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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

K 617458

12-20  
26/11/24  
24/11/24

Budip Kumar Majumdar

স্বাক্ষর ২৪/১০/২৪

২৪/১০/২৪ তারিখ

২৪/১০/২৪ তারিখ

24 OCT 2024

Additional District Sub-Registrar  
BURDWAN

PEACE APPARTMENT

Budip Kumar Majumdar

Partner

স্বাক্ষর ২৪/১০/২৪

২৪/১০/২৪ তারিখ

২৪/১০/২৪ তারিখ

Development/Construction Agreement

THIS DEVELOPMENT/CONSTRUCTION AGREEMENT is made and executed on this 24<sup>th</sup> day of October 2024 at Burdwan

BETWEEN

Contd...Next Page

AC adv.

45/3

ক্রমিক নং 687 তারিখ 24/10/24  
ক্রেতার নাম Prachi P. Kumar Majumder  
সাক্ষি: Bhuchan Saltan  
চ্যাম্পের মূল্য 5000/-

বর্তমান ১নং টেকারী হইতে বরিশ তার 09 SEP 2024  
চ্যাম্প ভেস্তার-মহাদেব দত্ত  
সদর রেজিস্ট্রী অফিস, বর্তমান  
বাহিসেজ নং- ৩/১৯৮৮ ২২৭৫৮৫৩



Additional District Sub-Registrar  
BURDWAN

24 OCT 2024



Pradip Kumar Majumder

Director Levels

is  
Sudip Kumar Majumder  
Sudip Kumar Majumder

[2]

PEACE APPARTMENT

Pradip Kumar Majumder

Partner

Director Levels

is  
Sudip Kumar Majumder  
Sudip Kumar Majumder

(1) **PRADIP KUMAR MAJUMDER** (PAN-AEKPM7866A) son of Shantiranjan Majumder, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, residing at Harinarayanpur, Bajepuratapur, 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, Bajepuratapur, 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, Bajepuratapur, Burdwan, PO. & P.S. Burdwan, District - Burdwan, West Bengal - 713101 (2) **SWAPAN HALDER** (PAN -ABWPH0579A, son of Sudeb Halder residing at Harinarayanpur, Suripukur, Bajepuratapur, 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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A

Additional District Sub-Region  
BURDWAN

24 OCT 2024

Pradip Kumar Majumdar

Birendra Narayan

8/12/2004 Civil Judge  
8/12/2004 Civil Judge

[3]

PEACE APARTMENT

Pradip Kumar Majumdar

Partner

8/12/2004 Civil Judge  
8/12/2004 Civil Judge

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 (1/4<sup>th</sup>) one fourth equal share in each. Thereafter the said four sons of deceased Upendranath 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 demarked 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.

**AND WHEREAS** 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

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The undersigned, being a duly qualified and experienced person, has been appointed as a Sub-Registrar of the District of Burdwan, and has taken the oath of office and qualification, and is now ready to receive applications for registration of documents, and to perform the duties of the office of a Sub-Registrar.

In witness whereof, I have hereunto set my hand and the seal of the District of Burdwan, at Burdwan, this 24th day of October, 2024.

Additional District Sub-Registrar  
 BURDWAN



24 OCT 2024

Prady Kumar Majumdar

Share 2/3rd  
1/2 share  
1/2 share  
1/2 share

[4]

PEACE APARTMENT  
Prady Kumar Majumdar

Partner

Share 2/3rd  
1/2 share  
1/2 share  
1/2 share

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 property 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 vastu 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

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A

Additional District Sub-Registrar  
BURDWAN

24 OCT 2024



Pradip Kumar Majumder  
Sole Partner  
2/2-507/2 Ganga Sar 2:  
Sur 2/2-507/2 Ganga Sar

[5]

PEACE APPARTMENT  
Pradip Kumar Majumder  
Partner  
Sole Partner  
2/2-507/2 Ganga Sar 2:  
Sur 2/2-507/2 Ganga Sar

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 impartible 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 impartible 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 Shantiranjana Majumder, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, residing at Harinarayanpur, Bajepuratappur, 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, Bajepuratappur, Burdwan, PO. & P.S. Burdwan, District - Burdwan, West Bengal - 713101, (3) **MAHAMMAD ALI SEIKH @ SEKH MAHAMMAD ALI** (PAN - BAAPS3254B) son of Ladali Selkh @ 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

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A

Additional District Sub-Registrar  
BUDWAN

24 OCT 2024

Pradip Kumar Majumder  
 Partner  
 21/02/2018  
 21/02/2018

PEACE APARTMENT  
 Pradip Kumar Majumder  
 Partner  
 21/02/2018  
 21/02/2018

[6]

represented by its partners, namely (1) **PRADIP KUMAR MAJUMDER** (PAN - AEKPM7866A), son of Shantiranjan Majumder, residing at Harinarayanpur, Bajepuratappur, Burdwan, PO. & P.S. Burdwan, District - Burdwan, West Bengal - 713101 (2) **SWAPAN HALDER** (PAN - ABWPH0579A, son of Sudeb Halder residing at Harinarayanpur, Suripukur, Bajepuratappur, 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 lyad 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-Rayana, 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.

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A

Additional District Sub-Registrar  
BURDWAN

24 OCT 2024

Pradip Kumar Majumder  
SPEAK 2808473  
2/2 Early Colony 3rd Flr  
2nd Early Colony

[7]

PEACE APARTMENT  
Pradip Kumar Majumder  
Partner  
SPEAK 2808473

2/2 Early Colony 3rd Flr  
2nd Early Colony

**COMMON FACILITIES AND AMINITIES:-** 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

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Additional District Sub-Registrar  
BURDWAN

24 OCT 2024



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PEACE APPARTMENT  
B-14 K.M.M. Nagar  
Partner  
Sivan 2004/13

modern

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Be over

**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.

**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

पञ्जाब प्रान्त

पञ्जाब प्रान्त



Additional District Sub-Registrar  
BURDWAN

24 OCT 2024



Burdwan Development  
 Authority  
 31/2-30/2-2014  
 31/2-30/2-2014  
 [9]

PEACE APARTMENT  
 Burdwan Development  
 Authority  
 31/2-30/2-2014

Burdwan Development  
 Authority  
 31/2-30/2-2014

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





A

Additional District Sub-Registrar  
BURDWAN

24 OCT 2024

Radip Kumar Haldar

Partner  
2/12/2012  
2/12/2012  
2/12/2012

PEACE APPARTMENT  
Radip Kumar Haldar

Partner

2/12/2012

2/12/2012  
2/12/2012  
2/12/2012

[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.

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Additional District Sub-Registrar  
BUDHWAN

24 OCT 2024







A

Additional District Sub-Registrar  
BURDWAN

24 OCT 2024

Radh Kumar - Rajinder  
SHEET 200000  
2/2-2004 2004  
3/2-2004 2004

[12]

PEACE APPARTMENT  
Radh Kumar Rajinder  
Partner  
SHEET 200000  
2/2-2004 2004  
3/2-2004 2004

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.

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A

Additional District Sub-Registrar  
BURDWAN

24 OCT 2024

Radh Kumar Majumdar  
Srikanth  
3/2/2014  
3/2/2014

[13]

PEACE APARTMENT  
Radh Kumar Majumdar  
Partner  
Srikanth

3/2/2014  
3/2/2014

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.

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Additional District Sub-Registrar  
BURDWAN

24 OCT 2024







Additional District Sub-Registrar  
BURDWAN

24 OCT 2024

Pradeep Kumar Majumdar

SEAL & SIGNATURE

3/2/2019 3/2/2019 3/2/2019

[15]

PEACE APARTMENT

Pradeep Kumar Majumdar

Partner

SEAL & SIGNATURE

3/2/2019 3/2/2019

3/2/2019 3/2/2019

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, executed 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

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Additional District Sub-Registrar  
BURDWAN

24 OCT 2024

Bradley K. Moore-Reynolds

Director LWS

1/2-3/4 City of St. Louis  
1/2-3/4 City of St. Louis

[16]

PEACE APPARTMENT

Bradley K. Moore-Reynolds

Partner

Director LWS

1/2-3/4 City of St. Louis

1/2-3/4 City of St. Louis

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 try 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

Contd...Next Page

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Additional District Sub-Registrar  
BURDWAN

24 OCT 2024



Pradip Kumar Majumder  
Share 2/2  
2/2 Share 2/2  
2/2 Share 2/2

[17]

PEACE APARTMENT  
Pradip Kumar Majumder

Partner  
Share 2/2

Share 2/2  
2/2 Share 2/2  
2/2 Share 2/2

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  
BURDWAN

24 OCT 2024

*Radip Kumar Majumder*  
*Partner*  
*2002-2012*  
*2002-2012*  
*2002-2012*

PEACE APPARTMENT  
*Radip Kumar Majumder*  
 Partner  
*2002-2012*  
*2002-2012*  
*2002-2012*

**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





Additional District Sub-Registrar  
BURDWAN

24 OCT 2024

Pradeep Kumar Hajimdar  
Smt. Smt. Smt.  
Smt. Smt. Smt.  
Smt. Smt. Smt.

PEACE APPARTMENT  
Pradeep Kumar Hajimdar

Partner  
Smt. Smt. Smt.

Smt. Smt. Smt.  
Smt. Smt. Smt.

[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

Contd...Next Page



Additional District Sub-Registrar  
BURDWAN

24 OCT 2024



Pradip Kumar Majumdar  
S/2012 2012/12  
31/2 2012 2012/12  
31/2 2012 2012/12

[20]

PEACE APPARTMENT  
Pradip K. Majumdar

Partner  
S/2012 2012/12

31/2 2012 2012/12  
31/2 2012 2012/12

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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Additional District Sub-Registrar  
BURDWAN

24 OCT 2024







A

Additional District Sub-Registrar  
BURDWAN

24 OCT 2024

Pradeep Kumar Hegdekar  
S/N 2/204/19  
S/N 2/204/19  
S/N 2/204/19

[22]

PEACE APARTMENT  
Pradeep Kumar Hegdekar

Partner  
S/N 2/204/19

S/N 2/204/19  
S/N 2/204/19

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

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Additional District Sub-Registrar  
BURDWAN

24 OCT 2024



Pradip Kumar Khatun  
Smt 20/12/18  
21/2-20/12/18  
Smt 21/2-20/12/18

[23]

### BORROWINGS/LOANS

PEACE APARTMENT  
Pradip Kumar Khatun  
Partner  
Smt 20/12/18  
21/2-20/12/18  
Smt 21/2-20/12/18

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

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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Additional District Sub-Registrar  
BURDWAN

24 OCT 2024







Additional District Sub-Registrar  
BURDWAN

24 OCT 2024





Assistant District Sub-Registrar  
BURDWAN

24 OCT 2024



Radip Kumar Majumdar

Share 25%

1/2 share only 50% of  
50% share only 50% of

PEACE APARTMENT

Radip Kumar Majumdar

Partner

Share 25%

1/2 share only 50% of

50% share only

[26]

undivided share in land in the common facilities and amenities and to any intending purchaser/s as it think 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 any way interfere with or disturb the quit 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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A

Additional District Sub-Registrar  
BURDWAN

24 OCT 2024

Pradip Kumar Haldar

Partner

Pradip Kumar Haldar  
Pradip Kumar Haldar

PEACE APPARTMENT

Pradip Kumar Haldar

Partner

Pradip Kumar Haldar

Pradip Kumar Haldar  
Pradip Kumar Haldar

[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  
BURDWAN

24 OCT 2024

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Additional District Sub-Registrar  
BURDWAN

24 OCT 2024



Pradeep Kumar Mejmber  
Sri 23074 Ganga Sar 312  
Sri 23074 Ganga Sar 312

PEACE APPARTMENT

Pradeep Kumar Mejmber

Partner

Sri 23074 Ganga Sar

Sri 23074 Ganga Sar

Sri 23074 Ganga Sar

[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

Contd...Next Page



Additional District Sub-Register  
SUDWAN

24 OCT 2024

Pradip Kumar Majumdar  
35/2/2019  
3/2/2019  
3/2/2019

[30]

PEACE APPARTMENT  
Pradip Kumar Majumdar  
Partner  
35/2/2019  
3/2/2019

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-XXXVII ARBITRATION

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



2021

2022. 10. 24

2022. 10. 24



Additional District Sub-Registrar  
BURDWAN

24 OCT 2024

Radul K Mondal Hojadar  
 Partner  
 3/2 early Gully Suraj  
 3/2 early Gully Suraj

PEACE APPARTMENT  
 Radul K Mondal Hojadar  
 Partner

3/2 early Gully Suraj  
 3/2 early Gully Suraj

[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 Panchyat 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.



Additional District Sub-Registrar  
BURDWAN

24 OCT 2024



Joe Young  
18-115-10100 June 2/82

- (8) BUILDINGSTRUCTURE:- 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 :- ASPER DEVELOPER'S CHOICE

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:



Additional District Sub-Registrar  
BURDWAN

24 OCT 2024

Pradip Kumar Haldar  
 Partner  
 2/2-30/4/2021  
 Pradip Kumar Haldar

Pradip Kumar Haldar  
 Partner  
 2/2-30/4/2021  
 Pradip Kumar Haldar

[33]

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 District Sub-Engineer  
BUDWAN

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. Prosun Halder

S/o Swapan Halder  
Habibnagar pur. Sutipukur  
P.O. Bajepur pur, Burdwan  
Pin 713101

2. Chanchul Mohanta  
S/o Hemant Mohanta  
Village Po. Chaitkhande  
PS- Memari dist-  
Purba Bardhaman, 713146

*[Signature]*  
SIGNATURE OF THE LAND OWNERS

*[Signature]*  
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

Left Hand

(10)

PEACE APPURTINEMENT

Partner



Additional District Sub-Registrar  
BURDWAN

24 OCT 2024

Finger Print					
Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					
	Thumb	Index	Middle	Ring	Little



Signature ..... *Pandit Kumar Majhi*

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



Signature ..... *Subash Kumar*

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



*3/2 2014 G.A. to S.A. 3: - S.A. 3/2 2014 G.A.*

Signature .....





Additional District Sub-Registrar  
BURDWAN

24 OCT 2024

	Thumb	Index	Middle	Ring	Little
Right Hand					



Signature Prady Kumar Majumdar

Left Hand					
Right Hand					



Signature Sujan Shankar

Left Hand					
Right Hand					



১/২ জায়ে লিখুন-স্ব স্ব: ডাঃ ১/২ জায়ে Signature .....

Left Hand					
Right Hand					



Signature Prasen Halder

✓



A

**Additional District Sub-Registrar  
BURDWAN**

**24 OCT 2024**



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER  
AEKPM7866A



नाम (NAME)  
PRADIP KUMAR MAZUMDER

पिता का नाम FATHER'S NAME  
SANTI RANJAN MAZUMDER

जन्म तिथि /DATE OF BIRTH  
11-01-1964

हस्ताक्षर /SIGNATURE

*Pradip Kumar Mazumder*

*B. Das*

आयकर अधिकारी, प.ब. - XI


COMMISSIONER OF INCOME-TAX, W.B. - XI

यदि यह कार्ड खो जाता है / यदि इसे खोया जाये तो  
शुद्ध आयकर अधिकारी (प.ब. - XI) को सूचित करें।  
टी-7,  
कोलकाता - 700 069,  
भारत - 700 069.


In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta-700 069.

*Pradip Kumar Mazumder*



  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

**IDENTITY CARD** WB/39/270/171226  
 পরিচয় পত্র



Elector's Name : PRADIP MAJUMDAR  
 নির্বাচকের নাম : প্রদীপ মজুমদার  
 Father/Mother/  
 Husband's Name : SHANTHIRANJAN MAJUMDAR  
 পিতা/মাতা/স্বামীর নাম : শান্তিরঞ্জন মজুমদার  
 Sex : M  
 লিঙ্গ : পুরুষ  
 Age as on 1.1.1995 : 26  
 ১.১.১৯৯৫-এ বয়স : ২৬

Address HARINARAYANPUR/MIDODAN  
 HARINARAYANPUR  
 BURDWAN

ঠিকানা  
 হরিনারায়নপুর(মিডোডান)  
 হরিনারায়নপুর(বহরমপুর)  
 বর্ধমান

  
 Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচন-নিবন্ধন অধিকারিক

For 270-BURDWAN (M) Assembly Constituency  
 ২৭০-বর্ধমান (উত্তর) বিধানসভা নির্বাচন কেন্দ্র

Place : BURDWAN  
 স্থান : বর্ধমান  
 Date : 17/02/95  
 তারিখ : ১৭/০২/৯৫

*Pradip Kumar Majumdar*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SWAPAN HALDER  
SUDH HALDER  
01/01/1964  
Permanent Account Number  
ABWPH0579A

*Swapan Halder*  
Signature





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

यह कार्ड खो जाने पर कृपया सूचित करें/परिचाल :  
आयकर पैन सेवा यूनिट, UTITSL,  
प्लॉट नं: 3, सेक्टर 11, ए.पी.सी. बेलपुर,  
नवी मुंबई-400 614.

*Swapan Halder*  
सुषान शर्मा



# ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/39/270/177290

পরিচয় পত্র



Elector's Name : SWAPAN HALDAR

নির্বাচকের নাম : স্বপন হালদার

Father/Mother/Husband's Name : SUDEB HALDAR

পিতা/মাতা/স্বামীর নাম : সুদেব হালদার

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 32

১.১.১৯৯৫-এ বয়স : ৩২

Address HARINARAYANPUR (SURIPUKUR)  
HARINARAYANPUR  
BURDWAN

ঠিকানা  
হরিনারায়নপুর সুরিপুকুর  
হরিনারায়নপুর  
বর্ধমান

  
Facsimile Signature

Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 270-BURDWAN (N) Assembly Constituency

২৭০ - বর্ধমান (উত্তর) বিধানসভা নির্বাচন কেন্দ্র

Place : BURDWAN

স্থান : বর্ধমান

Date : 17/02/95

তারিখ : ১৭/০২/৯৫

Swapan Haldar  
স্বপন হালদার





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MAHAMMAD ALI SEIKH  
LADALI SEIKH

04/08/1960  
Permanent Account Number  
BAAPS3254B

सहस्र  
Signature



श्री २००१ अगस्त-२००१  
Mahammad ALI SEIKH  
श्री. Mahammad ali



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

Enrollment No.: 2189/G9048/78351

To

Prosun Halder

C/O Swapn Halder

harinarayanpur, Sunpukur Burdwan 1, Purba Burdwan

Bahir Sarbamangala (P)

Bajepratappur NODF

Burdwan - I Bardhaman

West Bengal 713101

9932116267



ME034629930FH



आपका आधार क्रमांक / Your Aadhaar No. :

**8636 6409 6479**

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Prosun Halder

Father : Swapn Halder

DOB : 28/06/1985

Male



**8636 6409 6479**

मेरा आधार, मेरी पहचान

Prosun Halder



Government of India



सूचना

- 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 मान्य है।
- आधार मविच्य में सरकारी और गैर-सरकारी सेवाओं का लाभ 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 Swapn Halder, harinarayanpur, Sunpukur, Burdwan 1, Purba Burdwan, Bahir Sarbamangala (P), Bardhaman, Bajepratappur NODF, West Bengal, 713101

**8636 6409 6479**



1547



help@uidai.gov.in



www.uidai.gov.in





ভারতের নির্বাচন কমিশন  
ELECTION COMMISSION OF INDIA

BXX3256997

পরিচয় পত্র  
IDENTITY CARD



নির্বাচকের নাম প্রসুন হালদার  
Elector's Name Prosun Halder

পিতার নাম স্বপন হালদার  
Father's Name Swapan Halder

লিঙ্গ পুরুষ  
Sex M  
১.১.২০০৭ এ বয়স ২১  
Age as on 1.1.2007 21

ঠিকানা:

হরিনারায়নপুর শুড়পুকুর বাজপ্ৰতাপপুর বর্ধমান ৭১৩১০২

Address:

Harnarayanpur Shurdipukur Bajeprotappur Bardhaman  
Sadar Burdwan 713102

নির্বাহক নিবন্ধন অধিকারিক  
Facsimile Signature  
Electoral Registration Officer

বিধানসভা নির্বাচন কেন্দ্র : ২৭০-বর্ধমান উত্তর

Assembly Constituency: 270-Burdwan North

জেলা: বর্ধমান

District: Burdwan

তারিখ: ১০.০৫.২০০৭

Date: 10.05.2007

0001024

Prosun Halder

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABEFP8452G



9701329

PEACE APPARTMENT

PEACE APPARTMENT  
Date of Incorporation/Formation  
02/01/2024

इस कार्ड के होने/यहाँ पर कृपया ध्यान करें/नोट करें:-  
कार्ड को नष्ट होना, चोरी होना, गलत जानकारी होना  
(यहाँ से जानकारी प्राप्त है-नबल इन्फार्मेशन सर्विस)  
चोरी होना, गलत जानकारी होना,  
कार्ड को नष्ट,  
पुनः - 91111111

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

Services Tax PM Service Unit, Finance & Tax Technology Limited  
(Formerly NSDL e-Governance Infrastructure Limited)  
The Peace Appartment Building,  
Bans Road, New Delhi  
Phone: 91111111  
Fax: 91111111  
E-mail: [services@nsdl.co.in](mailto:services@nsdl.co.in), [nsdl@nsdl.co.in](mailto:nsdl@nsdl.co.in), [nsdl@nsdl.co.in](mailto:nsdl@nsdl.co.in)

PEACE APPARTMENT

Pradip Kumar Hajmbar

Partner

शुभम २०२५/२४

ह/२ कोरप्योरेशन-२०२३:

ह/२ कोरप्योरेशन

### Major Information of the Deed



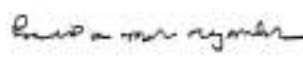
Deed No :	I-0203-07044/2024	Date of Registration	24/10/2024
Query No / Year	0203-2002614721/2024	Office where deed is registered	
Query Date	01/10/2024 5:46:22 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Ankur Chatterjee DISTRICT JUDGES COURT, Thana : Bardhaman 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/-		
Stamp duty 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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2034	RS-928	Semi-Commercial	Shall	0.071 Acre	1/-	58,57,500/-	Width of Approach Road: 75 Ft., Adjacent to Metal Road.
Grand Total :					7.1Dec	1/-	58,57,500/-	

### 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 Shantiranjana Mazumder Executed by: Self, Date of Execution: 24/10/2024 Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office		 Captured	
		24/10/2024	L1 24/10/2024	24/10/2024



Harinarayanpur, City:- Burdwan, P.O:- Bajepuratappur, 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 :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
	<b>Swapan Halder</b> 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	 24/10/2024	 Captured LTI 24/10/2024	 24/10/2024

Harinarayanpur, Suripukur, City:- Burdwan, P.O:- Bajepuratappur, 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 :Individual, Executed by: Self, Date of Execution: 24/10/2024  
 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office



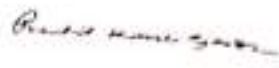


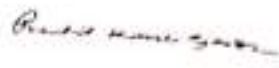


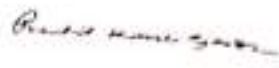


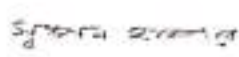


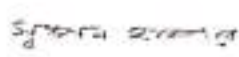


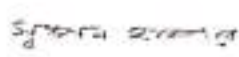


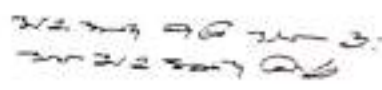


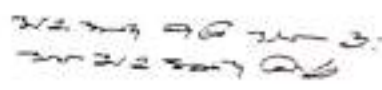


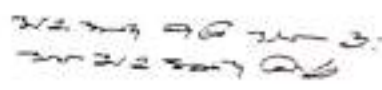
3	Name	Photo	Finger Print	Signature
	<b>Mahammad Ali Seikh,</b> (Alias: Sekh Mahammad Ali) Son of Ladali Seikh Alias Sekh Iyad Ali Executed by: Self, Date of Execution: 24/10/2024 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office	 24/10/2024	 Captured LTI 24/10/2024	 24/10/2024

Hatudewan, Rayan, City:- Burdwan, P.O:- Bajepuratappur, 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-1XX0 , PAN No.: BAxxxxxx4B,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

#### Developer Details :



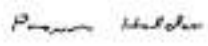
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PEACE APPARTMENT</b> Hatudewan, Katwa Road, City:- Burdwan, P.O:- Bajepuratappur, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Date of Incorporation:XX-XX-2XX4 , PAN No.: ABxxxxxx2G,Aadhaar No Not Provided by UIDAI,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

## Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Pradip Kumar Mazumder</b>            Son of Late Shantiranjn Mazumder            Date of Execution - 24/10/2024, , Admitted by: Self, Date of Admission: 24/10/2024, Place of Admission of Execution: Office         </td> <td>             Oct 24 2024 12:45PM         </td> <td>             Captured            LTI            24/10/2024         </td> <td>             24/10/2024         </td> </tr> </tbody> </table> <p>           Harinarayanpur, City:- Burdwan, P.O:- Bajepuratappur, 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)         </p>	Name	Photo	Finger Print	Signature	<b>Pradip Kumar Mazumder</b> Son of Late Shantiranjn 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 12:45PM	 Captured LTI 24/10/2024	 24/10/2024
Name	Photo	Finger Print	Signature						
<b>Pradip Kumar Mazumder</b> Son of Late Shantiranjn 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 12:45PM	 Captured LTI 24/10/2024	 24/10/2024						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Swapan Halder</b>            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         </td> <td>             Oct 24 2024 12:42PM         </td> <td>             Captured            LTI            24/10/2024         </td> <td>             24/10/2024         </td> </tr> </tbody> </table> <p>           Harinarayanpur, Suripukur, City:- Burdwan, P.O:- Bajepuratappur, 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)         </p>	Name	Photo	Finger Print	Signature	<b>Swapan Halder</b> 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 LTI 24/10/2024	 24/10/2024
Name	Photo	Finger Print	Signature						
<b>Swapan Halder</b> 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 LTI 24/10/2024	 24/10/2024						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mahammad Ali Seikh,</b>  <b>(Alias Name: Sekh</b>  <b>Mahammad Ali)</b>            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         </td> <td>             Oct 24 2024 12:46PM         </td> <td>             Captured            LTI            24/10/2024         </td> <td>             24/10/2024         </td> </tr> </tbody> </table> <p>           Hatudewan, Rayan, City:- Burdwan, P.O:- Bajepuratappur, 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)         </p>	Name	Photo	Finger Print	Signature	<b>Mahammad Ali Seikh,</b> <b>(Alias Name: Sekh</b> <b>Mahammad Ali)</b> 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 12:46PM	 Captured LTI 24/10/2024	 24/10/2024
Name	Photo	Finger Print	Signature						
<b>Mahammad Ali Seikh,</b> <b>(Alias Name: Sekh</b> <b>Mahammad Ali)</b> 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 12:46PM	 Captured LTI 24/10/2024	 24/10/2024						



# Identifier Details :

Name	Photo	Finger Print	Signature
<b>Prosun Halder</b> Son of Swapan Halder Harinarayanpur, Suripukur, City:- Burdwan, P.O:- Bajepuratappur, 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 Selkh, 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 Selkh	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 Shantirajan Mazumder, Harinarayanpur, P.O: Bajepuratappur, Thana: Bardhaman  
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Swapn Halder, Son of Late Sudeb Halder, Harinarayanpur, Suripukur, P.O: Bajepuratappur, Thana: Bardhaman  
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 3. Mohammad Ali Sekh, Alias Sekh Mohammad Ali, Son of Ladali Sekh Alias Sekh Iyad Ali, Hatudewan, Rayan, P.O: Bajepuratappur, Thana: Bardhaman  
.. City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business

Indetified by Prosun Halder, .. Son of Swapn Halder, Harinarayanpur, Suripukur, P.O: Bajepuratappur, 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:- Bajepuratappur, P.S:-Bardhaman  
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Prosun Halder, .. Son of Swapn Halder, Harinarayanpur, Suripukur, P.O: Bajepuratappur, 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 Swapn Halder, PARTNER, PEACE APPARTMENT (Partnership Firm), Hatudewan, Katwa Road, City:- Burdwan, P.O:- Bajepuratappur, P.S:-Bardhaman  
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Prosun Halder, .. Son of Swapn Halder, Harinarayanpur, Suripukur, P.O: Bajepuratappur, 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 Mahammad Ali Sekh, .. Sekh Mahammad Ali PARTNER, PEACE APPARTMENT (Partnership Firm), Hatudewan, Katwa Road, City:- Burdwan, P.O:- Bajepuratappur, P.S:-Bardhaman  
.. District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Prosun Halder, .. Son of Swapn Halder, Harinarayanpur, Suripukur, P.O: Bajepuratappur, 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 ( SBIEPay), 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 667, 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 (SBlePay), Ref. No. 5856364025919 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.



*Sanjit*

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.