

7007/29

1-2014/29

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল WEST BENGAL

Sheet's and the Signature Sheet's
attached to this documents
part of the Document

K 617458

12/20
26/10/23
24/10/23

Basile Karmal Nejim

Additional District Sub-Registration
Burdwan

24 OCT 2024

PEACE APARTMENT

Basile Karmal Nejim

Partner

Signature 24/10/2024

Signature 24/10/2024

Signature 24/10/2024

Development/Construction Agreement

THIS DEVELOPMENT/CONSTRUCTION AGREEMENT is made and

executed on this 24th day of October 2024 at Burdwan

BETWEEN

Contd...Next Page

अधिकारी नं. 687 तारीख 24/10/24
 देशीय नाम Prachi P. Kumar Majumder
 साक्षी: Blushan Salta
 शास्त्रीय नाम: 5000/-
 वर्षमान 1नए द्वितीय घटिक तारीख 09 SEP 2024
 डिप्पा भेदार-महादेव नगर
 गोपनीय अधिकारी वर्षमान 2275053
 आविष्कार नं. ३/१९८८



ADDITIONAL DISTRICT SUB-DIVISIONAL
 MAGISTRATE
 BURDWAN

24 OCT 2024

Pradip Kumar Majumder

Sport 2014/08

Pradip Kumar Majumder
2014/08/25/2014

[2]

PEACE APPARTMENT
Pradip Kumar Majumder

Partner

Swapan Halder

Swapan Halder
2014/08/25/2014

Swapan Halder
2014/08/25/2014

(1) PRADIP KUMAR MAJUMDER (PAN-AEKPM7866A) son of Shantiranjan Majumder, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, residing at Harinarayanpur, Bajepratappur, Burdwan, PO. & P.S. Burdwan, District- Burdwan, West Bengal-713101,

(2) SWAPAN HALDER (PAN -ABWPH0579A) son of Sudeb Halder, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, residing at Harinarayanpur, Suripukur, Bajepratappur, Burdwan, PO. & P.S. Burdwan, District- Burdwan, West Bengal-713101,

(3) MAHAMMAD ALI SEIKH @ SEKH MAHAMMAD ALI (PAN-BAAPS3254B) son of Ladali Seikh @ Sekh Iyad Ali, by Faith: Islam, by Occupation: Business, by Nationality: Indian, residing at Hatudewan, Rayan, P.O. & P.S. Burdwan, District - Burdwan, West Bengal -713101 referred to herein after as the **OWNERS/EXECUTENTS** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to their heirs, successors, legal representatives, executors, administrators and assigns) of the **FIRST PART**.

AND

"PEACE APPARTMENT" (PAN -ABEFP8452G), a partnership firm having its registered head office at Hatudewan, Katwa Road, Burdwan, PO. & P.S. Burdwan, District - Purba Burdwan, West Bengal - 713101, being represented by its partners, namely **(1) PRADIP KUMAR MAJUMDER (PAN -AEKPM7866A)**, son of Shantiranjan Majumder, residing at Harinarayanpur, Bajepratappur, Burdwan, PO. & P.S. Burdwan, District - Burdwan, West Bengal - 713101 **(2) SWAPAN HALDER (PAN -ABWPH0579A)**, son of Sudeb Halder residing at Harinarayanpur, Suripukur, Bajepratappur, Burdwan, PO. & P.S. Burdwan, District - Burdwan, West Bengal - 713101 and **(3) MAHAMMAD ALI SEIKH @ SEKH MAHAMMAD ALI (PAN -BAAPS3254B)**, son of Ladali Seikh @ Sekh Iyad Ali, residing at Hatudewan, Rayan, PO. & P.S. Burdwan, District - Burdwan, West Bengal - 713101

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Additional District Sub-Registrar
BARDWAJ

24 OCT 2024

Parikraman Bhattacharya

Plot No. 2107
Sector 10
Bukta
Srinagar
J&K
2007
C-107

[3]

PEACE APPARTMENT
Radif Khan & Co. Ltd.

Plot No. 2107
Sector 10
Bukta
Srinagar
J&K
2007
C-107

Referred to hereinafter as the **DEVELOPER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to his heirs, successors, legal representatives, executors, administrators and assigns) of the **SECOND PART**;

WHEREAS the **OWNERS** i.e. the **FIRST PART** is the absolutely seized and possessed of the property described in the "A" Schedule below and have acquired a good & absolute right, title, interest & possession over the "A" Schedule property.

AND WHEREAS the property described in the "A" Schedule below was originally owned by **Sri Upendranath Roy** along with other properties. While he was owing and possessing the schedule plot he died intestate by left behind his four sons, namely- **Sri Mritunjay Roy, Sri Mahadeb Roy, Sri Posupati Roy & Sri Monohar Roy** as his only legal heirs and successor of all the properties left by him. By this way they became the joint **OWNERS & POSSESSORS** of the properties left by their father having (1/4th) one fourth equal share in each. Thereafter the said four sons of deceased Upnedranath Roy were died intestate by left behind their legal heirs and successors in equal share in the property left by their predecessors. Thereafter the legal heirs of said Sri Mritunjay Roy, Sri Mahadeb Roy, Sri Posupati Roy & Sri Monohar Roy made an amicable settlement among themselves through a registered partition deed being no. 4755 for the year 1982 and through this partition the legal heirs of deceased Mahadeb Roy namely **(1) Sri Rabin Roy, (2) Sri Satyendra Narayan Roy & (3) Sri Birendra Narayan Roy** made an amicable settlement among themselves. And they became the **OWNERS** of the specifically demarcated parts maintain as "B", "BC" & "D" in the same partition deed. Thereafter said Rabin Roy has transferred his specifically demarcated part "D" measuring an area 1879 Sqft. equal to 4.31 Decimal in favour of the presents **OWNERS** by virtue of registered Deed of Sale being no. 1872 for the year 2003.

ANDWHEREAS Birendra Narayan Roy & the legal heirs of Satyendra Narayan Roy has filed a partition suit being Title Suit No. 5 of 2004 at Civil Judge, Senior

Contd...Next Page

15. 10. 1962 * 1227
15. 10. 1962 * 1227

Sub-District Sub-Regions
S U D W A M

24 OCT 2024

Birendra Narayan Roy

Spouse
Sunita Roy
Date of Birth
25/12/1974
Signature

[4]

PEACE APARTMENT
Birendra Kumar Roy

Partner

Spouse
Sunita Roy
Date of Birth
25/12/1974
Signature

Division, Burdwan against Sri Rabin Roy & the said suit has been disposed of for non-prosecution on 25/03/2013. Thereafter said Birendra Narayan Roy has transferred his share in the properties measuring an area 1218 Sq.ft equal to 2.8 Decimal in favour of the present OWNERS vide registered deed of Sale being no. 953 for the year 2013 at ADSR-BURDWAN. By this way the OWNERS jointly became the owners and possessors of the 1/3 share in the schedule property. There after the names of the owners are duly recorded in LRROR under LR Khatian Nos. 8981, 9289, 10108 respectively. Respect of their shares in the "A" schedule property and in this way the OWNERS have approved a good and absolute right, title, interest over the "A" schedule property by mutating their names in LRROR and by possessing the same adversely for a long time from his predecessor. Without any connection and concern to the other and the "A" Schedule properly is now FREE FROM ALL ENCUMBRANCES, charges and liens whatsoever.

AND WHEREAS the present OWNERS have also converted the said plot of land to commercial bastu class of land by virtue of conversion cases, vide case no. CN/2023/0201/1086, CN/2023/0201/1083, CN/2023/0201/1075, dt.31.01.2024 and have also obtained a proposed G+4 storied, commercial-cum-residential building plan from BDA vide memo no. 1326(3)BDA dt. 24.04.23.

AND WHEREAS THE DEVELOPER FIRM is engaged in civil construction of development of immovable properties. The OWNERS and the DEVELOPER FIRM represented by its partners after due discussion over the modus operandi and the terms & condition of the development, have mutually agreed on condition that the DEVELOPER FIRM would make construction of the G+4 storied commercial cum residential building as per sanctioned plan issued by Burdwan Development Authority and with the authority & power to procure intending purchaser/purchasers of flat/unit/commercial spaces comprising in the G+4 storied commercial cum residential building and would make as an agent for the intending purchaser/purchasers to be secured by the DEVELOPER FIRM and would also realize the cost of construction of the flat/units/commercial spaces and common parts from the intending purchaser/purchasers directly for self

Contd...Next Page



Assam District Sub-Registrar
D B D W A B

24 OCT 2024

Pradip Kumar Majumder

S/307/2/2017 Ghati 357 B
S/2/2017 Ghati 357 C/17
S/2/2017 Ghati 357 C/17

[5]

PEACE APPARTMENT
Pradip Kumar Majumder
Partner

S/307/2/2017 Ghati 357 B
S/2/2017 Ghati 357 C/17
S/2/2017 Ghati 357 C/17

and also the cost of the proportionate share of interest in the land described in the "A" schedule mentioned hereunder and as would be proportionate to each such flat/unit/commercial space and common parts for and on behalf of the OWNER and upon receipt of such payment from the intending purchaser/purchasers the DEVELOPER FIRM will nominate the intending purchaser/purchasers for purchase of the undivided, proportionate imitable and indivisible share or interest in the said land as would be proportionate to each such flat/unit/commercial spaces agreed to be acquired by the intending purchaser/purchasers to the said OWNER who would execute proper sale deed/Conveyance Deed in respect of the said undivided imitable and indivisible share or interest in the said land together with flat/unit/commercial space.

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

ARTICLE : I:
DEFINITIONS

OWNERS :- (1) PRADIP KUMAR MAJUMDER (PAN-AEKPM7866A) son of Shantiranjan Majumder, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, residing at Harinarayanpur, Bajepratappur, Burdwan, PO. & P.S. Burdwan, District - Burdwan, West Bengal - 713101, (2) SWAPAN HALDER (PAN-ABWPH0579A) son of Sudeb Halder, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, residing at Harinarayanpur, Suripukur, Bajepratappur, Burdwan, PO. & P.S. Burdwan, District - Burdwan, West Bengal - 713101, (3) MAHAMMAD ALI SEIKH @ SEKH MAHAMMAD ALI (PAN - BAAPS3254B) son of Ladali Seikh @ Sekh Iyad Ali, by Faith: Islam, by Occupation: Business, by Nationality: Indian, residing at Hatudewan, Rayan, PO. & P.S. Burdwan, District - Burdwan, West Bengal - 713101.

DEVELOPER :- "PEACE APPARTMENT" (PAN-ABEFP8452G), a partnership firm having its registered head office at Hatudewan, Katwa Road, Burdwan, PO. & P.S. Burdwan, District-Purba Burdwan, West Bengal-713101, being



Additional District Sub-Registrar
SUBBIRAM

24 OCT 2024

Pradip Kumar Majumder

স্বামী প্রদীপ কুমার মজুমদার
৩/২ বোর্ড গ্রাম গুপ্ত

[6]

PEACE APPARTMENT
Pradip Kumar Majumder
Partner

স্বামী প্রদীপ কুমার মজুমদার
৩/২ বোর্ড গ্রাম গুপ্ত

represented by its partners, namely (1) PRADIP KUMAR MAJUMDER (PAN - AEKPM7866A), son of Shantanjan Majumder, residing at Harinarayanpur, Bajepratappur, Burdwan, PO. & P.S. Burdwan, District - Burdwan, West Bengal - 713101 (2) SWAPAN HALDER (PAN - ABWPH0579A, son of Sudeb Halder residing at Harinarayanpur, Suripukur, Bajepratappur, Burdwan, PO. & P.S. Burdwan, District - Burdwan, West Bengal - 713101 and (3) MAHAMMAD ALI SEIKH @ SEKH MAHAMMAD ALI (PAN - BAAPS3254B), son of Ladali Seikh @ Sekh Iyad Ali, residing at Hatudewan, Rayan, PO. & P.S. Burdwan, District - Burdwan, West Bengal - 713101.

PREMISES:- Shall exclusively mean ALL THAT piece and parcel of 7.1 decimal commercial bastu class of land at Mouza-Rayan , J.L. No. 68, appertaining to R.S. & L R Plot No. 2034, RS Khatian No.928 corresponding LR Khatian Nos. 8981, 9289, 10108 under Rayan 1 Gram Panchyat within P.S. Burdwan Dist. Purba Burdwan, morefully and particularly described in "A" schedule herein after written.

BUILDING :- Shall mean the Multi-storied building have to be constructed over the "A" schedule property with such specification in accordance with the plan/plans sanctioned by the Burdwan Development Authority and other competent authorities, in respect of the land measuring more or less 7.1 decimal which shall also include common spaces, commonrights, parking spaces & other common facilities in the building, morefully and particularly described in "A" schedule herein after written.

ARCHITECT:- Shall mean any technically experienced, qualified, certified person or persons or firm or firms to be appointed by the Developer as Architect of the said building to be constructed over the "A" schedule.

BUILDING PLAN:- Shall mean the plan/drawings of the Multi-storied building yet to be constructed over the "A" schedule property prepared by the Architect, Engineers and issued by the Burdwan Development Authority with such variation or specification as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned.



*Addl. U.S. Sub-Register
B U R D W A M*

24 OCT 2024

Pradip Kumar Majumder

স্বামী প্রদীপ কুমার মজুমদার
৩/১২ সোনার গাঁও
৩/১২ সোনার গাঁও

[7]

PEACE APARTMENT
৩/১২ সোনার গাঁও

Partner

স্বামী ৩/১২ সোনার গাঁও

স্বামী ৩/১২ সোনার গাঁও

COMMON FACILITIES AND AMENITIES:- Shall includes paths, passages, roof, foundations, columns, beams, supports, main wall, corridors, lobbies, stairs, stairways, fire-escapes, entrances & exits, tanks, motors, pump, lift and such other spaces and facilities whatsoever required for the establishment, location, common enjoyment, provision, management and/or maintenance of the buildings as shall be determined by the Developer and the Owners of the building or otherwise required and the Developer shall continue to manage and control all affairs until an Association or Society is formed and take charge of the same.

CONSTRUCTED SPACE:- Shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities yet to be constructed in accordance with the sanction plan/plans approved by the Burdwan Development Authority.

OWNER'S ALLOCATION:- shall mean and include the area allotted in favour of the OWNERS which was already fixed between the OWNERS & DEVELOPER, it is decided and settled by the Owner and Developer that, the one of the owners, namely MAHAMMAD ALI SEIKH @ SEKH MAHAMMAD ALI will get the total share of the flats and common areas of the third floor of the said building and the other owners namely PRADIP KUMAR MAJUMDER and SWAPAN HALDER will get the total share of the flats and common areas of the Second and fourth floor of the said building in equal share of the constructed area in the multistoried building over the A-schedule property TOGETHER WITH undivided proportionate share in land and common parts, facilities, amenities with sufficient modern fittings & fixtures TOGETHER WITH right over thereof over the "A" schedule property.

DEVELOPER'S ALLOCATION:- Shall mean excepting the area allotted in favour of OWNERS the remaining constructed area, i.e., the ground floor and first floor out of the total constructed area in the proposed Multi-storied building over the "A" schedule property according to the building plan sanctioned by the Burdwan Development Authority TOGETHER WITH undivided proportionate

THE BLAINE



Additional District Sub-Registers
BURDWAN

24 OCT 2024

পার্টনার নথি
স্পেস অর্থাৎ
১/২ টোর্প গার্জ অর্থাৎ
পার্টনার নথি

[8]

PEACE APPARTMENT
পার্টনার নথি
পার্টনার
বিল্ডিং
বিল্ডিং

৩/২ স্পেস গার্জ অর্থাৎ
স্পেস অর্থাৎ গার্জ

share in land and common parts, facilities, amenities with sufficient modern fittings & fixtures TOGETHER WITH right over the roof over the "A" schedule property.

COVERED AREA:- Shall mean the plinth area or build-up area of the flat/unit/ Commercial Space/parking space of the proposed construction including the thickness of the walls and pillars which includes proportionate share of the plinth area of the common portions PROVIDED THAT if any wall be common between two flat/shop then one-half of the area under such wall shall be included in each flat/ shop.

UNDIVIDED SHARE:- Shall mean the undivided proportionate share in the land to be allocated & left vacant in the sanction plan attributable to the each flat/unit/shop/parking comprised in the "A" Scheduled property and the common portions held by and remained for the common use and occupation for the each intending flat/unit/shop/parking purchaser and for the Owner and also wherever the context permits.

CO-OWNER:- Shall according to its context mean and include legal heirs, successors, legal representatives, executors, administrators and assigns of the OWNERS, DEVELOPER & intending purchasers of flat/unit/ Commercial Space /car parking space of the said complex in the proposed construction, including the subsequent purchasers of the flat's as well as parking spaces in the proposed construction not alienated or agreed to be alienated.

FLAT/UNIT/SHOP:- Shall mean the Flat/ Commercial Space and/or other space or spaces under the proposed Multi-storied construction and/or the covered area capable of being occupied as the purpose specified within the meaning of Flat/shop and to be constructed with such specification according plan sanctioned by the Burdwan Development Authority and also are retained and/or not alienated and/or cannot agreed to be alienated at any point of time.

PARKING SPACE:- Shall mean the Parking Space or Car Parking Space in the Ground Floor under the proposed Multi-storied construction and/or the

三國志

Altri degli italiani non hanno termini per parlare di questo film, questo è un film che non ha nulla a che vedere con il cinema italiano.

The logo of the State Election Commission, Bihar, is circular. It features a central emblem of a lion standing on a base, with a sword in its right paw and a book in its left. The emblem is surrounded by a circular border containing the text 'STATE ELECTION COMMISSION' in English and 'राज्य निरामय निकाय' in Hindi.

Digitized by srujanika@gmail.com

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and differences in nutritional value. **T**here are no major species differences in the nutritional value of the two species.

Additional Resources



Additional District Sub-Regions
B U R D W A M

24 OCT 2024

Bulb Kisan Niyomita
SANT 2007/08
1/2 Bldg. G-1/2
Sant 31/2-30/2 (A/H)
[9]

PEACE APARTMENT
Bulb Kisan Niyomita
Partner
SANT 2007/08
Sant 31/2-30/2 (A/H)

Sant 31/2-30/2 (A/H)
Sant 31/2-30/2 (A/H)

covered area capable of being occupied as the purpose specified within the meaning of Parking Space and to be constructed with such specification according plan sanctioned by Burdwan Development Authority and also are retained and/or not alienated and/or cannot agreed to be alienated at any point of time.

UNIT:- Shall mean Unit and/or other space or spaces remained in the Ground Floor or in any other area under the proposed Multi-storied construction and/or the covered area capable of being occupied as the purpose specified within the meaning of Unit and to be constructed with such specification according plan sanctioned by the Burdwan Development Authority and also are retained and/or not alienated and/or cannot agreed to be alienated at any point of time.

COMMON EXPENSES:- Shall include all expenses to be incurred by the co-owners for the maintenance, management and upkeep of the building over the schedule property for the common purposes.

COMMON PURPOSES:- Shall mean the purpose of managing and maintaining the proposed construction over the "A" schedule property and in particular the common portions, collection and disbursement of common expenses for common portion 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 units exclusively and the proportions in common.

SUPER BUILT-UP AREA:- Shall mean in context to a Flat/Unit/Commercial Space /Parking space as the area of a flat or parking space computed by adding an agreed fixed percentage to be settled by the DEVELOPER over the built-up and/or the covered area of each Flat or parking space in accordance with the existing rules & regulations.

SALEABLE SPACE:- Shall mean to the DEVELOPER except the allocation in favour of OWNERS, the space in the building which will be available for the independent use and occupation after providing and allocating space for



ADDITIONAL DISTRICT SUB-REGISTRAR
B U R D W A M

24 OCT 2024

PEACE APARTMENT
Prodip Kumar Mukherjee
Partner
Street 26/7
3/2 30/7 Gariahat 700013
3/2 31/2 30/7 Gariahat
[10]

common use, occupation & facility in accordance with building plan to be sanctioned by Burdwan Development Authority.

TRANSFER:- With its grammatical meaning shall mean and include transfer by possession and by other means adopted for effecting what is understood as a transfer of saleable space in the Multi-storied building to the intending purchaser's thereof and will include the meaning of the said terms as defined in the Income Tax Act and Transfer of Property Act or any Act time being in force.

TRANSFEREE:- Shall mean the person, Firm, Limited Company, Association, Body to whom any saleable space in the proposed construction to be transferred or proposed to be transferred.

TRANSFEROR:- Within its & legal meaning shall mean the OWNER/S who can transfer his allotment of flat/unit/ Commercial Space /parking space by way of sale, gift, lease out or in any other nature which is legally permissible and the DEVELOPER who can transfer it's allotted portion of flat/unit/ Commercial Space /parking space after taking Development Power of Attorney from the OWNER/S and will include the meaning of the said terms as defined in the Transfer of Property Act or any Act time being in force.

DEVELOPER'S ADVOCATE:- Shall mean the Advocate appointed by the DEVELOPER, who has prepared these presents and who shall prepare all legal documentations regarding the development, construction, building subsequent transfer of the Flat/Parking space/s / Commercial Space therein demised, devise and provide of the premises, its parts and parcels and the Building/s and the Flat/ Commercial Space / Parking space therein, including this Development Agreement thereof.

MASCULINE GENDER:- Shall include the feminine and neuter gender and vice versa.

SINGULAR NUMBER:- Shall include the plural and vice versa.



Additional District Sub-Registrar
B U R D W A M

24 OCT 2024

Peace Apartment
Babul Khatan No. 928
Saritali Gram Panchayat
Dist. Burdwan
State of West Bengal
[11]

ARTICLE-II:
COMMENCEMENT

Peace Apartment
Babul Khatan No. 928
Saritali Gram Panchayat
Dist. Burdwan
State of West Bengal

2.1 This agreement shall be deemed to be commenced on and from the date of execution of this agreement

ARTICLE III

THE OWNER HAS REPRESENTED TO THE DEVELOPER AS FOLLOWS:

3.1 That the OWNERS are the absolute OWNERS of the said property and lawfully entitled to ALL THAT piece and parcel of 7.1 decimal commercial bastu class of land at Mouza Rayan , J.L. NO. 68, appertaining to R.S. & L.R. Plot No. 2034, RS Khatian No.928 corresponding LR Khatian Nos. 8981, 9289, 10108 under Rayan 1 Gram Panchayat within P.S. Burdwan Dist. Purba Burdwan morefully and particularly described in "A" schedule herein after written and no dispute or proceedings is pending in respect thereof any part or portion thereof.

3.2 That there is no arrear of taxes and/or other levies of impositions of the said property due and payable to any statutory authority.

3.3 That neither any proceeding for acquisition of the said property or any portion thereof is pending nor any notice has been received by the OWNERS in respect thereof.

3.4 That the said land is not a Debtor or Pirotor property or Vested to the State of West Bengal or any other authority.

3.5 That no proceeding of Income Tax Act, or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.

3.6 That there is absolutely no impediment or bar in matter of this agreement/ understanding of the said property-as contemplated in these present.



ADDITIONAL District Sub-Registrar
S U R D W A M

24 OCT 2024

Ballikurud Member

Start 21/07/08
Till 21/07/09
31/12/2017
31/12/2019

[12]

PEACE APPARTMENT
Ballikurud Member

Partner

Start 21/07/08
Till 21/07/09

Start 21/07/08
Till 21/07/09

3.7 That the said property hereunder given for development does not in any way attract the mischief of the Urban Land (Ceiling and Regulation) Act. However, In case of necessity the Owners undertake to procure and produce proper permission or No- Objection from the competent authority under the said Act.

3.8 The OWNERS shall supply all original documents in respect of the property to the DEVELOPER as and when required by the DEVELOPER and after fulfilling the purpose it will be returned to the OWNERS.

3.9 The OWNERS shall extend all co-operation and take all steps lawfully & reasonably necessary for speedy construction of the proposed building.

3.10 That the said premises is free from all encumbrances charges, lien, lispendence, attachment, trust, acquisition, requisition whatsoever or howsoever subject to what have been stated herein before and herein after.

3.11 It is within the knowledge of the Owners that the Developer will apply (if required) for project loan before any financial organization in connection to the multi-storied building to be constructed over the "A" Schedule property and the Owners will extend their co-operation to fulfill that purpose of the Developer and if required the Owners will put their signature over the necessary documents in relation to the said purpose of taking loan, but the Owners will not be liable for any repayment of said project loan.

ARTICLE-IV

THE DEVELOPER ASSURANCES, REPRESENTS AND CONFIRM AS FOLLOWS:

4.1 The DEVELOPER has vast experience sufficient infrastructure & sufficient money and enough competence to complete the building as per terms of this agreement within the stipulated period.

4.2 The DEVELOPER after scrutiny is satisfied with regard to the Owner's title of the "A" Scheduled property according to the oral assurance and documentary representations made by the OWNERS.



Additional District Sub-Registrar
BURDWAM

24 OCT 2024

Ballroom night
Other weeks
we going to be
other weeks

[13]

PEACE APARTMENT
Broofit Kempt No. 101
Partner
Sister
Sister

3/23/07 (cont'd.)

4.3 In case there will be any damage to the building or unforeseen situation happens to any workmen, labourers in course of construction, the DEVELOPER will personally liable for the same and shall not indemnify the OWNERS from all costs, consequences and damages arising thereof.

4.4 The OWNERS will not be liable for any act, deeds and things on the part of the DEVELOPER regarding construction & development of the property.

4.5 The DEVELOPER acting on behalf of the OWNERS and 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 expeditiously and without delay.

4.6 The applications, plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the OWNERS, all fees and other expenses related to the construction of the building shall be borne and paid by the Developer.

4.7 The Owners shall be entitled to periodically supervise the progress of construction of the new Buildings over the "A" schedule property.

4.8 That the developer shall carry total construction work of the proposed G+4 storied commercial cum residential Flat/building at his/ its own cost and will take the sell proceeds of developers allocations exclusively.

4.9 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 or its own names and on behalf of the owners as power of attorney holder.

4.10 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 amount of loss or vice versa on account of profit from developer's allocation.



AMRITSAR District Sub-Registrar
BURDWAN

24 OCT 2024

Brook Ahmed Alghamdi
3/2 floors 280sqy
3/2 floors 280sqy [14]

PEACE APARTMENT
Badar Khan
Partner
SOPA 280sqy

3/2 floors 280sqy
3/2 floors 280sqy

4.11 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 moreover take advance and full and final consideration from the intending purchasers for developer's allocation only.

4.12 On completion of the proposed building when the Flat/ Commercial Space are ready for giving possession to the intending purchaser, letters will be sign by the developer as the representative and power of attorney holders of the owners. The developer on behalf of and as the representatives by virtue of registered power of attorney holder of the owner will sign the deed of conveyance.

4.13 All consideration cost will be borne by the developer. No liability on account of construction cost will be charged from the owners for the owner's allocation.

ARTICLE-V

APARTMENT CONSIDERATION

5.1 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 consideration and any other purpose of the said building or buildings on the premises and into commercially exploit the said premises the Developer has agreed to provide the construction area in complete condition to the Owner's allocation.

5.2 The owners having agreed to grant exclusive right for developing the said premises in terms of these presents the Developer has agreed, undertaking to build the said building at his/its own costs and expenses and the Owners shall not be required to contribute any sums towards construction of the said building or development of the premises. It is hereby made clear that the Developer shall after completion of the construction of the said project in all respect deliver the possession of Owner's allocation as provided herein at the aforesaid building



Sub-District Sub-Registrar
BOKARO

24 OCT 2024

Franklin - (1962)

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विद्या विद्या विद्या विद्या विद्या

PEACE APARTMENT
Goodly morn to you

Partner

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[15]

5.3 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:-

- i) Space allocation to the owners
- ii) costs, charges and expenses incurred for consideration erection and completion of the said new building at the said premises.
- iii) costs, charges and expenses on account of preparing the plan, map for the purpose of obtaining sanction from the competent authority
- iv) costs, charges and expenses incurred for installation of transformer if any and also sewerage drainage and other connections.
- v) fees payable to Architect and the engineers as also fees payable to the local panchayet and also to the BDA for the purpose of obtaining necessary permission of sanction for sewerage drainage and water connection
- vi) legal expenses incurred and paid for this development agreement and all other expenses and charges for the purpose of development of the said premises.
- vii) cost of supervision of construction including the owners allocation of the said premises.

ARTICLE VI

POWER OF ATTORNEY

6.1 The owner/s shall sign, execute and Register one General/Development Power of Attorney in favour of the Developer and/ or its nominee/s for (a) compliances of the obligations on the part of the developer to be observed fulfilled and performed hereunder (b) the proper and uninterrupted exercise of implementing the rights and authorities granted or intended to be granted to the developer hereunder (including those relating to sale conveyance or otherwise

Contd...Next Page



Additional District Sub-Registrar
BURDWAN

24 OCT 2024

Fredrik Kunal Nigam

Start 2017

*3/2/2017 Copy 2017-2018
3/2/2017 Copy 2017-2018
3/2/2017 Copy 2017-2018*

PEACE APARTMENT
Fredrik Kunal Nigam

Partner

*Start 2017
3/2/2017 Copy 2017-2018
3/2/2017 Copy 2017-2018*

*Start 2017 Copy 2017-2018
3/2/2017 Copy 2017-2018*

[16]

transfer of the share. In the said premises and the developer's allocation (c) effectuating all or any of the terms and condition hereof.

6.2 It is further understood that to facilitate the construction of new building by the developer various deeds, matters and things not herein specified may need the authority of the owners and various applications and the other documents may be required to be signed or made by the owners from time to time relating to which specific provisions may not have been mentioned herein and the owners hereby agree to do at the costs and expenses of the developer all such acts, deeds, matters and things and executed such application papers and expense of the developer all such acts, deeds, matters and things and such further/ additional power of attorney and/ or authorization as may be required by the developer/land owners.

6.3 By virtue of the powers and authorities, granted by the owners in pursuance hereof time to time, the developer shall not do any such acts, deeds matters and things whereby the rights of the owners hereunder or otherwise are affected And/ or which go against the spirit of this agreement, it is expressly agreed that owners shall not be absolved of any their obligations hereunder notwithstanding the power or authority being granted by him to the developer or nominee in that regard.

6.4 The owners agreed not to revoke the power of attorney granted by the owners for the purpose and as herein contained during the subsistence of this Development Agreement and the Developer shall be entitled to raise any loan or mortgage for the said schedule premises. But if the Developer violates the terms and conditions of this agreement and Power of Attorney, then the land owners shall have right to revoke the Power of Attorney.

ARTICLE-VII

OWNER'S ALLOCATION

7.1 The owners shall jointly and individually be entitled to get their allocation

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Additional District Sub-Registers
BURDWAN

24 OCT 2024

Building Plan

Site Plan
3/2-307 Gariahat
3/2-308 Gariahat

PEACE APPARTMENT
Building Plan

Partner
Site Plan

Building Plan
3/2-307 Gariahat
3/2-308 Gariahat

[17]

out of the proposed partly commercial cum residential G+4 storied building as stated hereunder:-

One of the owners, namely **MAHAMMAD ALI SEIKH @ SEKH MAHAMMAD ALI** will get the total share of the flats and common areas of the third floor of the said building and the other owners namely **PRADIP KUMAR MAJUMDER** and **SWAPAN HALDER** will get the total share of the flats and common areas of the **Second and fourth floor of the said building** in equal share of the constructed area in the multistoried building over the A-schedule property **TOGETHER WITH** undivided proportionate share in land and common parts, facilities, amenities with sufficient modern fittings & fixtures **TOGETHER WITH** right over the roof over the "A" schedule property

ARTICLE-VIII

DEVELOPER'S ALLOCATION

The DEVELOPER shall jointly and individually be entitled to get their allocation out of the proposed partly commercial cum residential G+4 storied building as stated hereunder:-

The **ground floor and first floor out of the total constructed area** in the proposed Multi-storied building over the "A" schedule property according to the building plan sanctioned by the Burdwan Development Authority **TOGETHER WITH** undivided proportionate share in land and common parts, facilities, amenities with sufficient modern fittings & fixtures **TOGETHER WITH** right over the roof over the "A" schedule property, with the absolute right of the developer to enter into an agreement for sale with intending purchaser/purchasers by any of the Transfer of property Act and/or lease or let out, or in any other manner.

ARTICLE - IX

Contd...Next Page



Additional District Sub-Registrar
S U R A T

24 OCT 2024

*Peace Apartment
Project 2000*

Project 2000
Peace Apartment
Project 2000
Peace Apartment
Project 2000

PEACE APARTMENT
Project 2000

Partner
Project 2000

Project 2000
Peace Apartment
Project 2000

[18]

SPACE ALLOCATION

9.1 The DEVELOPER represents and declares that the proposed building shall be constructed with the building materials, as may be deemed fit and proper by the DEVELOPER only and no else but the said building is to be constructed by the manner and way with all specifications as stated in the B-schedule of this indenture.

9.2 The OWNERS shall be entitled to the OWNER'S ALLOCATION as defined hereinabove.

9.3 The OWNERS shall be entitled to Sell, transfer and/or otherwise deal with the OWNER'S ALLOCATION along with proportionate share of land and common spaces.

9.4 In consideration of the DEVELOPER'S having constructed the building at his own cost and provided for the OWNER'S ALLOCATION as above, the DEVELOPER shall be entitled to the remaining total Super-built up space in the said building including common parts and areas.

9.5 The OWNERS shall be entitled to Sell, transfer and/or otherwise deal with the OWNER'S ALLOCATION or space alone and or individually, OWNERS shall be entitled to sell, transfer and/or otherwise deal with the OWNER'S ALLOCATION or space without the DEVELOPER and on this regard it must be mentioned that the necessary connections including water, electricity will be installed to the transferee from OWNER'S ALLOCATION only by the DEVELOPER where the cost and expenses of such installation must be incurred by the intending purchaser/purchasers.

9.6 The DEVELOPER shall be entitled to sell and transfer or otherwise deal with the DEVELOPER'S allocated portion as stated in this indenture and which is not attached with the OWNER'S ALLOCATION and the DEVELOPER may let out; sale out, convey, transfer or any type of settlement in regard and respect to any Flat or Residential Unit and/or Commercial space and/or car parking space with third parties and The OWNERS will have no right over the said portion except in

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Additional District Sub-Registrar
B U D D W A Y

24 OCT 2024

Build KmoR Kojhod
Systat 2004
3/2 507 Gopinath
3/2 509 Gopinath

PEACE APARTMENT
Build KmoR Kojhod

Partner
Systat 2004
3/2 507 Gopinath
3/2 509 Gopinath

[19]

regard to their own Allocations and they are also debarred from claiming any right, title, interest in future.

9.7 On completion of the building, but before giving possession, both the OWNERS and the DEVELOPER will conduct a joint survey of the carpet area, covered / built up-area and super built up space/ area in their respective allocation to ascertain the actual measurement of the space/ area in their respective allocation.

9.8 The DEVELOPER shall have alone the right to allocates flat/ commercial space/and/or parking space to the intending purchasers from the DEVELOPER'S ALLOCATION and OWNERS shall have right whatsoever to enter in to any agreement personally with the intending purchasers for sale of the Flat or Residential Unit and/or Commercial space and/or car parking space of the OWNER'S ALLOCTAION to be constructed by the DEVELOPER over the land owned by the OWNERS and the DEVELOPER have the right to construct further floors of the said proposed building in further if the DEVELOPER obtain further confirmation by the owners and BDA to construct more floors.

ARTICLE-X

TIME FOR COMPLETION

The building shall be completed within 36 months from the date of execution and registration of this Deed of Agreement for Development unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VISMAJOR/FORCEMAJURE such as riots, earthquake, floods, act of God etc. and subject to force majeure.

ARTICLE - XI

DELIVERY OF POSSESSION

That immediately after completion of the new building the owners shall execute deeds of conveyance in respect of undivided share of interest on the land of such part/parts as shall be required by the Developer in favour of the



Additional District Sub-Registrar
BURDWAN

24 OCT 2024

Rajesh Kumar Rayamajhi

Signature 27/2/2019
3/2/2019 Gopal Rayamajhi
3/2/2019 Gopal Rayamajhi

[20]

PEACE APARTMENT
Rajesh Kumar Rayamajhi

Partner
Signature 27/2/2019

Signature 27/2/2019 Gopal Rayamajhi
3/2/2019 Gopal Rayamajhi

Developer or its prospective buyers as mention by the Developer, Subject to compliance of the terms and conditions of this agreement.

ARTICLE - XII

ARCHITECTS, ENGINEERS ETC.

12.1 That for the purpose of the development of the said building, 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 of construction, erection and completion of the new building and also specification for the purpose of construction and/or workmanship and completion of the building shall be final, conclusive and binding on the parties.

12.2 The decisions of the Architect regarding the quality of the materials and also specification of the purpose of construction will be final, conclusive and binding on the parties.

ARTICLE-XIII

IDENTITY

13.1 The Developer shall be fully responsible for any deviation or any unauthorised construction or any accident or mishap while making any construction and in no event the owner shall incur any liability in respect thereof.

13.2 The stamp duty, registration charges and expenses in connection with the preparation and execution of this deed of Agreement and Developer Power of Attorney shall be entirely borne by the developer or its nominees.

13.3 The Owner shall not be liable for any consideration received from the prospective purchasers in respect of the developer's Allocation after the development and handed over of the said premises by the developer.

ARTICLE - XIV

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Sub-Registrar District Sub-Registrar
BURDWAN

24 OCT 2024

Bulid Kmsd Hj/bdfr

Spent 2007
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Exire 3/2/2007

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PEACE APARTMENT
Bulid Kmsd Hj/bdfr

Partner
Speta 2007

Speta 2007
Exire 3/2/2007

MAINTENANCE

14.1 The Developer from the date of delivery of possession to the prospective purchasers and thereafter the said purchaser/s maintain their portion at their own costs in good repair and tenantable condition.

14.2 That after the said building/flat is completed, the respective flat owners shall form an Association with the other occupants of the various flats of their shares in the said building with such rules and regulations as the developer shall think fit for proper maintenance of the said new Building. One of the flat owner/s without form of registered Association into the said building complex cannot individually make any type of application regarding any disputes relating to the said complex to the developer or the owner.

14.3 That until such proper Association is formed; the Developer shall continue to remain responsible for the maintenance of the new building.

ARTICLE - XV

OBLIGATIONS OF THE OWNER

15.1 OWNERS OBLIGATIONS - That during continuance of this agreement the Owners undertake to provide all sorts of help and need in favour of the Developer in smooth construction of Apartment and Owner under the obligations shall sign on all requisite papers and/or document according to the Developer requirement.

15.2 The owners in pursuance to the said undertaking hereby execute and register one separate sets of Developer Power of Attorney in favour of Developer, for obtaining building plan sanctioned as also for other amenities from Burdwan Development Authority and empowering the Developer to fulfill the project works and on its completion to sell the Developer's Allocation to the intending purchasers and to receive sale proceeds thereof by the Developer.

15.3 The owners shall grant a Registered Power of Attorney in favour of the



ADDITIONAL DISTRICT SUB-REGISTRAR
BURDWAN

24 OCT 2024

Brij Kishore

Syant 21/01/19

3/2/2017 Gopal Singh 3/2/2017
3/2/2017 Gopal Singh 3/2/2017 Gopal Singh

PEACE APARTMENT
Brij Kishore

Partner

Syant 21/01/19

3/2/2017 Gopal Singh 3/2/2017 Gopal Singh
3/2/2017 Gopal Singh 3/2/2017 Gopal Singh

[22]

Developer or that nominee to enable him to proceed with obtaining of the license, Sanction of plans, sanctions in respect of the Building to be constructed on the said Holding and authorising the Developer to represent the owner before the Burdwan Development Authority and all other statutory authorities. The said Power of Attorney shall continue to be in force so long as this agreement subsists and till the completion and handed over the flat/s/ shops to the intending purchaser/s of this project.

15.4 The owners shall sign and execute necessary application papers, documents and do all acts, deeds and things as may be required in order to legally and effectively vest on the Developer or its nominees in the said Holding. The owners shall execute Registered Power of Attorney to empower the developer to sell its allocation and deliver possession thereof.

15.5 The owners hereby further agree and undertake not to do any act deed or things whereby the Developer may be prevented from construction the proposed Building and completing the same subject to the provision of Clauses mentioned therein.

15.6 The owners hereby agree and undertake not to cause any interference or hindrances in the work of construction of the Building on the said Holding by the Developer.

15.7 No Obstruction in Dealing with Developer's Function: The Owners covenants not to do any act, deed or thing whereby the developer may be prevented from discharging its function under this agreement.

15.8 No Obstruction in construction: The Owners covenants not to cause any interference or hindrance in the construction of the new building.

15.9 No Dealing with Said Property: The Owners covenants not to let out, grant lease, mortgage and /or change the Said Property or any portion thereof save in the manner envisaged by this Agreement.

ARTICLE -XVI

Contd...Next Page



Additional District Sub-Registrar
BURDWAN

24 OCT 2024

[23]

BORROWINGS/LOANS

*Brosh Kmal ktm
Start 2014
3/2-2014 Gmt
Sar 2014 Gmt*

*PEACE APARTMENT
Budip Kmal ktm
Start 2014
3/2-2014 Gmt
Sar 2014 Gmt*

16.1. That the Developer shall be at liberty to take financial assistance from any Nationalised Bank or any Pvt. Bank or any other financial institutions or persons with their discretion, risk and liabilities and if required the owners shall put their signatures as a token consent but not as a Mortgagor or as a guarantor on the relevant project over the schedule mentioned property issued by the Banks or any other financial institutions if any of the said property.

ARTICLE. XVII

BREACH AND CONSEQUENCES

PL. BOW

17.1. In the event of either party of this Development Agreement committing breach of any their obligations under this Agreement, the aggrieved party shall be entitled to specific performance and also to recover damages or compensations to make good the loss sustained by the aggrieved party on account of such breach from the party committing the Breach lawfully.

17.2 Essence of Contract: In addition to time, the owner and the developer expressly agreed that the mutual covenants and promises contained in this Agreement shall be the Essence of Contract.

ARTICLE - XVIII

FORCE MAJEURE

18.1 The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of their obligations was/ were prevented by any force majeure, and this contract shall remain suspended, during the subsistence of such force majeure, if any.

19. EXPLOITATION RIGHT- The Owners give permission to the Developer to build up ownership Residential Apartments upon the said plot of

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BURDWAN

24 OCT 2024

Padmikumar Majumdar

Start Date
28/2/2004 Copy/2013 Contd

[24]

PEACE APARTMENT
Padmikumar Majumdar

Partner

Sign Date 28/2/2004 Contd

Start Date 28/2/2004 Contd

land referred to in the schedule hereunder consisting of several self contained flats/commercial space including car parking space and covered spaces to be constructed in accordance with building plan sanctioned by Burdwan Development Authority and in consideration thereof.

20. BUILDING-

(a) The owners shall hand over the complete vacant possession of the land and building to the Developer.

(b) The Developer are hereby given full liberty to take measurements of the said plot of land for getting sanction building plan for the Apartment thereon on the actual measurement of the land and shall get its signed by the Owners for submitting the same before the Burdwan Development Authority at Burdwan and its sanctioning at the cost of the Developer.

(C) The Owners give permission to the Developer so that Developer may take up immediate construction works of the project and for the Developers are authorized to apply for necessary cement quotas, steel, bricks etc and other building materials for smooth and rapid construction works upon the said land. The Owner however have agreed to execute and Register one Developer Power of Attorney in favour of the Developer appointing thereby Developer as his lawful & constituted Attorney on his behalf to do all such act and things in regard to the construction works of the Apartment /Building and secondly for selling of flats/shops and car parking spaces and other spaces with undivided proportionate share of the land.

(d) The Developer is hereby given full liberty to cause modification and/or amendment as and when necessary be required for the Apartment/building construction at the cost and expenses of the developers as on behalf of the owners but the owner is not liable for any cost or damages for the same and the Developer out of his own accord shall bear fees and Panchayet changes etc. and expenses for sanction of building plan with modification thereof as and when necessary and requirement of the project but only to vacate the schedule

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Additional District Sub-Registrar
BURDWAN

24 OCT 2024

Brookhaven Hoikader

31/12/2014
31/12/2014
31/12/2014
31/12/2014
31/12/2014

[25]

PEACE APPARTMENT
Brookhaven Hoikader
Partner

31/12/2014
31/12/2014
31/12/2014
31/12/2014

mentioned land and building from the respective tenants at the cost of the developer.

(e) The Developer shall be entitled to enter into contractual agreement with other building contractor(s), architects and other for carrying out the agreed development works at its own risk and cost and the owner shall have no connection or concern with that of the agreement or contract with others.

(f) The development of the said property constructing dwelling units/ ownership apartment in accordance with sanctioned plan and specifications thereof maintaining the rules and regulations applicable thereto under the total supervision, cost and risk of the Developer.

(g) The Developer shall dismantle the structure if any upon the land at his own cost and shall be the custodian of all goods and materials thereof and shall be at liberty to dispose off all the goods according to his sweet will to which owner shall have no right to make any interference into the matter nor the owner shall have any claim as regards cost of the dismantling goods.

(h) The Developer shall be entitled to make advertisement(s) in his own name about project and proposed sale of flats to be constructed and affix the hoarding on the schedule mentioned property.

The Owner hereby undertakes that the Developer shall have full right to construct and to erect Apartment without any impediment dispute or disturbances from the owners end provided that Developers shall maintain and fulfill the terms and conditions contained herein in its true spirit.

21. **DEVELOPER'S RIGHT** - The Developer shall be entitled to construct the entire project in accordance with plan sanctioned by the Burdwan Development Authority and the said project to which Developer shall have further right to the undivided proportionate share in land and common areas and attributable there to. The Developer shall further be entitled to sell and to dispose off only the developer's allocation shares of the flat(s)/commercial space and car parking spaces along with super built up area and together with

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24 OCT 2024

Rehman Khan

Surat 27/7/01

3/2 30/7 01
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[26]

PEACE APARTMENT

Rehman Khan

Partner

Surat 27/7/01

3/2 30/7 01

Surat 3/2 30/7 01

undivided share in land in the common facilities and amenities and to any intending purchaser/s as it thinks fit and. Proper and the sale proceeds thereof that shall solely be received by Developer to which owners shall have no right to claim any share thereto from the developer.

22. The developer shall be exclusively entitled to in the building or apartment with exclusive right to transfer all otherwise sell with or dispose of the same without any right claim or interest therein whatsoever of the others and the owners after getting full allocated portion shall not in any way interfere with or disturb the quiet and peaceful possession of the developer.

23. **PAPERS AND DOCUMENTS** - The owners shall hand over the Xerox copy of all the documents, settlement records, chain of title deeds regarding the plot of land, upto date Panchayet tax receipts, land revenue receipts and other relevant documents as required, to the developer at the time of execution of this agreement, the owner shall handed over the original documents relating to the said schedule mentioned plot of land upon obtaining proper receipts.

24. **COMMON FACILITIES** - The Developer under the obligation shall provide proportionately common facilities to the flat / commercial space to the owners subject to receive expenses and maintenance charges from the individual flat owners.

ARTICLE-XXV

COMMON LIABILITIES AND FACILITIES

25.1 The Developer shall be exclusively responsible for payment of all panchayet and property taxes, rates, duties and other public outgoings and impositions whatsoever in respect of the said property which are accruing due as and from the date of execution of these presents and handing over of vacant and peaceful possession of the said property to the Developer till the date of actual transfer of the same to the transferees AND if there be any dues of such rate/s which have accrued before the date of execution of these Presents and/ handing over of the

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Additional District Sub-Registrar
B U R D W A M

24 OCT 2024

Bulky Items

STREET 2707

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STREET 3007 GULF 3507

PEACE APPARTMENT
Rajesh Kumar Kapoor

Partner

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3007 3507 GULF 3507

[27]

said property to the Developer, that would be borne by the Owners exclusively.

25.2. If any such above rates, taxes, and/or fees are paid by either of the parties without actually and/or Property ascertaining their mutual liabilities and obligations as determined hereinabove, they shall be reimbursed by either of the parties as the case may be.

25.3. The owners shall not do any act, deed or thing whereby the Developer is prevented from doing construction of the proposed buildings and successful completion of the said project.

26. **RESTRICTIONS:-** The Developer and owners both under the terms of agreement shall maintain the conditions strictly provided for building rules in particular the Developer during construction works shall abide by all the rules, by-laws etc, prescribed by the competent authority to that effect and shall be answerable to the deviations if there be any hereafter, further, that none of the parties to the agreement shall have right to terminate, cancel to the agreement unilaterally.

27. **BUILDING MATERIALS:-** The developer shall be authorised in the name of the owners to apply for and obtain quotas entitlements and other allocations for cement, steel, bricks and other buildings materials and inputs and facilities allocable to the owners and required for the construction of the new building but the owners shall not be responsible for the quality of the building materials.

28. **TEMPORARY CONNECTIONS:-** The developer shall be authorised in the name of the owners to apply for and obtain temporary connection of water, electricity, drainage, sewerage at their own cost and liability. It is however clarified that the developer shall be entitled to use the existing electricity and water connection if any at the said property upon payment of all usages or charges.

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Additional District Sub-Registrar
SURDWAH

24 OCT 2024

Padip K. Mital

Peace Apartment
Project
Director & Partner

PEACE APARTMENT
Padip K. Mital
Project Director & Partner

Peace Apartment
Project Director & Partner

Peace Apartment
Project Director & Partner

[28]

29. **COOPERATION BY OWNERS:-** The owners shall not include in any activities which may be detrimental to the Development of the said property and/or which may affect the mutual interest of the party. The owner shall provide all cooperation that may be necessary for successful completion of the Project.

30. **VACATING BY OWNERS:-** Simultaneously herewith, the owner has handed over khas, vacant, peaceful and physical possession entirely of the said property to the developer for the purpose of the execution of the project.

ARTICLE - XXXI

BREACH AND CONSEQUENCES

POWER OF ATTORNEY:- The owners shall grant to the developer and/or its nominees a registered power of attorney for the purpose of getting the building plan sanction / revalidate /modified /altered by the planning authorities and obtaining all necessary permission from different authorities in connection with the new construction and also development, maintenance, and received advanced money from the intending purchaser/s.

The owners shall also grant to the developer and/or its nominees a Power of Attorney for constructions of the New building and booking and to sell of the newly constructed multi storied building to the intending purchasers.

FURTHER ACTS :- Notwithstanding grant of the aforesaid Power of Attorney, the owner hereby undertake that they shall execute, as and when necessary, all papers, documents, plan for enabling the developers to perform obligation under this act.

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Additional District Sub-Registrar
BURDWAN

24 OCT 2024

Prashant Kumar Mehta

SEPT 2017
3/2/2017
3/2/2017
3/2/2017

PEACE APARTMENT
Prashant Kumar Mehta

Partner
Prashant Kumar Mehta

SEPT 2017
3/2/2017
3/2/2017
3/2/2017

[29]

ARTICLE -XXXII OWNER'S INDEMNITY

The owners hereby undertake that the developer shall be entitled to construct the said proposed buildings and shall commercially exploit the same in terms hereto without any interference and/ or disturbance by the owner.

ARTICLE. XXXIII

DEVELOPER'S INDEMNITY

The developer hereby undertake to keep the owner indemnified against all third party claims and actions arising out of any sort of act or commission or omission of the developer or in relation to the construction of the said new buildings strictly in terms of the plan sanctioned by the competent authority.

ARTICLE. XXXIV

JOINT OBLIGATION

34.1. The Developer shall develop and construct multi-storied buildings on the said property, after utilizing the available Floor Area Ratio as per the existent rules and regulations under the law of the land.

34.2. The Owners shall lend their names and signatures in all papers, plans, documents and deeds (if required) which may come in the way of the development and for successful implementation and/ or execution of the project since the project will be that of the developer's in the name of the owner.

35. **MISCELLANEOUS:-** That both parties under the Agreement have undertaken to make indemnified in favour of each other as aforementioned and besides above it is specifically mentioned that in smooth construction of the building for which no specific terms has been mentioned and which may require to be done in that event the owners undertake to execute all such additional power(s) or

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Additional District Sub-Commissioner
SURDWAN

24 OCT 2024

Philip Kunal Roy Mohan

21/2/2014
21/2/2014

21/2/2014
21/2/2014

PEACE APARTMENT
Philip Kunal Roy Mohan

Partner
21/2/2014
21/2/2014

21/2/2014
21/2/2014

[30]

other authorizations as may be required by the Developer for the purpose. That after completion of building works the owner at the request of Developer shall execute and register appropriate sale deeds/conveyances etc. in favour of the purchaser(s) in respect of all the flats together with undivided proportionate share in land and the developer shall be entitled and shall have right to execute and register the said sale deed on behalf of owner on the strength of Power of Attorney granted in favour of Developer.

ARTICLE-XXXVI

JURISDICTION

36. Burdwan District Judges Courts at Burdwan shall have the jurisdiction to try and entertain all actions, suits and proceedings arising out of this agreement.

ARTICLE-XXXVIIARBITRATION

37. If at any time any dispute shall arise between the parties hereto regarding construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any of these parties under this agreement, the same shall be referred to the arbitration of a simple arbitrator, in case parties agrees to the case otherwise to two arbitrators are to be appointed by such parties in dispute and the same shall be deemed to be reference within the meaning of arbitration Act, 1996 or any statutory modifications there under in force or effect

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**Additional District Sub-Registrar
BURDWAN**

24 OCT 2024

Brilliant Model High School
Sector 2 Rayan
1/2 - story building 64' x 35'
Plot No. 2034

[31]

A- SCHEDULE

AS REFERRED TO ABOVE (SAID PROPERTY)

ALL THAT piece and parcel of 7.1 decimal commercial bastu class of land at Mouza Rayan, J.L. NO. 68, appertaining to R.S. & L.R. Plot No. 2034, RS Khatian No. 928 corresponding LR Khatian Nos. 8981, 9289, 10108 under Rayan 1 Gram Panchayat within P.S. Burdwan Dist. Purba Burdwan and butted and bounded as under:

ON THE NORTH : landed property of others
ON THE SOUTH : 12 feet wide (approx) School Road;
ON THE EAST : 75 feet wide (approx) Burdwan Katwa Road;
ON THE WEST : landed property of others

B- SCHEDULE

ABOVE REFERRED TO

- (1) FOUNDATION: R.C.C. FOUNDATION, FLAT 2FT. FROM PLINTH LEVEL.
- (2) FLOOR: 2' / 2' TILES
- (3) WALLS: MAIN WALL & PARTITION WALL 10' / 5' THICK BRICK
- (4) DOORS: ALL DOORS WILL BE FLASH DOORS AND SAAL WOOD FRAME.
- (5) WINDOW: TWO TRACK NATURAL AND IODISED ALUMINIUM SLIDING WITH GLASS PENELING SHALL BE PROVIDED IN ALL WINDOWS
- (6) KITCHEN: BLACKSTONE COOKING SELVES.
- (7) TOILET: GREY CEMENT, MARBLE FLOORING, GLAZED, TILES UP TO 5', 2 TAPS, ONE SHOWER.

PEACE APPARTMENT
Babuji Khatian No. 68
Partner
31/2 - story building
Sector 2 Rayan
Start 3/2 - 2017, Date 3/

卷之三

2011年1月1日-2012年1月1日

A circular library stamp with the words "BOSTON PUBLIC LIBRARY" around the perimeter and "JULY 1911" in the center.



**Additional District Sub-Registrars
BURDWAN**

24 OCT 2024

Shashi Kumar Mehta
Systech 2000, Ghatkopar (E)
Mumbai - 400 067
Ph: 022 22001200

[32]

PEACE APARTMENT
Shashi Kumar Mehta
Partner
Systech 2000
Mumbai - 400 067
Ph: 022 22001200

- (8) BUILDING STRUCTURE:- JSW CEMENT
- (9) SKIRTING AND DADO :- 6'
- (10) PLASTERING :- 2MM THICKNESS
- (11) WOOD WORK AND JOINERY :- SAAL WOOD FRAME
- (12) M.S. GRILLWORKS :- MSBAR
- (13) PAINTING :- BERGER PAINTS INTERNAL AND EXTERNAL BOTH
- (14) FINISHING WORKS FOR PARKING :- TILES PARKING
- (15) HARDWARE FITTINGS AND FIXTURES: HINDWARE/ SUPREME
- (16) ELECTRICAL WORKS :- HAVELLS/LEGR AND
- (17) WATER SUPPLY AND DRAINAGE :- HINDWARE/SUPREME
- (18) TOILET FITTINGS AND FIXTURES :- HINDWARE/SUPREME
- (19) KITCHEN SPACE :- 6'X10'
- (20) OVERHEAD TANK :- 10000 LITRE
- (21) ADDITIONAL WORK :- NOT AVAILABLE
- (22) LIFT :- AS PER DEVELOPER'S CHOICE

C- SCHEDULE

ABOVE REFERRED TO (COMMON AREAS AND FACILITIES)

The Owners of the land along with the Co-owners occupies, society or syndicate or association shall allow each other the following easement and quasi easement rights, privileges, etc.

1. The entire land for the project or where the project is developed in phases and registration under the Act is sought for a phase, the entire land for that purpose:

Contd...Next Page



Additional District Sub-Registrar
BURDWAN

24 OCT 2024

Brolik Kumar Hegde
Suresh Hegde
3/2367 Gopinath
3/2368 Gopinath

[33]

PEACE APARTMENT
Brolik Kumar Hegde
Partner

3/2367 Gopinath
3/2368 Gopinath
Suresh Hegde

2. The staircases, lifts and lift lobbies, fire escapes and common entrances and exits of building;
3. The common terraces and common storage spaces;
4. The premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel, if any;
5. Installations of electricity, gas, water and sanitation, air-conditioning and incinerating system for water conservation and renewable energy, if any;
6. Water pumps with motors, water reservoirs, overhead water pumps and distribution pipes from overhead water tanks and from reservoir to overhead water tanks, the pump rooms and all apparatus connected with installations for common use;
7. Drains and sewers from the building or buildings to the main drain;
8. Electrical installations and main switches and meters;
9. Water and sewage evacuation pipes from the Apartments to drains and sewers common to the building;
10. Main gate, Security Guard room, Common Bath and privy and ultimate roof to the building;
11. External Walls :
12. All community and commercial facilities as provided in the project.
13. All other portion and/or portions of the project necessary or convenient for its maintenance, safety, etc and in common use;

IN WITNESSES WHEREOF the owners and Developers herein set and subscribe their respective photo and puts their respective ten finger prints and

Contd...Next Page



Additional Director (Sub-Board)
SUDHANSHU

24 OCT 2024

[34]

signature in the separate demi paper on the day, month and year First above written in full possession of their sense and in good state of health and mind and without provocation from others.

SIGNED, SEALED & DELIVERED AT BURDWAN IN
PRESENCE OF WITNESS:

1. *Pranam Halder*
S/o *Swapam Halder*
Hatinarayan pur. Sutipukur
P.O. Basaprotap pur., Burdwan
Pin+ 713101

2. *Chanchul Mohanlal*, *713101*
S/o *Nemai Mohanlal*
V.H.P. Chotkhanda
P.S. Nemari, dist-
Pura Bardham, 713196

Pradeep Kumar Majumdar
S/No. 2807413
3/2-Balq. Court, 3rd fl. SW-302-304, Calcutta

SIGNATURE OF THE LAND OWNERS

Pradeep Kumar Majumdar
S/No. 2807413
3/2-Balq. Court, 3rd fl. SW-302-304, Calcutta

SIGNATURE OF THE DEVELOPERS

PEACE APPARTMENT

Read over and explained by me
in Bengali

Partner

Drafted by me
Ankur Chatterjee Adv.
Ankur Chatterjee
Advocate
Enrolment No: - WB/522/2011

Computerized
SK Khairul
Shibam Xerox
Court Compound, Purba Bardhaman

1500 HRS

(65)

PRIVILEGE INSTRUMENT

Particulars



ADDITIONAL DISTRICT SUB-REGISTRAR
BURDWAN

24 OCT 2024

		Finger Print				
		Thumb	Index	Middle	Ring	Little
Left Hand						
Right Hand						

Signature Pradeep Kumar Majhi

		Finger Print				
		Thumb	Index	Middle	Ring	Little
Left Hand						
Right Hand						

Signature S. S. S. S. S. S.

		Finger Print				
		Thumb	Index	Middle	Ring	Little
Left Hand						
Right Hand						

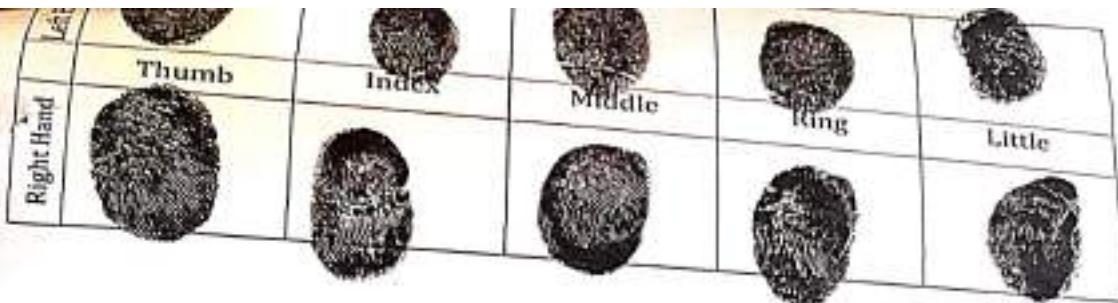
Signature 3/2 300/4 GM 6 - Sat 3: - Sat 3/2 300/2 GM

Signature

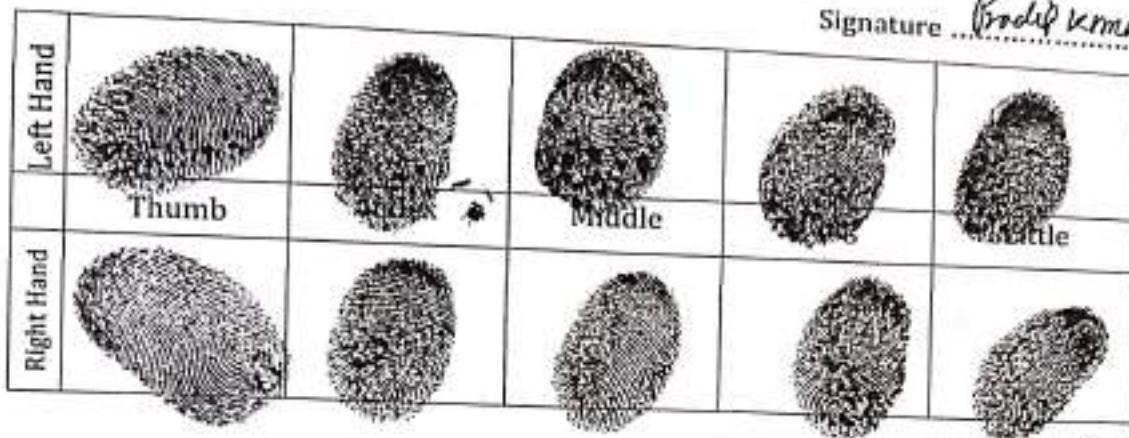


Additional District Sub-Registrar
BURDWAN

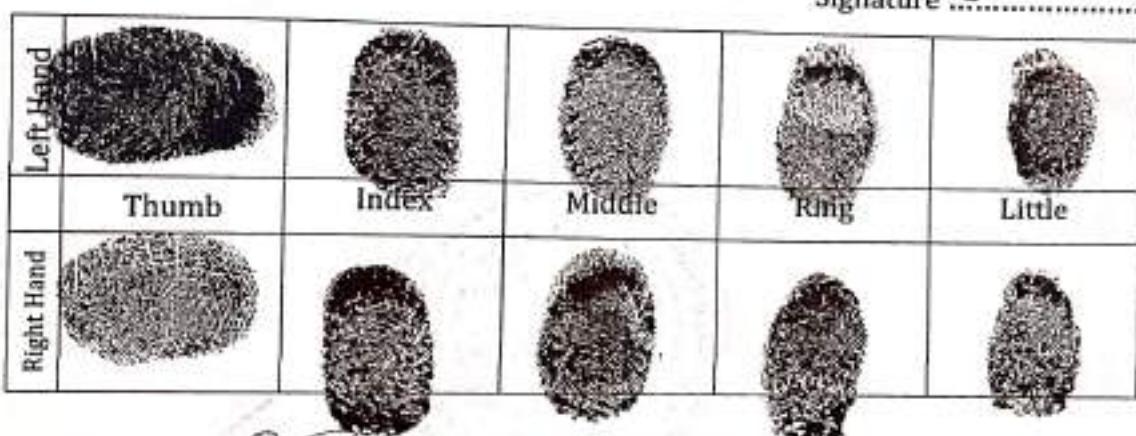
24 OCT 2024



Signature ... *Brody Kumar Majmudar*



Signature ... *S. S. 2006*



Signature ... *3/2 2007 Gururam 3:30 3/2 2007*



Signature ... *Prasun Haldar*

✓



Additional District Sub-Registrar
Patiala

24 OCT 2024



ELECTION COMMISSION OF INDIA

ভাৰতেৰ নিৰ্বাচন কমিশন

IDENTITY CARD WB/39/270/171226

পৰিচয় পত্ৰ



Elector's Name : PRADIP MAJUMDAR
 নিৰ্বাচকৰ নাম : প্ৰদীপ মজুমদাৰ
 Father/Mother/
 Husband's Name : SHANTHIRANJAN MAJUMDAR
 পিতা/মাতা/স্বামীৰ নাম : শান্থিৰাজন মজুমদাৰ
 Sex : M
 লিংগ : পুৰুষ
 Age as on 1.1.1995 : 26
 ১৯৯৫-এ বয়স : ২৬

Address : HARINARAYANPUR/VIDEODAN
 HARINARAYANPUR
 BURDWAN

ঠিকানা

হৰিনারায়ণপুৰ বিহুবলা
 পুৰুষ পুলুৰ পুলুৰ বিহুবলা

বৰ্দ্বন

Facsimile Signature
 Electoral Registration Officer

পৰিচয় নিবন্ধন অধিকাৰী

For 270-BURDWAN (R) Assembly Constituency
 ২৭০-বৰ্দ্বন (জেডি) বিলৰসভা পৰিচয় কেন্দ্ৰ

Place : BURDWAN

স্থান : বৰ্দ্বন

Date : 17/02/95

তাৰিখ : ১৭/০২/৯৫

Pradip Kumar Majumdar



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSU
Plot No. 3, Sector 11, CBD Belapur, Navi Mumbai - 400 614.

यह कार्य तो जाने पर कृष्णा दृष्टि की/लैटराः
अन्तर्गत पैर सेपा गृहीत, UTTISI.
प्रकार नं: १, सेप्ट ११, लैटी को सेवना,
यारी दृष्टि-१००-५००.

Susan Habler
Sept 27th 1918



ELECTION COMMISSION OF INDIA
ভাৰতেৰ নিৰ্বাচন কমিশন
IDENTITY CARD WB/39/270/177290

পৰিচয় পত্ৰ



Elector's Name : SWAPAN HALDAR
নিৰ্বাচকেৰ নাম : স্বপন হালদার
Father/Mother :
Husband's Name : SUDEB HALDAR
পিতা/মাতা/স্বামীৰ নাম : সুদেব হালদার
Sex : M
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 32
১৯৯৫-এ বয়স : ৩২

Address : HARINARAYANPUR (SURIPUKUR)
HARINARAYANPUR
BURDWAN

ঠিকানা

হ. সি. সি. নারায়ণপুর সূতি পুকুৰ
হ. সি. সি. নারায়ণপুর
ব. ধৰ্মন

Facsimile Signature

Electoral Registration Officer

নিৰ্বাচক নিৰ্বাচন আৰ্দ্ধ কমিশন

For 270-BURDWAN (M) Assembly Constituency
২৭০ - বৰ্ধমান (উত্তৰ প) বিধানসভা নিৰ্বাচন কেন্দ্ৰ

Place : BURDWAN

স্থান : বৰ্ধমান

Date : 17/02/95

তাৰিখ : ১৭/০২/৯৫

Swapan Halder
স্বপন হালদার



माहमद अली सेईक्ष

MAHAMMAD ALI SEIKH

S.K. MAHAMMAD ALI



Government of India



AADHAAR

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 2169/69048/78351

To
Prosun Halder
C/O Swapan Halder
harinarayanpur, Suripukur Burdwan 1, Purba Burdwan
Bahir Sarbamangala (P)
Bajepralappur NODF
Burdwan - 1 Bardhaman
West Bengal 713101
9932116267

26/03/2014

103462993



आपका आधार क्रमांक / Your Aadhaar No. :

8636 6409 6479**मेरा आधार, मेरी पहचान**

भारत सरकार
Government of India

Prosun Halder
Father : Swapan Halder
DOB : 28/06/1985
Male

**8636 6409 6479****मेरा आधार, मेरी पहचान***Prosun Halder*

मूर्चना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में सान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का ताम उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:

C/O Swapan Halder, harinarayanpur, Suripukur, Burdwan 1,
Purba Burdwan, Bahir Sarbamangala (P), Bardhaman,
Bajepralappur NODF, West Bengal, 713101

8636 6409 6479<http://Brddha.gov.in>www.uidai.gov.in



ଭାରତେର ନିର୍ବାଚନ କମିଶନ
ELECTION COMMISSION OF INDIA

ନାମିତ୍ୟ ପତ୍ର
IDENTITY CARD



ନିରୀଚକେନ ନାମ ପ୍ରଗ୍ନ ହୁଲାନ୍ଧାର ।

Elector's Name Prosun Halder

ଶିତାର ନାମ

1. Father's Name Swapan Halder

লিঙ্গ
Sex
১.১.২০০৭ এ বয়স
Age as on 1.1.2007

卷之三

ଶ୍ରୀମଦ୍ଭାଗବତ ଅତିଶ୍ୟାମ ବାବୁପାତ୍ରାଳଙ୍ଗୁହ ବର୍ଧମାନ ଜ୍ଞାନ ପରିଚାନ ୧୩୦୧୦୨

Address:

109

ନିର୍ମାଣ ନିର୍ଦ୍ଦେଶ ଆଧିକାରୀ
Facsimile Signature
Horticultural Registration Officer

Electoral Registration Office

Assembly Committee - 230, Budhwar, N.

Assembly Constituency: 270-Bardwani North

Digitized by srujanika@gmail.com

1943 25,000,000

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From Haldor



PEACE APPARTMENT

Foodit Kumar Hajmola

Partner

ପ୍ରମାଣ ଓ ଲେଖକ

3/2 807 GAY, JR. 5253-3:

— 525 8/2 302 (94)

इस लेख के लोके/लोकों पर विवाद बहुत अधृत/लोक-
विवाद में लोकों का, लोकविवाद का लोकविवाद का लोकविवाद
(पूर्व न लोकविवाद है-लोकविवाद लोकविवाद)

Major Information of the Deed

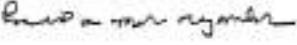
Deed No :	I-0203-07044/2024	Date of Registration	24/10/2024
Query No / Year	0203-2002614721/2024	Office where deed is registered	
Query Date	01/10/2024 5:46:22 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Ankur Chatterjee DISTRICT JUDGES COURT, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 8927370211, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 58,57,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,010/- (Article:48(g))		Rs. 14/- (Article:E, E)	
Remarks			

Land Details :

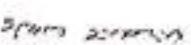
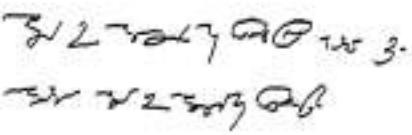
District: Purba Bardhaman, P.S.: Bardhaman, Gram Panchayat: RAYAN-I, Mouza: Rayan, JI No: 68, Pin Code: 713101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2034	RS-928	Semi-Commercial	Shali	0.071 Acre	1/-	58,57,500/-
	Grand Total :			7.1Dec	1/-	58,57,500/-	Width of Approach Road: 75 Ft., Adjacent to Metal Road.

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Pradip Kumar Mazumder (Presentant) Son of Late Shantiranjan Mazumder Executed by: Self, Date of Execution: 24/10/2024 Admitted by: Self, Date of Admission: 24/10/2024, Place : Office	 26102024	 Captured 26102024	 24/10/2024

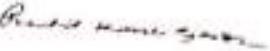
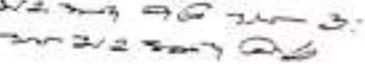
Harinarayanpur, City:- Burdwan, P.O:- Bajepratappur, P.S:-Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu,
Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: AExxxxxx6A,Aadhaar
No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/10/2024
, Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Swapan Halder Son of Late Sudeb Halder Executed by: Self, Date of Execution: 24/10/2024 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office		 Captured	
	Harinarayanpur, Suripukur, City:- Burdwan, P.O:- Bajepratappur, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: ABxxxxxx9A,Aadhaar , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office	24/10/2024	LTi 24/10/2024	24/10/2024
3	Name	Photo	Finger Print	Signature
	Mohammad Ali Seikh, (Alias: Sekh Mohammad Ali) Son of Ladali Seikh Alias Sekh Iyad Ali Executed by: Self, Date of Execution: 24/10/2024 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office		 Captured	
	Hatudewan, Rayan, City:- Burdwan, P.O:- Bajepratappur, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: BAxxxxxx4B,Aadhaar , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office	24/10/2024	LTi 24/10/2024	24/10/2024

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PEACE APPARTMENT Hatudewan, Katwa Road, City:- Burdwan, P.O:- Bajepratappur, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Date of Incorporation:XX-XX-2XX4 , PAN No.: ABxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Pradip Kumar Mazumder Son of Late Shantiranjan Mazumder Date of Execution - 24/10/2024, Admitted by: Self, Date of Admission: 24/10/2024, Place of Admission of Execution: Office	 Oct 24 2024 12:42PM	 Captured L11 24/10/2024	 24/10/2024
	Harinarayanpur, City:- Burdwan, P.O:- Bajepratappur, P.S:-Bardhaman , District:- Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX4 , PAN No.: aexxxxxx6A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PEACE APPARTMENT (as PARTNER)			
2	Swapan Halder Son of Late Sudeb Halder Date of Execution - 24/10/2024, Admitted by: Self, Date of Admission: 24/10/2024, Place of Admission of Execution: Office	 Oct 24 2024 12:42PM	 Captured L11 24/10/2024	 24/10/2024
	Harinarayanpur, Suripukur, City:- Burdwan, P.O:- Bajepratappur, P.S:-Bardhaman , District:- Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX4 , PAN No.: ABxxxxxx9A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PEACE APPARTMENT (as PARTNER)			
3	Mahammad Ali Seikh, (Alias Name: Sekh Mahammad Ali) Son of Ladali Seikh Alias Sekh Iyad Ali Date of Execution - 24/10/2024, Admitted by: Self, Date of Admission: 24/10/2024, Place of Admission of Execution: Office	 Oct 24 2024 12:44PM	 Captured L11 24/10/2024	 24/10/2024
	Hatudewan, Rayan, City:- Burdwan, P.O:- Bajepratappur, 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-1XX0 , PAN No.: BAXxxxxx4B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PEACE APPARTMENT (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Prosun Halder Son of Swapan Halder Hariharayanpur, Suripukur, City:- Burdwan, P.O:- Bajepratappur, P.S:- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		 Captured	
	24/10/2024	24/10/2024	24/10/2024

Identifier Of Pradip Kumar Mazumder, Swapan Halder, Mohammad Ali Seikh, Pradip Kumar Mazumder, Swapan Halder, Mohammad Ali Seikh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Pradip Kumar Mazumder	PEACE APPARTMENT-2.36667 Dec
2	Swapan Halder	PEACE APPARTMENT-2.36667 Dec
3	Mohammad Ali Seikh	PEACE APPARTMENT-2.36667 Dec

Endorsement For Deed Number : I - 020307044 / 2024

On 24-10-2024

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

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

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

Presented for registration at 12:20 hrs on 24-10-2024, at the Office of the A.D.S.R. Bardhaman by Pradip Kumar Mazumder, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 58,57,500/-

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

Execution is admitted on 24/10/2024 by 1. Pradip Kumar Mazumder, Son of Late Shantiranjan Mazumder.

1. Harinarayanpur, P.O: Bajepratappur, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Swapan Halder, Son of Late Sudeb Halder, Harinarayanpur, Suripukur, P.O: Bajepratappur, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 3. Mohammad Ali Seikh, Alias Sekh Mohammad Ali, Son of Ladali Seikh Alias Sekh Iyad Ali, Hatudewan, Rayan, P.O: Bajepratappur, Thana: Bardhaman

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

Indentified by Prosun Halder, , Son of Swapan Halder, Harinarayanpur, Suripukur, P.O: Bajepratappur, Thana: Bardhaman

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

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

Execution is admitted on 24-10-2024 by Pradip Kumar Mazumder, PARTNER, PEACE APPARTMENT (Partnership Firm), Hatudewan, Katwa Road, City:- Burdwan, P.O:- Bajepratappur, P.S:-Bardhaman

, District:- Purba Bardhaman, West Bengal, India, PIN:- 713101

Indentified by Prosun Halder, , Son of Swapan Halder, Harinarayanpur, Suripukur, P.O: Bajepratappur, Thana: Bardhaman

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

Execution is admitted on 24-10-2024 by Swapan Halder, PARTNER, PEACE APPARTMENT (Partnership Firm), Hatudewan, Katwa Road, City:- Burdwan, P.O:- Bajepratappur, P.S:-Bardhaman

, District:- Purba Bardhaman, West Bengal, India, PIN:- 713101

Indentified by Prosun Halder, , Son of Swapan Halder, Harinarayanpur, Suripukur, P.O: Bajepratappur, Thana: Bardhaman

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

Execution is admitted on 24-10-2024 by Mohammad Ali Seikh, , Sekh Mohammad Ali PARTNER, PEACE APPARTMENT (Partnership Firm), Hatudewan, Katwa Road, City:- Burdwan, P.O:- Bajepratappur, P.S:-Bardhaman

, District:- Purba Bardhaman, West Bengal, India, PIN:- 713101

Indentified by Prosun Halder, , Son of Swapan Halder, Harinarayanpur, Suripukur, P.O: Bajepratappur, Thana: Bardhaman

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/10/2024 5:47PM with Govt. Ref. No: 192024250253490518 on 23-10-2024, Amount Rs: 14/-, Bank: SBI EPay (SBEPay), Ref. No. 5856364025919 on 23-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 687, Amount: Rs.5,000.00/-, Date of Purchase: 24/10/2024, Vendor name: Mahadeb Dutta

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/10/2024 5:47PM with Govt. Ref. No: 192024250253490518 on 23-10-2024, Amount Rs: 2,010/-, Bank: SBI EPay (SBIEPay), Ref. No. 5856364026910 on 23-10-2024, Head of Account 0030-02-103-003-02

Sanjit Sardar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2024, Page from 179551 to 179603

being No 020307044 for the year 2024.



Signature

Digitally signed by SANJIT SARDAR
Date: 2024.11.06 12:15:18 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 06/11/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.