্বাচন কর্মে এই পরিচয়কার্ড ব্যবহার করা হবে।

In case of change in address mention this Cast No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

78 / 427

Tomim Hossain

ভারত সরকার
Government of India

নাম / Name
মোয়াকের হোসেন
Father MOYAKHER HOSSIAN

জন্ম তারিখ / DOB 01/07/1978
পুং / Male

6563 6880 9205



স্বাধীনতা - মানুষের অধিকার



ভারত সরকার
Government of India

স্বাক্ষর / Signature
মোয়াকের হোসেন
মোয়াকের হোসেন
মোয়াকের হোসেন

Address: S/O: Mosher
Hossain, SAHR
SARDHANGALA PARA,
Bardhaman (M), Bardwan,
Bardhaman, West Bengal,
713104

6563 6880 9205



www

Tom's Hossain

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TOMIM HOSSAIN

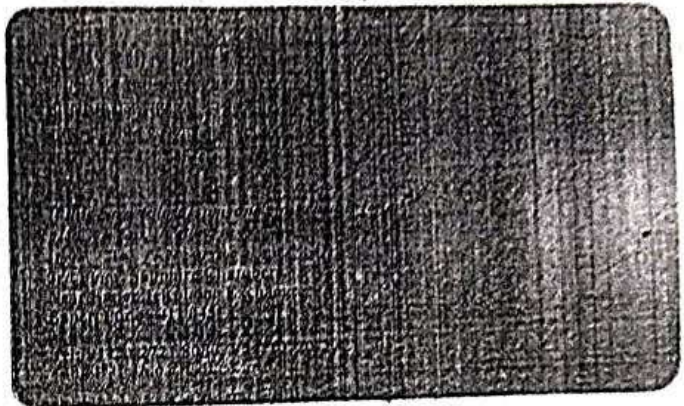
MOAKHER HOSSAIN

01/07/1978

Permanent Account Number

ABVPH3636D

Tomim Hossain
Signature



Tomim Hossain



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/39/275/543284

পরিচয় পত্র



Elector's Name : RAMIJABIBI KAJI
নির্বাচকের নাম : রমিজাবিবি কাজী
Father/Mother/
Husband's Name : MAHAMMAD KAJI
পিতা/মাতা/স্বামীর নাম : মহম্মদ কাজী
Sex : F
লিঙ্গ : স্ত্রী
Age as on 1.1.1995 : 65
১.১.১৯৯৫-এ বয়স : ৬৫

Address BALDAGRAM (PASHCHIMPARA)
MEMARI
BURDWAN

ঠিকানা বালদাগ্রাম (পশ্চিমপারা)
মেমারী
বর্ধমান

Facsimile Signature
Electoral Registration Officer
নির্বাচক-নিবন্ধন অধিকারিক

For 275 - MEMARI Assembly Constituency
২৭৫ - মেমারী বিধানসভা নির্বাচন ক্ষেত্র

Place : BURDWAN
স্থান : বর্ধমান
Date : 10/04/95
তারিখ : ১০/০৪/৯৫



L-1 of Ramija Bibi Kaji
@ Ramija Klotan
By the per of
Gyaneshu Khatun



भारत सरकार

Government of India

Enrollment No. : 1492/51957/23265

To
Ramjhabbi Kaji

01/02/2018

W/O: Mahammad Kaji
Salda
Kenna, Memari - I, Bardhaman,
West Bengal - 713401
9434501056



KA508423468FH

50842346



आपका क्रमांक / Your No. :

6941 2022 6547

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Ramjhabbi Kaji

DOB: 01/01/1931

Female

6941 2022 6547



मेरा आधार, मेरी पहचान



L.T. I. of
Ranjana Beldi Kaji
@ Ranjara Malaban
By the Pen of
Dy. Registrar Ranjara Malaban



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No. : 1058/22326/15614

To
Oyarishan Nabi Kaji

23/07/2015

S/O: Mahammad Kaji
Salda
Kenna, Barddhaman
West Bengal - 713401



KH500424286FT

50042428



आपका आधार क्रमांक / Your Aadhaar No. :

4386 4626 9249

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



Oyarishan Nabi Kaji

Father : KAJI MAHAMMAD

DOB: 01/02/1952

Male

4386 4626 9249



आधार - आम आदमी का अधिकार

Oyarishan Nabi Kaji

জেলাঃ [02]পূর্ব বর্ধমান

ব্লকঃ [01]বর্ধমান-১

মৌজাঃ [039]রাধানগর

(Live Data As On 19/12/2024,00:06:50)

জে.এল নং 039 থানা বর্ধমান

দাগ নং	শ্রেণী	জমির মোট পরিমাণ(একর)	দাগের ম্যাপ
1605	বাস্ত	0.158	Click Here

খতিয়ান নং	রায়তের নাম	পিতা/স্বামী	অংশ	অংশ পরিমাণ(একর)	মন্তব্য
4362	রমিজা খাতুন	কাজি মহম্মদ	0.6875	0.108	Nil
6980	শবরী সোয়াইকা	বিকাশ	0.2088	0.033	Nil
8108	সুজাতা সামন্ত	মনিন্দ্রনাথ সামন্ত	0.1037	0.017	Nil



Form 10

RECEIPT FORM (Duplicate to be filled up by carbon paper process)

(Vide Rule - 61)
BURDWAN MUNICIPALITY

Receipt No. - 53962

Receipt Book No. - 04

তারিখ: 19

গ্রহণকার নাম: MD. Yasin Raza

সারসংক্ষেপ: 31

ওয়ার্ড নং: 31

Name of Account (সংগ্রহকার নাম) শ্রী Rahija khater & others. (বসতিগত গ্রহণকারী)

Received the Sum of Rs. 35200.00 (in Words) Thirty Five Thousand Two Hundred Only.

On Account of Water rates/consolidated rates/Surcharge as detailed below:

সময়	১ম কোয়ার্টার		২য় কোয়ার্টার		৩য় কোয়ার্টার		৪র্থ কোয়ার্টার		মোট পরিমাণ টাকা
	পরিমাণ টাকা	পরিমাণ টাকা	পরিমাণ টাকা	পরিমাণ টাকা	পরিমাণ টাকা	পরিমাণ টাকা	পরিমাণ টাকা		
সম্পত্তি কর									
বান ড্রিবেট									
মোট									
সারচার্জ									
বান ড্রিবেট									
মোট									
সুদ									
ফি									
জরিমানা									
ওয়ার্ডেন্ট ফি									
মোট									
সর্ব মোট									35200.00

সে কেন ভারপ্রাপ্ত ব্যক্তির স্বাক্ষর
SAP-May, 2015 - 600 Books

কার্যনির্বাহী আধিকারিক/ভারপ্রাপ্ত আধিকারিকের স্বাক্ষর

MD. Yasin Raza
17.8.17

১৩

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



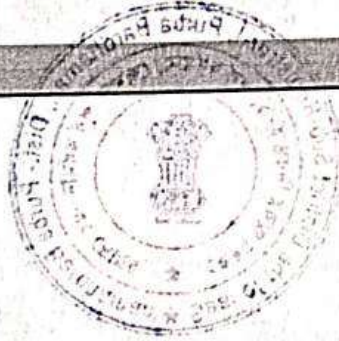
192024250322164668

GRN Details

GRN: 192024250322164668 Payment Mode: SBI Epay
GRN Date: 18/12/2024 23:16:14 Bank/Gateway: SBIEpay Payment Gateway
BRN : 1683014881835 BRN Date: 18/12/2024 23:23:52
Gateway Ref ID: 821125559336 Method: State Bank of India UPI
GRIPS Payment ID: 181220242032216465 Payment Init. Date: 18/12/2024 23:16:14
Payment Status: Successful Payment Ref. No: 2003191697/1/2024
[Query No*/Query Year]

Depositor Details

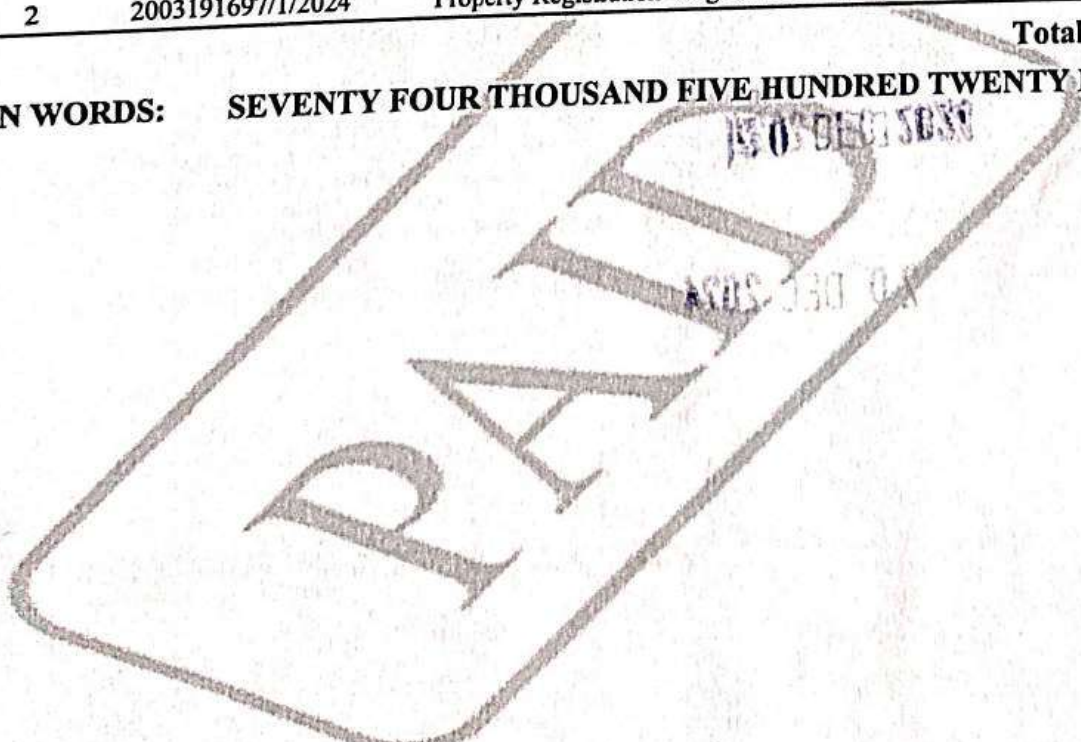
Depositor's Name: Mr TOMIM
Address: BURDWAN
Mobile: 9732284811
Period From (dd/mm/yyyy): 18/12/2024
Period To (dd/mm/yyyy): 18/12/2024
Payment Ref ID: 2003191697/1/2024
Dept Ref ID/DRN: 2003191697/1/2024



Payment Details

SL No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003191697/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	39511
2	2003191697/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	35014
			Total	74525

IN WORDS: SEVENTY FOUR THOUSAND FIVE HUNDRED TWENTY FIVE ONLY.



Major Information of the Deed

Deed No :	I-0201-10493/2024	Date of Registration	31/12/2024
Query No / Year	0201-2003191697/2024	Office where deed is registered	
Query Date	17/12/2024 2:43:30 AM	D.S.R. - I Purba Bardwan, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Mollah Mahammad Samim Burdwan Judges Curt Budwan, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 7908200210, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 35,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,57,50,026/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,011/- (Article:48(g))	Rs. 35,046/- (Article:E, E, B, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Parcus Road, Mouza: Radhanagar, , Ward No: 31, Holding No:19 JI No: 39, Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-838/929	RS-1343	Bastu	Bastu	4050 Sq Ft	1/-	1,57,50,026/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					9.2813Dec	1 /-	157,50,026 /-	



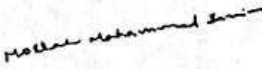
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ramijabibi Kaji, (Alias: Ramija Khatun) Wife of Late Mahammad Kaji Village:- Salda, P.O:- Kenna, P.S:-Memari, District:-Purba Bardhaman, West Bengal, India, PIN:- 713401 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: cqxxxxx3r, Aadhaar No: 69xxxxxxx6547, Status :Individual, Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 24/12/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 24/12/2024 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Tomim Hossain (Presentant) Son of Moakher Hossain Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 20/12/2024 ,Place : Office	 20/12/2024	 Captured LTI 20/12/2024	 20/12/2024
Son of Moakher Hossain Nazrulpally, Bahir Sarbamangala Para, Nazrul pally Road, City:- Burdwan, P.O:- Bardhaman, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: abxxxxx6d, Aadhaar No: 65xxxxxxxx9205, Status :Individual, Executed by: Self, Date of Execution: 19/12/2024 , Admitted by: Self, Date of Admission: 20/12/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mollah Mahammad Samim Son of Lato Mollah Abdul Motlob Nazrulpally,bahir Sarbamangala Para, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	 20/12/2024	 Captured 20/12/2024	 20/12/2024
Identifier Of Tomim Hossain			
Oyarishan Nabi Kaji Son of Lato Mahammad Kaji Salda, Villago:- Salda, P.O:- Kenna, P.S:- Memari, District:-Purba Bardhaman, West Bengal, India, PIN:- 713401			
Identifier Of Ramijabibi Kaji			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Ramijabibi Kaji	Tomim Hossain-9.28126 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Parua Road, Mouza: Bardhanagar, ,
Ward No: 31, Holding No:19 JI No: 39, Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 838/929, RS Khatian No:- 1343		

Endorsement For Deed Number : I - 020110493 / 2024

On 20-12-2024

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

Presented for registration at 12:45 hrs on 20-12-2024, at the Office of the D.S.R. - I Purba Burdwan by Tomim Hossain ,Claimant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,57,50,026/-

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

Execution is admitted on 20/12/2024 by Tomim Hossain, Son of Moakher Hossain, Nazrulpally, Bahir Sarbamangala Para, Road: Nazrul pally Road, , P.O: Bardhaman, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by Profession Business

Identified by Mollah Mahammad Samim, , , Son of Late Mollah Abdul Motleb, Nazrulpally,bahir Sarbamangala Para, P.O: BURDWAN, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35,046.00/- (B = Rs 35,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 35,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/12/2024 11:23PM with Govt. Ref. No: 192024250322164668 on 18-12-2024, Amount Rs: 35,014/-,
Bank: SBI EPay (SBlePay), Ref. No. 1683014881835 on 18-12-2024, Head of Account 0030-03-104-001-16

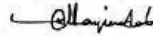
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 39,511/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6054, Amount: Rs.500.00/-, Date of Purchase: 17/12/2024, Vendor name: Sk Salauddin

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/12/2024 11:23PM with Govt. Ref. No: 192024250322164668 on 18-12-2024, Amount Rs: 39,511/-,
Bank: SBI EPay (SBlePay), Ref. No. 1683014881835 on 18-12-2024, Head of Account 0030-02-103-003-02



Ujjwal Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I Purba Burdwan
Purba Bardhaman, West Bengal

On 24-12-2024

Endorsement by Commissioner after execution of Visit Commission Case No:-000390 of 2024

Having visited the residence of Ramijabibi Kaji, , Ramija Khatun, Wife of Late Mahammad Kaji, P.O: Kenna, Thana: Memari, , Purba Bardhaman, WEST BENGAL, India, PIN - 713401, by caste Muslim, by profession House wife I have this day examined the said Ramijabibi Kaji, Ramija Khatun who has been identified to my satisfaction by Oyarishan Nabi Kaji, ., Son of Late Mahammad Kaji, Salda, P.O: Kenna, Thana: Memari, , Purba Bardhaman, WEST BENGAL, India, PIN - 713401, by caste Muslim, by profession Cultivation AND the said Ramijabibi Kaji, Ramija Khatun has admitted the execution of this document

Ujjwal Majumdar

**Ujjwal Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I Purba Burdwan
Purba Bardhaman, West Bengal**

On 31-12-2024

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

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

Ujjwal Majumdar

**Ujjwal Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I Purba Burdwan
Purba Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0201-2025, Page from 2834 to 2879
being No 020110493 for the year 2024.



Ujjwal Majumdar

Digitally signed by Ujjwal Majumdar
Date: 2025.01.06 14:35:28 +05:30
Reason: Digital Signing of Deed.

(Ujjwal Majumdar) 06/01/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I Purba Burdwan
West Bengal.