

8695/25

T-0. 8861/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

M 256983

8/12/25  
8/12/25  
12:09 PM  
No. -

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

District Sub-Registrar-  
Purba Bardhaman

04 DEC 2025

### DEVELOPMENT AGREEMENT

Deed of Agreement for development as well as construction  
of Multi Storied Commercial cum Residential building  
under the name and style  
"RADHAKRISHNA APARTMENT"  
at Mouza - Radhanagar, J.L No. 39, Ward No. 34, under  
Burdwan Municipality, P.S. Burdwan Sadar &  
District - Purba Bardhaman

THIS DEVELOPMENT AGREEMENT MADE ON THIS THE 4TH  
DAY OF DECEMBER IN ENGLISH YEAR 2025

BETWEEN

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(1) **RAMA NATH PAL, PAN - AEJPP2577C**, son of Late RabindraNath Pal, Indian by Nationality, Hindu by Religion, Business by Occupation, residing at 2 No. Dalpatty, Natunganj, P.O. Natunganj, P.S. Burdwan Sadar & District - Purba Bardhaman, PIN - 713102

(2) **RUDRANATH PAL, PAN - AKKPP3363M**, son of Late Rabindranath Pal, Indian by Nationality, Hindu by Religion, Business by Occupation, residing at R.B Ghosh Road, Khosbagan, near Harisava Girls High School, P.O Burdwan, P.S Burdwan Sadar, District - Purba Bardhaman, PIN - 713101, and

(3) **JUDHAJIT PAL, PAN - EOTPP7962F**, son of Rudranath Pal, Indian by Nationality, Hindu by Religion, Business by Occupation, residing at R.B Ghosh Road, Khosbagan, near Harisava Girls High School, P.O Burdwan, P.S Burdwan Sadar, District - Purba Bardhaman, PIN - 713101, hereinafter referred to as the "LAND OWNERS" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the "FIRST PART".

AND

**'RADHAKRISHNA HOUSING DEVELOPMENT', PAN - ABLFR7795P**, a business in the nature of partnership, having its office at Holding No. 17, R.B Ghosh Road, Near Harisava School, P.O

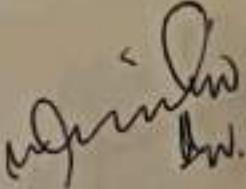
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Burdwan, P.S Burdwan Sadar, District - Purba Bardhaman, PIN - 713101, Ward No. 32, represented by its Managing Partner and Authorized Signatory namely RUDRANATH PAL, PAN - AKKPP3363M, son of Late Rabindranath Pal, Indian by Nationality, Hindu by Religion, Business by Occupation, residing at R.B Ghosh Road, Near Harisava School, P.O Burdwan, P.S Burdwan Sadar, District - Purba Bardhaman, PIN - 713101, hereinafter referred to as the DEVELOPER (which Expression shall unless excluded by or repugnant to the context be deemed to include the DEVELOPERS their legal heirs, successors, successor-in-interest and assignees) of the OTHER PART.

THIS DEED WITNESSETH AS FOLLOWS :-

WHEREAS the parties of the FIRST PART herein are the absolute owners and possessor of ALL THAT the piece and parcel of land situated at Mouza - Radhanagar, J.L No. 39, appertaining to R.S Plot No. 4207, under R.S Khatian No. 34, corresponding to L.R Plot Nos. 4139, 4164, 4165, 4166, 4167, 4168, 4169, 4186, 4187, 4188, 4189, under L.R Khatian No. 10331 (Ramanath Pal), 10332 (Rudranath Pal), 10472 (Judhajit Pal) and 11405 (Rudranath Pal), IN TOTAL admeasuring an area 0.292 acre or equivalent to 12759.28 Sq. Ft., more or less in the L.R. record of rights. (after deduction of land gifted



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### Major Information of the Deed

Deed No :	I-0201-08861/2025	Date of Registration	04/12/2025
Query No / Year	0201-2003155045/2025	Office where deed is registered	
Query Date	22/11/2025 10:48:40 AM	D.S.R. - I Purba Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Srimanta Chandra Burdwan District Judges Court, Thana : Bardhaman District: Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9735199321. 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. 44/-	Rs. 2,39,20,909/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,010/- (Article 48(g))	Rs. 432/- (Article E, E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip.(Urban area)		

**Land Details :**  
 Distinct: Purba Bardhaman, P.S - Bardhaman, Municipality: BURDWAN, Road: N.Basu Road, Mouza: Radhanagar, JI  
 No. 39, Pin Code : 713101

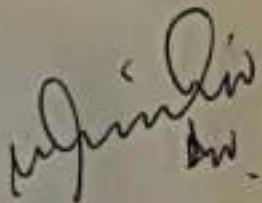
Sch. No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4139 (RS - )	LR-10331	Bastu	Shuna	0.015 Acre	1/-	12,27,273/- Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L2	LR-4139 (RS - )	LR-10332	Bastu	Shuna	0.015 Acre	1/-	12,27,273/- Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L4	LR-4139 (RS - )	LR-10472	Bastu	Shuna	0.048 Acre	1/-	39,27,274/- Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L5	LR-4164 (RS - )	LR-10331	Bastu	Shuna	0.001 Acre	1/-	81,818/- Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L6	LR-4164 (RS - )	LR-10332	Bastu	Shuna	0.001 Acre	1/-	81,818/- Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L7	LR-4164 (RS - )	LR-11105	Bastu	Shuna	0.001 Acre	1/-	81,818/- Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L8	LR-4164 (RS - )	LR-10472	Bastu	Shuna	0.011 Acre	1/-	9,00,000/- Width of Approach Road: 12 Ft., Adjacent to Metal Road.

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to Burdwan Municipality {13634.28 - (780 Sq. Ft. + 105 = 885 Sq. Ft.)} = 12759.28 Sq. Ft., this is the PROJECT AREA within Ward No. 34, Mahalla - N. Basu Road, Holding No. 32/1, under Burdwan Municipality, P.S. Burdwan Sadar & District- Purba Bardhaman, which is morefully described in the schedule herein below and defined, delineated and marked in the sketch map attached to these presents.

**DEVOLUTION OF TITLE OF THE LAND**

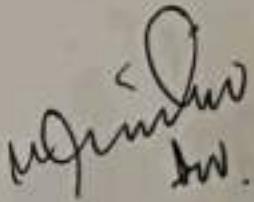
AND WHEREAS the schedule mentioned property situated at Mouza - Radhanagar, J.L. No. 39, appertaining to R.S. Plot No. 4207, under R.S Khatian No. 34 was originally belonged to one Sarat Chandra Basu, in his absolute right, title, interest and possession over the said property more than 12 (twelve) years adversely by way of adverse possession and recorded his name in the concerned record of rights, and while being in peaceful possession and enjoyment of the said property and acquired a better and independant right, title, interest and possession over the said property and Govt. taxes and others taxes were paid by him and thereafter he had exercised his respective rights of ownership openly and to the knowledge of all concern without any claim, question or demand being raised by anybody in this behalf.



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AND WHEREAS said Sarat Chandra Basu, while he owning and possessing the schedule mentioned landed property, and discharging his liabilities to the knowledge of total exclusion of all others acquired a better and independant title and ultimately he died intestate and leaving behind his five sons namely (1) Pundarikakshya Basu, (2) Arabinda Basu, (3) Bimalaksha Basu, (4) Sarojakasha Basu and (5) Kamalaksha Basu as his only Class-I legal heirs and representatives as per Hindu law of inheritance and they jointly acquired a better and independent right, title, interest and possession by way of inheritance as per Hindu Succession Act over the said demise property and they also become joint owners and possessors of their respective shares of the property of Late Sarat Chandra Ghosh and ultimately their names were duly been recorded in the concerned record of rights and possessed the same peacefully and had exercised their respective rights of ownership openly by way of Inheritence as per Hindu Succession Act and the Govt. taxes and others taxes were paid by them and they have exercised their right of absolute ownership in respect thereof by owning and possessing the same to the knowledge of all concern without any claim question or demand being raised by anybody in this behalf.



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**Transfer of property for L13**

Sl.No	From	To, with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-0.2 Dec

**Transfer of property for L14**

Sl.No	From	To, with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.2 Dec

**Transfer of property for L15**

Sl.No	From	To, with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.3 Dec

**Transfer of property for L16**

Sl.No	From	To, with area (Name-Area)
1	Mr Juddhajit Pal	Radhakrishna Housing Development-0.7 Dec

**Transfer of property for L17**

Sl.No	From	To, with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-1.2 Dec

**Transfer of property for L18**

Sl.No	From	To, with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-1.2 Dec

**Transfer of property for L19**

Sl.No	From	To, with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-1.2 Dec

**Transfer of property for L20**

Sl.No	From	To, with area (Name-Area)
1	Mr Juddhajit Pal	Radhakrishna Housing Development-1.5 Dec

**Transfer of property for L21**

Sl.No	From	To, with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-0.6 Dec

**Transfer of property for L22**

Sl.No	From	To, with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.6 Dec

**Transfer of property for L23**

Sl.No	From	To, with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.5 Dec

**Transfer of property for L24**

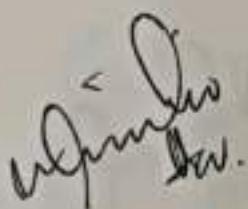
Sl.No	From	To, with area (Name-Area)
1	Mr Juddhajit Pal	Radhakrishna Housing Development-1.3 Dec

**Transfer of property for L25**

Sl.No	From	To, with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-0.6 Dec

GENEOLOGY OF KAMALAKSHA BASU

AND WHEREAS said Kamalaksha Basu son of Late Sarat Chandra Basu as R.S. recorded holder, while he owning and possessing his share in the schedule mentioned landed property, and discharging his share of liabilities to the knowledge of total exclusion of all others acquired a better and independant title and ultimately he died intestate and leaving behind his four sons namely (1) Jaladaksha Basu, (2) Shovanaksha Basu, (3) Sailajaksha Basu, and (4) Utpalaksha Basu as his only Class-I legal heirs and representatives as per Hindu law of inheritance and they jointly acquired a better and independent right, title, interest and possession of the respective shares of the property by way of inheritance as per Hindu Succession Act, and they also become joint owners and possessors of the property of Late Kamalaksha Basu and ultimately the names of (1) Pundarikaksha Basu, (2) Arabinda Basu, (3) Bimalaksha Basu, (4) Sarojakasha Basu and legal heirs of Kamalaksha Basu, i.e. (i) Jaladaksha Basu, (ii) Shovanaksha Basu, (iii) Shailajaksha Basu, and (iv) Utpalaksha Basu were duly been recorded in the concerned R.S record of rights and possessed the same peacefully and had exercised their respective rights of ownership openly by way of Inheritance as per Hindu Succession Act, and the Govt. taxes and others taxes was



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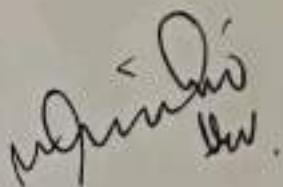
paid by them and they have exercised their right of absolute ownership in respect thereof by owning and possessing the same to the knowledge of all concern without any claim question or demand being raised by anybody in this behalf.

AND WHEREAS said Jaladaksha Basu son of Late Kamalaksha Basu as R.S Holder, while he owning and possessing his share in the schedule mentioned landed property, and discharging his share of liabilities to the knowledge of total exclusion of all others acquired a better and independant title and ultimately he died intestate and leaving behind his two daughters namely (i) Jayashree Mitra wife of Dipak Mitra and (ii) Jayanti Mitra wife of Sumanta Mitra, as his only Class-I legal heirs and representatives as per Hindu law of inheritance and they jointly acquired a better and independent right, title, interest and possession by way of Inheritence as per Hindu Succession Act and they also become joint owners and possessors of the property of Jaladaksha Basu son of Late Kamalaksha Basu and ultimately their names were duly been recorded in the concerned record of rights and possessed the same peacefully and had exercised their respective rights of ownership openly by way of Inheritence as per Hindu Succession Act and to the knowledge of all concern without any claim question or demand being raised by anybody.

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John W.

Be it mentioned here that Shovanaksha Basu son of Late Kamalaksha Basu, one of the R.S record holder, while he owning and possessing his share in the schedule mentioned landed property, and discharging his liabilities to the knowledge of total exclusion of all others acquired a better and independant title over the said respective shares of the property and ultimately he died unmarried and as per the Hindu Law of Inheritance his respective share of the property was devolved upon his brothers and at present said (1) Jayashree Mitra wife of Dipak Mitra and (2) Jayanti Mitra wife of Sumanta Mitra, (3) Sailajaksha Basu and (4) Utpalaksha Basu become joint sole owners and possessors as per their respective share in the property of Kamalaksha Basu and ultimately their names were duly been recorded in the concerned record of rights and possessed the same peacefully and had jointly exercised their respective rights of ownership openly by way of inheritance as per Hindu Succession Act and the Govt. taxes and others taxes was paid by them and they have exercised their right of absolute ownership in respect thereof by owning and possessing the same to the knowledge of all concern without any claim question or demand being raised by anybody in this behalf.

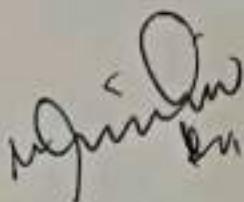
A handwritten signature in black ink, appearing to read "N. D. Basu".

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GENEOLOGY OF PUNDARIKAKSHA BASU

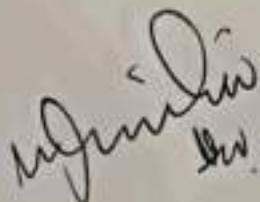
AND WHEREAS said Pundarikaksha Basu son of Late Sarat Chandra Basu as R.S Holder, while he owning and possessing his share in the schedule mentioned landed property, and discharging his share of liabilities to the knowledge of total exclusion of all others acquired a better and independant title and ultimately he died intestate and leaving behind his three sons namely (1) Bishalaksha Basu, (2) Bina Basu, and (3) Prabiraksha Basu, as his only Class-I legal heirs and representatives as per Hindu law of inheritance and they jointly acquired a better and independent right, title, interest and possession by way of inheritance as per Hindu Succession Act and they also become joint sole owners and possessors of the share of the property of Pundarikaksha Basu and ultimately their names were duly been recorded in the concerned record of rights and possessed the same peacefully and had exercised their respective rights of ownership openly by way of Inheritance as per Hindu Succession Act and to the knowledge of all concern without any claim question or demand being raised by anybody.

AND WEHREAS said Bishalaksha Basu, son of Late Pundarikaksha Basu while he owning and possessing his share in the schedule mentioned landed property, and discharging his share



of liabilities to the knowledge of total exclusion of all others acquired a better and independant title and ultimately he died intestate and leaving behind his wife namely Krishna Basu, and one daughter namely Priyadarshini Basu as his only Class-I legal heirs and representatives as per Hindu law of inheritance and they jointly acquired a better and independent right, title, interest and possession by way of inheritance as per Hindu Succession Act and they also become joint owners and possessors of the share of the property of Bishalaksha Basu and ultimately their names were duly been recorded in the concerned record of rights and possessed the same peacefully and had exercised their respective rights of ownership openly by way of inheritance as per Hindu Succession Act and to the knowledge of all concern without any claim question or demand being raised by anybody.

AND WHEREAS said one of the legal heirs of Pundarikaksha Basu, i.e. namely Bina Basu wife of Birupaksha Basu, while she owning and possessing her respective share in the schedule mentioned landed property, and discharging her liabilities to the knowledge of total exclusion of all others acquired a better and independant title and ultimately she died intestate and leaving behind her only son namely Borunaksha Basu son of Late Birupaksha



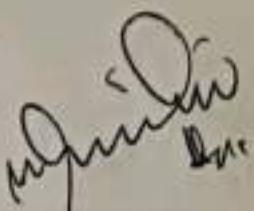
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Basu, as her only class I legal heirs and representatives as per Hindu law of inheritance and he acquired a better and independent right, title, interest and possession by way of inheritance as per Hindu Succession Act and he also became owner and possessor of her respective shares of the property of late Bina Basu and ultimately his name was duly been recorded in the concerned record of rights and possessed the same peacefully.

Be it mentioned here that at present said (1) Krishna Basu, (2) Priyadarshini Basu, (3) Borunaksha Basu, and (4) Prabiraksha Basu become joint owners and possessors as per their respective shares in the property of Late Pundarikaksha Basu, who was the son of Late Sarat Chandra Basu and ultimately their names were duly been recorded in the concerned record of rights and possessed the same peacefully and the Govt. taxes and others taxes was paid by them and they have exercised their right of absolute ownership in respect thereof by owning and possessing the same to the knowledge of all concern without any claim question or demand being raised by anybody in this behalf.

#### GENEOLOGY OF ARABINDAKSHA BASU

AND WHEREAS said Arabindaksha Basu son of Late Sarat



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Chandra Basu as R.S recorded Holder, while he owning and possessing his share in the schedulementioned landed property, and discharging his share of liabilities to the knowledge of total exclusion of all others acquired a better and independant title and ultimately he died intestate and leaving behind his two sons namely (i) Ambujaksha Basu and (ii) Manojaksha Basu, as his only Class-I legal heirs and representatives as per Hindu law of inheritance and they jointly acquired a better and independent right, title, interest and possession by way of inheritance as per Hindu Succession Act and they also become joint owners and possessors of the respective shares of the property of Late Arabindaksha Basu and ultimately their names were duly been recorded in the concerned record of rights and possessed the same peacefully by way of inheritance.

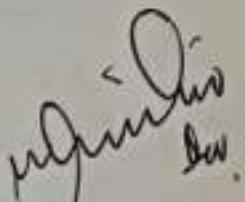
AND WHEREAS said Ambujaksha Basu son of Late Arabindaksha Basu, while he owning and possessing his share in the schedulementioned landed property, and discharging his share of liabilities to the knowledge of total exclusion of all others acquired a better and independant title and ultimately he died intestate and leaving behind his only son namely Amitaksha Basu, as his only Class-I legal heirs and representatives as per Hindu law of inheritance and he acquired a better and independent right, title, interest and

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possession by way of inheritance as per Hindu Succession Act and he also become owner and possessor of the respective share of the property of late Ambujaksha Basu and ultimately his name was duly been recorded in the concerned record of rights and possessed the same peacefully.

**AND WHEREAS** said Manojaksha Basu son of Late Arabindaksha Basu, while he owning and possessing his respective share in the schedule mentioned landed property, and discharging his share of liabilities to the knowledge of total exclusion of all others acquired a better and independant title and ultimately he died intestate and leaving behind his only son namely (i) Sanjit Basu and only daughter namely (ii) Sangita Basu, as his only Class-I legal heirs and representatives as per Hindu law of inheritance and they jointly acquired a better and independent right, title, interest and possession by way of inheritance as per Hindu Succession Act and they also become joint owners and possessors of the respective share of the property of late Manojaksha Basu and ultimately their names were duly been recorded in the concerned record of rights and possessed the same peacefully.

Be it mentioned here that at present said (1) Amitaksha Basu,



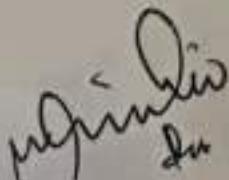
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(2) Sanjit Basu and (3) Sangita Basu become joint owners and possessors as per their respective share in the property of late Ambujaksha Basu and late Manojaksha Basu, who are the sons of late Arabindaksha Basu and grand son and daughter of late Sarat Chandra Basu and ultimately their names were duly been recorded in the concerned record of rights and possessed the same peacefully and had jointly exercised their respective rights of ownership openly by way of inheritance as per Hindu Succession Act and the Govt. taxes and others taxes was paid by them and they have exercised their right of absolute ownership in respect thereof by owning and possessing the same to the knowledge of all concern without any claim question or demand being raised by anybody in this behalf.

#### GENEOLOGY OF BIMALAKSHA BASU

AND WHEREAS said Bimalaksha Basu son of Late Sarat Chandra Basu as R.S recorded Holder, while he owning and possessing his share in the schedulementioned landed property, and discharging his share of liabilities to the knowledge of total exclusion of all others acquired a better and independant title and ultimately he died intestate and leaving behind his two sons namely (i) Amiyaksha Basu and (ii) Arunaksha Basu, as his only Class I legal



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**Transfer of property for L26**

Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.6 Dec

**Transfer of property for L27**

Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.7 Dec

**Transfer of property for L28**

Sl.No	From	To. with area (Name-Area)
1	Mr Jadhav Pal	Radhakrishna Housing Development-1.7 Dec

**Transfer of property for L29**

Sl.No	From	To. with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-0.1 Dec

**Transfer of property for L30**

Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.01 Dec

**Transfer of property for L31**

Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.01 Dec

**Transfer of property for L32**

Sl.No	From	To. with area (Name-Area)
1	Mr Jadhav Pal	Radhakrishna Housing Development-0.1 Dec

**Transfer of property for L33**

Sl.No	From	To. with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-0.2 Dec

**Transfer of property for L34**

Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.2 Dec

**Transfer of property for L35**

Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.2 Dec

**Transfer of property for L36**

Sl.No	From	To. with area (Name-Area)
1	Mr Jadhav Pal	Radhakrishna Housing Development-0.5 Dec

**Transfer of property for L37**

Sl.No	From	To. with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-0.1 Dec

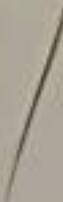
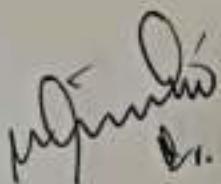
**Transfer of property for L38**

Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.1 Dec

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heirs and representatives as per Hindu law of inheritance and they jointly acquired a better and independent right, title, interest and possession over the said property by way of inheritance as per Hindu Succession Act and they also become joint owners and possessors of the respective shares of the property of late Bimalaksha Basu and ultimately their names were duly been recorded in the concerned record of rights and possessed the same peacefully.

AND WHEREAS said Amiyaksha Basu son of Late Bimalaksha Basu, while he owning and possessing his respective shares in the schedule mentioned landed property, and discharging his liabilities to the knowledge of total exclusion of all others acquired a better and independant title and ultimately he died intestate and leaving behind his only son namely (i) Anindaksha Basu and widow namely (ii) Chhanda Basu, as his only Class-I legal heirs and representatives as per Hindu law of inheritance and they jointly acquired a better and independent right, title, interest and possession by way of inheritance as per Hindu Succession Act and they also become joint owners and possessors of the respective share of the property of late Amiyakshya Basu and ultimately their names were duly been recorded in the concerned record of rights and possessed the same peacefully.



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Be it mentioned here that at present said (1) Chhanda Basu, (2) Anindaksha Basu and (3) Arunaksha Basu become joint owners and possessors as per their respective shares in the landed property of their predecessor-in-interest namely Sarat Chandra Basu and ultimately their names were duly been recorded in the concerned record of rights and possessed the same peacefully and the Govt. taxes and others taxes was paid by them and they have exercised their right of absolute ownership in respect thereof by owning and possessing the same to the knowledge of all concern without any claim question or demand being raised by anybody in this behalf.

GENEOLOGY OF SAROJAKSHA BASU:-

AND WHEREAS said Sarojaksha Basu son of Late Sarat Chandra Basu as R.S recorded Holder, while he owning and possessing his share in the schedulementioned landed property, and discharging his share of liabilities to the knowledge of total exclusion of all others acquired a better and independant title and ultimately he died intestate and leaving behind his two sons namely (i) Salilaksha Basu and (ii) Sajalaksha Basu, as his only Class-I legal heirs and representatives as per Hindu law of inheritance and they jointly acquired a better and independent right, title, interest and possession

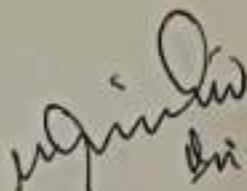


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by way of inheritance as per Hindu Succession Act and they also become joint owners and possessors of the respective shares of the property left by Sarojaksha Basu and ultimately their names were duly been recorded in the concerned record of rights and possessed the same peacefully.

**AND WHEREAS** said Salilaksha Basu son of Late Sarojaksha Basu, while he owning and possessing his share in the schedulementioned landed property, and discharging his share of liabilities to the knowledge of total exclusion of all others acquired a better and independant title and ultimately he died intestate and leaving behind his widow namely (i) Indrani Basu and only daughter namely (ii) Rina Basu, as his only Class-I legal heirs and representatives as per Hindu law of inheritance and they jointly acquired a better and independent right, title, interest and possession by way of inheritance as per Hindu Succession Act and they also become joint owners and possessors of their respective shares of the property left by Salilaksha Basu and ultimately their names were duly been recorded in the concerned record of rights and possessed the same peacefully.

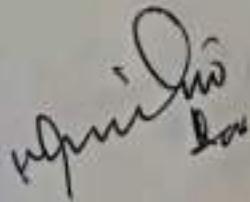
Be it mentioned here that at present said (1) Indrani Basu, (2)



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Rina Basu and (3) Sajalaksha Basu become joint owners and possessors as per their respective shares in the landed property of their predecessor-in-interest namely Sarat Chandra Basu and ultimately their names were duly been recorded in the concerned record of rights and possessed the same peacefully and the Govt. taxes and others taxes was paid by them and they have exercised their right of absolute ownership in respect thereof by owning and possessing the same to the knowledge of all concern without any claim question or demand being raised by anybody in this behalf.

Be it further mentioned here that as per Hindu Law of Inheritance, the above mentioned (1) Smt. Krishna Basu, (2) Priyadarshini Basu, (3) Borunaksha Basu, (4) Prabiraksha Basu, (5) Amitaksha Basu, (6) Sangita Basu, (7) Sanjit Basu, (8) Chanda Basu, (9) Anindaksha Basu, (10) Arunaksha Basu, (11) Indrani Basu, (12) Rina Basu, (13) Sajalaksha Basu, (14) Jayasree Mitra, (15) Jayanti Mitra, (16) Sailajaksha Basu, (17) Utpalaksha Basu become joint and absolute owners and possessors as per their respective shares in the undivided landed property left by Sarat Chandra Basu in 16 annas shares, who is the predecessor-in-interest of the above mentioned land owners and ultimately their names were duly been recorded in the concerned record of rights and possessed the same peacefully and



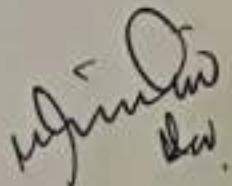
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had jointly exercised their respective rights of ownership openly by way of inheritance as per Hindu Succession Act and the Govt. taxes and others taxes was paid by them and they have exercised their right of absolute ownership in respect thereof by owning and possessing the same to the knowledge of all concern without any claim question or demand being raised by anybody in this behalf.

**AND WHEREAS** said (1) Smt. Krishna Basu wife of Late Bisalakshya Basu and (2) Priyadarshini Basu daughter of Late Bisalakshya Basu, executed and registered Power of Attorney in favour of Borunaksha Basu son of Late Birupaksha Basu, (who himself was the co-sharers of the property) vide registered deed No. BK-IV-512 and BK-(IV)-511, dated 02/03/2012, which was registered in the office of Karnataka Sub Registrar.

**AND WHEREAS** said Prabiraksha Basu son of Late Pundurikasha Basu, executed and registered Power of Attorney in favour of ARUNAKSHA BASU son of Late Bimalaksha Basu, (who himself was the co-sharers of the property) Vide regd. deed No. IV-250 in the year 2012, which was registered in the office of Dehradun Sub Registrar.

**AND WHEREAS** said Sangita Basu daughter of late



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Manojakshya Basu, executed and registered Power of Attorney in favour of ARUNAKSHA BASU son of Late Bimalaksha, (who himself was the co-sharers of the property) Vide regd. deed No. 357 which was registered in the office of BNG (u) BLR (s) in the year 2005-06, in the state of Karnataka.

**AND WHEREAS** said Sanjit Basu son of Late Manojakshya Basu, executed and registered Power of Attorney in favour of ARUNAKSHA BASU son of Late Bimalaksha Basu, (who himself was the co-sharers of the property) Vide regd. deed No. 420 in the year 2005, which was registered in the office of Alipur, South 24 Parganas, Sub Registrar.

**AND WHEREAS** said (i) Chanda Basu wife of Late Amiyaksha Basu and (ii) Anindyaksha Basu son of Late Amiyaksha Basu, executed and registered Power of Attorney in favour of ARUNAKSHA BASU son of Late Bimalaksha Basu, (who himself was the co-sharers of the property) Vide deed No. 249 in the year 1999, which was registered in the office of ARA-III, Kolkata.

**AND WHEREAS** said Utpalaksha Basu son of Late Kamalaksha Basu, executed and registered Power of Attorney in favour of SAILAJAKSHA BASU son of Late Kamalaksha Basu, (who

L37	LR Plot No - 4188, LR Khatian No - 10331	Owner: শহীদ পাল, Gurdian: শহীদ পাল, Address: পাল, Classification: কৃষি, Area: 0.00100000 Acre,	Mr Ramanath Pal
L38	LR Plot No - 4188, LR Khatian No - 10332	Owner: শহীদ পাল, Gurdian: শহীদ পাল, Address: পাল, Classification: কৃষি, Area: 0.00100000 Acre,	Mr Rudranath Pal
L39	LR Plot No - 4188, LR Khatian No - 11405	Owner: শহীদ পাল, Gurdian: শহীদ পাল, Address: পাল, Classification: কৃষি, Area: 0.00100000 Acre,	Mr Rudranath Pal
L40	LR Plot No - 4188, LR Khatian No - 10472	Owner: শহীদ পাল, Gurdian: শহীদ পাল, Address: পাল, Classification: কৃষি, Area: 0.00400000 Acre,	Mr Juddhajit Pal
L41	LR Plot No - 4189, LR Khatian No - 10331	Owner: শহীদ পাল, Gurdian: শহীদ পাল, Address: পাল, Classification: কৃষি, Area: 0.00100000 Acre,	Mr Ramanath Pal
L42	LR Plot No - 4189, LR Khatian No - 10332	Owner: শহীদ পাল, Gurdian: শহীদ পাল, Address: পাল, Classification: কৃষি, Area: 0.00100000 Acre,	Mr Rudranath Pal
L43	LR Plot No - 4189, LR Khatian No - 11405	Owner: শহীদ পাল, Gurdian: শহীদ পাল, Address: পাল, Classification: কৃষি, Area: 0.00100000 Acre,	Mr Rudranath Pal
L44	LR Plot No - 4189, LR Khatian No - 10472	Owner: শহীদ পাল, Gurdian: শহীদ পাল, Address: পাল, Classification: কৃষি, Area: 0.00400000 Acre,	Mr Juddhajit Pal

District: Purba Bardhaman, P.S. - Bardhaman, Municipality: BURDWAN, Road: N.Basu Road, Mouza: Radhanagar, Jl No: 39, Pin Code: 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No - 4139, LR Khatian No - 11405	Owner: শহীদ পাল, Gurdian: শহীদ পাল, Address: পাল, Classification: কৃষি, Area: 0.01600000 Acre,	Mr Rudranath Pal

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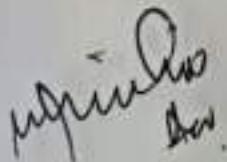
himself was the co-sharers of the property) Vide regd. deed No. 3552 in the year 2005, which was registered in the office of ARA Kolkata.

**AND WHEREAS** said Jayasree Mitra wife of Dipak Mitra, executed and registered Power of Attorney in favour of SAILAJAKSHA BASU son of Late Kamalaksha Basu, (who himself was the co-sharers of the property) Vide regd. deed No. 3551 in the year 2005, which was registered in the office of ARA Kolkata.

**AND WHEREAS** said Jayanti Mitra wife of Sumanta Mitra, executed and registered Power of Attorney in favour of SAILAJAKSHA BASU son of Late Kamalaksha Basu, (who himself was the co-sharers of the property) vide regd. deed No. 243532 for the year 2005, which was registered in the office of Doha, Katar.

**AND WHEREAS** said (i) Indrani Basu wife of Salilaksha Basu and (ii) Rina Basu wife of Salilaksha Basu executed and registered Power of Attorney in favour of SAJALAKSHA BASU, (who himself was the co-sharers of the property) for the year 1995 before the Notary Public, USA.

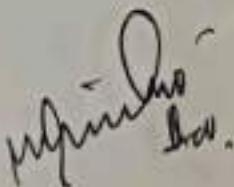
**AND WHEREAS** during such ownership and possession said Smt. Krishna Basu wife of Late Bisalaksha Basu, and Priyadarshini Basu daughter of Late Bisalaksha Basu, as their said constituted



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Attorney and as self BARUNAKSHA BASU son of Late Birupaksha Basu and said Prabiraksha Basu son of Late Prativaksha Basu, Sangita Basu daughter of Manojaksha Basu, Sanjit Basu son of Manojaksha Basu, Chanda Basu wife of Late Amiyaksha Basu, Anindyaksha Basu son of Late Amiyaksha Basu, as their said constituted Attorney and as self namely ARUNAKSHA BASU son of Late Bimalaksha Basu and Utpalaksha Basu son of Late Kamalaksha Basu, Jayasree Mitra wife of Dipak Mitra, Jayanti Mitra wife of Sumanta Mitra, as their said constituted Attorney and as self namely SAJALAKSHA BASU son of Late Kamalaksha Basu and Indrani Basu wife of Salilaksha Basu, Rina Basu wife of Salilaksha Basu, as their said constituted Attorney and as self namely SAJALAKSHA BASU son of Late Sarojaksha Basu, and AMITAKSHA BASU son of Late Ambujaksha Basu as self, all being the members of Sarat Chandra Basu HUF, while they jointly owning and possessing the undivided joint schedule mentioned property, in Sixteen annas share and jointly discharging their duties and liabilities to the knowledge and total exclusion of all others acquired a better and independant title and transferred their respective portion as aforesaid as well as schedule mentioned property i.e. entire 14142 Sqft. or 19.64 Katha of Land more or less along with sketch map in favour of Sushanta Dan son of Chandranath



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Dan by virtue of Registered deed of sale vide deed No. 476 dated 24/01/2013, registered in Book no. 1, Volume No.2, Pages 3237 to 3256, being deed No. 020300476 for the year 2013, which was registered in the office of the ADSR, Burdwan reflected in the also in the deed sketch map and thereafter he became the sole and absolute owner and possessor of the schedule mentioned property and their names were recorded in the concerned record of rights and the Govt. tax and other taxes were paid by them jointly and they had exercise their respective rights of absolute ownership openly in respect there of by owning and possessing the same to the knowledge of all concern without any claim question or demand being raised by anybody in this behalf.

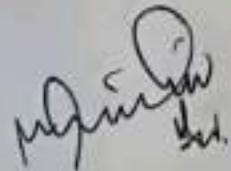
AND WHEREAS said Sushanta Dan son of Chandranath Dan, has appointed Rudranath Pal son of Late Rabindranath Pal as his Power of Attorney Holder to look after, manage and control his properties and has full power or authority to sell or transfer, the said property which was in his name, to any third Party on his behalf by way of registered Power of Attorney, Vide deed No. 336 dated 24/09/2014, registered in Book No. IV, CD Volume No. 1, Pages 3626 to 3633, being no. 00336 in the year 2014, which was registered in the office of ADSR, Burdwan.

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**AND WHEREAS** said Sushanta Dan son of Chandranath Dan while he owning and possessing the undivided joint schedule mentioned property, in Sixteen annas share and jointly discharging his duties and liabilities to the knowledge and total exclusion of all others acquired a better and independant title and ultimately said Sushanta Dan son of Chandranath Dan through his constituted Regd. Power of Attorney Holder, namely Rudranath Pal, transferred his respective portion as aforesaid as well as schedule mentioned property, measuring an area 3909 Sq.ft., or equivalent to 0.0883 acres, earmarked as SUB PLOT - A, along with sketch map in favour of Mirarani Pal wife of Late Rabindranath Pal by virtue of Registered deed of Gift Vide Deed No. 1265 dated 16/12/2020, registered in Book No. 1, Volume No. 0203-2021, Pages from 19270 to 19287, being No. 020301265 for the year 2021, which was registered in the office of ADSR, Burdwan.

**AND WHEREAS** said Sushanta Dan son of Chandranath Dan while he owning and possessing the undivided joint schedule mentioned property, in Sixteen annas share and jointly discharging his duties and liabilities to the knowledge and total exclusion of all others acquired a better and independant title and ultimately said Sushanta Dan son of Chandranath Dan through his constituted Regd.



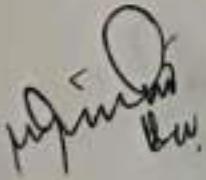
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Power of Attorney Holder, namely Rudranath Pal, transferred his respective portion as aforesaid as well as schedule mentioned property, measuring an area 3293 Sq.ft., or equivalent to 0.0756 acres earmarked as SUB PLOT - B, along with sketch map in favour of Mirarani Pal wife of Late Rabindranath Pal by virtue of Registered deed of Gift Vide Deed No. 732 dated 29/12/2020, registered in Book No. 1, Volume No. 0203-2021, Pages from 11925 to 11946, being No. 020300732 for the year 2021, which was registered in the office of ADSR, Burdwan.

AND WHEREAS said Sushanta Dan son of Chandranath Dan while he owning and possessing the undivided joint schedule mentioned property, in Sixteen annas share and jointly discharging his duties and liabilities to the knowledge and total exclusion of all others acquired a better and independant title and ultimately said Sushanta Dan son of Chandranath Dan through his constituted Regd. Power of Attorney Holder, namely Rudranath Pal, transferred his respective portion as aforesaid as well as schedule mentioned property, measuring an area 3322 Sq.ft., or equivalent to 0.0762 acres earmarked as SUB PLOT - C, along with sketch map in favour of Mirarani Pal wife of Late Rabindranath Pal by virtue of Registered deed of Gift Vide Deed No. 2539 dated 25/02/2021, registered in Book

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No. 1, Volume No. 0203-2021, Pages from 59895 to 59917, being No. 020302539 for the year 2021, which was registered in the office of ADSR, Burdwan and thereafter said Mirarani Pal wife of Late Rabindranath Pal became the sole and absolute owners and possessors of the schedule mentioned property and her name was duly been recorded in the concerned record of rights and the Govt. tax and other taxes were paid by her and she had exercise her respective rights of absolute ownership openly in respect there of by owning and possessing the same to the knowledge of all concern without any claim question or demand being raised by anybody in this behalf.

AND WHEREAS said Sushanta Dan son of Chandranath Dan while he owning and possessing the undivided joint schedule mentioned property, in Sixteen annas share and jointly discharging his duties and liabilities to the knowledge and total exclusion of all others acquired a better and independant title and ultimately said Sushanta Dan son of Chandranath Dan through his constituted Regd. Power of Attorney Holder, namely Rudranath Pal, transferred his respective portion as aforesaid as well as schedule mentioned property, measuring an area 3617 Sqft., or equivalent to 0.0828 acres earmarked as SUB PLOT - D, along with sketch map in favour of

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*Mirarani Pal  
Burdwan*

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Mirarani Pal wife of Late Rabindranath Pal by virtue of Registered deed of Gift, Vide Deed No. 1781 dated 04/02/2021, registered in Book No. 1, Volume No. 0203-2021, Pages from 48271 to 48291, being No. 020301781 for the year 2021, which was registered in the office of ADSR, Burdwan.

Demise of Mira Rani Pal :-

AND WHEREAS said Mira Rani Pal wife of Late Rabindranath Pal, while she owning and possessing the said schedule mentioned property and discharging her liabilities to the knowledge of total exclusion of all others ultimately she died intestate on 25/04/2021 and leaving behind her four sons namely Raghunath Pal, Ramanath Pal, Rudranath Pal and Rajendranath Pal and two married daughters namely Swapna Dutta wife of Late Dulal Chandra Dutta, and Archana Daw wife of Late Chandranath Daw as her only legal heirs and representatives, by way of inheritance or by of Hindu law of inheritance as per Hindu Succession Act, 1955 and they jointly become the absolute owners and possessors of the property left by their mother namely Mira Rani Pal wife of Late Rabindranath Pal. Each having 1/6th share of the property left by Mira Rani Pal wife of Late Rabindranath Pal.

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Be it mentioned here that husband of said Mira Rani Pal namely Rabindranath Pal son of Late Chaitanya Pal was died long ago i.e on 04/10/2022, before the death of said Mira Rani Pal.

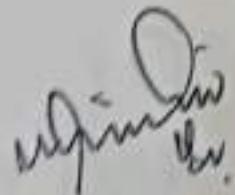
**Demise of Raghunath Pal :-**

AND WHEREAS said Raghunath Pal son of Late Rabindranath Pal, while he owning and possessing his 1/6th share in the said schedule mentioned property and discharging his liabilities to the knowledge of total exclusion of all others ultimately he died intestate and leaving behind his only married daughter namely Sudipta Pal Dey wife of Ashis Dey as his only legal heir and representative, by way of inheritance or by of Hindu law of inheritance as per Hindu Succession Act, 1955 and she become the sole owner and possessor of the property left by her father namely Raghunath Pal son of Late Rabindranath Pal. She got the 1/6th share of the property left by her father namely Raghunath Pal son of Late Rabindranath Pal.

Be it mentioned here that wife of said Raghunath Pal son of Late Rabindranath Pal was died long ago, before the death of said Raghunath Pal son of Late Rabindranath Pal.

**Demise of Swapna Dutta :-**

AND WHEREAS said Swapna Dutta wife of Late Dular



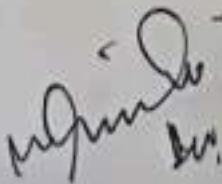
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Chandra Dutta, while she owning and possessing his 1/6th share in the said schedule mentioned property and discharging her liabilities to the knowledge of total exclusion of all others ultimately she died intestate and leaving behind her two sons namely Mrinal Kanti Dutta and Kunal Kanti Dutta as his only legal heirs and representatives, by way of inheritance or by of Hindu law of inheritance as per Hindu Succession Act, 1955 and they jointly become the absolute owners and possessors of the property left by their mother namely Swapna Dutta wife of Late Dulal Chandra Dutta. Each having 1/12th share of the schedule mentioned property.

Be it mentioned here that husband of said Swapna Dutta wife of late Dulal Chandra Dutta was also died.

**Demise of Archana Daw:-**

AND WHEREAS said Archana Daw wife of Late Chandra Nath Daw, while she owning and possessing her 1/6th share in the said schedule mentioned property and discharging her liabilities to the knowledge of total exclusion of all others ultimately she died intestate and leaving behind her only son namely Susanta Kumar Daw son of Late Chandra Nath Daw as her only legal heir and representative, by way of Inheritance or by way of Hindu law of

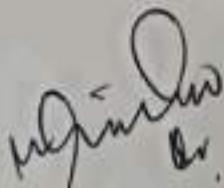


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Inheritance as per Hindu Succession Act, 1955 and he became the sole owner and possessor of the property left by his mother namely Archana Daw wife of Late Chandra Nath Daw. He got the 1/6th share of the property left by his mother namely Archana Daw wife of Late Chandra Nath Daw.

Be it mentioned here that husband of said Archana Daw wife of Late Chandra Nath Daw was died long ago, before the death of said Archana Daw wife of Late Chandra Nath Daw.

**AND WHEREAS** said Rajendra Nath Pal son of Late Rabindranath Pal, while he owning and possessing his undivided 1/6th share in the schedule mentioned property, in Sixteen annas share and discharging his duties and liabilities to the knowledge and total exclusion of all others acquired a better and independant title and transferred his respective portion of share in favour of Rudranath Pal son of Late Rabindranath Pal by virtue of Registered deed of Gift Vide Deed No. 1858 dated 04/03/2024, registered in Book No. 1, Volume No. 0201-2024, Pages from 39289 to 39315, being No. 020101858 for the year 2024, which was registered in the office of DSR-I, Burdwan, and thereafter he became the sole and absolute owner and possessor of the schedule mentioned property and her name was

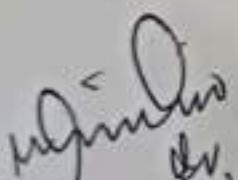


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duly been recorded in the concerned record of rights and the Govt. tax and other taxes were paid by her.

**AND WHEREAS** said Susanta Kumar Daw son of Late Chandra Nath Daw by way of his constituted Power of Attorney Holder, as per the registered deed, Vide deed No. 336 dated 22/09/2014, registered in Book No. IV, CD Volume No. 1, Pages 3626 to 3633, being no. 00336 in the year 2014, which was registered in the office of ADSR, Burdwan, while he owning and possessing his 1/6th share in the schedule mentioned property, and discharging his duties and liabilities to the knowledge and total exclusion of all others acquired a better and independant title and Mrinal Kanti Dutta son of Dulal Chandra Dutta while he owning and possessing his 1/12th share in the schedule mentioned property, and discharging his duties and liabilities to the knowledge and total exclusion of all others acquired a better and independant title and they jointly transferred their share or their respective portion in the schedule mentioned property in favour of Judhajit Pal son of Rudranath Pal by virtue of Registered deed of Gift Vide Deed No. 2070 dated 02/03/2022, registered in Book No. 1, Volume No. 0203-2022, Pages from 46455 to 46486, being No. 020302070 for the year 2022, which was registered in the office of ADSR, Burdwan, and thereafter he became the sole and absolute

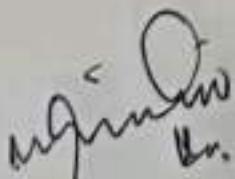


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owner and possessor of the schedule mentioned property and his name was duly been recorded in the concerned L.R record of rights and the Govt. tax and other taxes were paid by him.

**AND WHEREAS** said Sudipta Pal Dey wife of Ashis Dey by way of his constituted Power of Attorney Holder, as per the registered deed, Vide deed No. 9638 dated 29/10/2021, registered in Book No. I, Volume No. 0203-2021, Pages 268425 to 268445, being no. 020309638 in the year 2021, which was registered in the office of ADSR, Burdwan, while he owning and possessing his 1/6th share in the schedule mentioned property, and discharging his duties and liabilities to the knowledge and total exclusion of all others acquired a better and independant title and Kunal Kanti Dutta son of Dulal Chandra Dutta while he owning and possessing his 1/12th share in the schedule mentioned property, and discharging his duties and liabilities to the knowledge and total exclusion of all others acquired a better and independant title and they jointly transferred their share or their respective portion in the schedule mentioned property in favour of Judhajit Pal son of Rudranath Pal by virtue of Registered deed of Gift Vide Deed No. 3944 dated 21/04/2022, registered in Book No. 1, Volume No. 0203-2022, Pages from 101435 to 101466, being



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No. 020303944 for the year 2022, which was registered in the office of ADSR, Burdwan, and thereafter he became the sole and absolute owner and possessor of the schedule mentioned property and his name was duly been recorded in the concerned L.R record of rights and the Govt. tax and other taxes were paid by him.

AND WHEREAS said said Ramanath Pal, Rudranath Pal both sons of Late Rabindranath Pal and Judhajit Pal son of Rudranath Pal,became the absolute owners and possessorsof the schedule mentioned property and they applied before the Ld. B.L. & L.R.O., Burdwan - I, Purba Bardhaman for Mutation and their names have been mutated/recorderd in the present L.R. record of right in L.R. Khatian no. 10331, 10332, 10472, and 11405 of Mouza - Radhanagar, J.L No. 39, L.R. Plot Nos. 4139, 4164, 4165, 4166, 4167, 4168, 4169, 4186, 4187, 4188, 4189, clazsification as Shuna and Danga converetd as Bastu, IN GRAND TOTAL measuring an area 0.313 acre 13634.28 Sq. ft, more or less in the L.R. record of rights. But as per title deed the above mentioned land admeasuring an area 14142 sq.ft or 19.64 Katha or equivalent to 0.3229 acres and upto date Govt. rents and other taxes and Municipality Taxes were paid in their names over the schedule mentioned property and they had exercised their right of absolute ownership continuously in respect thereof by owning and

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possessing the same to the knowledge of all concern without any claim question or demand being raised by anybody in this behalf and the schedule mentioned property is free from all encumbrances.

**AND WHEREAS** the LAND OWNERS, i.e. the party to the FIRST PART are now in absolute Khas Possession over the schedule mentioned demarcated portion of landed property hereunder by exercising their right, title and interest by paying land Revenue to the Govt. of West Bengal and Municipal Taxes to the Burdwan Municipality.

**AND WHEREAS** after mutation of the schedule mention landed property, said Ramanath Pal son of Late Rabindranath Pal has applied before the Ld. B.L. & L.R.O. , Burdwan - I, at Purba Bardhaman for conversion of schedule mentioned property of Mouza Radhanagar, J.L No. 39, appertaining to L.R Khatian No. 10331, corresponding to L.R Plot Nos. 4139, 4164, 4165, 4166, 4167, 4168, 4169, 4186, 4187, 4188, 4189, from one Shuna and Danga class to another class Bastu, by way of Conversion Certificate, vide Memo No. Conv/2139/BDN-I/2023 dated 10/08/2023, vide Case No. CN/ 2023/0201/751, issued by the B.L and L.R.O, Burdwan - 1, Kamnara, Purba Bardhaman. And as per the Conversion Certificate, in the name

*Alpin Pal* / *Alpin Pal*  
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of Ramanath Pal son of Late Rabindranath Pal over the schedule mentioned property has been converted from Shuna and Danga class of land to Bastu land.

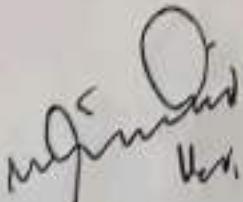
AND WHEREAS after mutation of the schedule mentioned landed property, said Judhajit Pal son of Rudranath Pal has applied before the Ld. B.L. & L.R.O., Burdwan - I, Burdwan for conversion of schedule mentioned property of Mouza Radhanagar, J.L No. 39, appertaining to L.R Khatian No. 10472, corresponding to L.R Plot Nos. 4139, 4164, 4165, 4166, 4167, 4168, 4169, 4186, 4187, 4188, 4189, from one Shuna and Danga class to another class Bastu, by way of 9 Nos. of Conversion Certificate, (i) vide Memo No. 1249/BLLRO/BDN-I/2024 dated 02/04/2024, vide Case No. CN/2024/0201/865, (ii) vide Memo No. 1248/BLLRO/BDN-I/2024 dated 02/04/2024, vide Case No. CN/2024/0201/857, (iii) vide Memo No. 1247/BLLRO/BDN-I/2024 dated 02/04/2024, vide Case No. CN/2024/0201/852, (iv) vide Memo No. 1243/BLLRO/BDN-I/2024 dated 02/04/2024, vide Case No. CN/2024/0201/864, (v) vide Memo No. 1246/BLLRO/BDN-I/2024 dated 02/04/2024, vide Case No. CN/2024/0201/851, (vi) vide Memo No. 1244/BLLRO/BDN-I/2024 dated 02/04/2024, vide Case No. CN/2024/0201/854, (vii) vide Memo No. 1245/BLLRO/BDN-I/2024 dated 02/04/2024, vide Case

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**Page No. : 36**

No. CN/2024/0201/850, (viii) vide Memo No. CONV/2063/BDN-I/2023 dated 04/08/2023, vide Case No. CN/2023/0201/813, issued by the B.L and L.R.O, Burdwan - 1, Kamnara, Purba Bardhaman and (ix) vide Memo No. 475/SDL&LRO/(N)/2024 dated 24/04/2024, vide Case No. CN/2024/0201/1016, issued by the S.D.L and L.R.O, Sadar (N), Purba Bardhaman. And as per the Conversion Certificate, in the name of Judhajit Pal son of Rudranath Pal over the schedule mentioned property has been converted from Shuna and Danga class of land to Bastu land.

**AND WHEREAS** after mutation of the schedule mention landed property, said Rudranath Pal son of Late Rabindranath Pal has applied before the Ld. B.L. & L.R.O. , Burdwan - 1, Burdwan for conversion of schedule mentioned property of Mouza Radhanagar, J.L No. 39, appertaining to L.R Khatian No. 10332, corresponding to L.R Plot Nos. 4139, 4164, 4165, 4166, 4167, 4168, 4169, 4186, 4187, 4188, 4189, from one Shuna and Danga class to another class Bastu, by way of Conversion Certificate, vide Memo No. Conv/2065/BDN-I/2023 dated 04/08/2023, vide Case No. CN/2023/0201/752, issued by the B.L and L.R.O, Burdwan - 1, Kamnara, Purba Bardhaman. And as per the Conversion Certificate, in the name of Rudranath Pal son of Late Rabindranath Pal over the schedule mentioned property has



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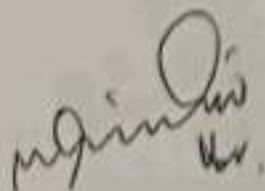
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been converted from Shuna and Danga class of land to Bastu land.

Be it mentioned here that after mutation of the schedule mentioned landed property, before transfer to Rudranath Pal son of Late Rabindranath Pal, by way of said Regd. Gift Deed Vide Deed No. 1858 dated 04/03/2024, said Rajendranath Pal son of Late Rabindranath Pal has applied before the Ld. B.L. & L.R.O., Burdwan - I, Burdwan for conversion of schedule mentioned property of Mouza Radhanagar, J.L. No. 39, appertaining to L.R. Khatian No. 10333, corresponding to L.R. Plot Nos. 4139, 4164, 4165, 4166, 4167, 4168, 4169, 4186, 4187, 4188, 4189, from one Shuna and Danga class to another class Bastu, by way of Conversion Certificate, vide Memo No. Conv/2064/BDN-1/2023 dated 04/08/2023, vide Case No. CN/2023/0201/814, issued by the B.L. and L.R.O., Burdwan - I, Kamnara, Purba Bardhaman. And as per the Conversion Certificate, in the name of Rajendranath Pal son of Late Rabindranath Pal over the schedule mentioned property of has been converted from Shuna and Danga class of land to Bastu land.

AND WHEREAS the LAND OWNERS are now jointly interested to develop the schedule mentioned property for a commercial cum residential complex after obtaining a PLAN sanctioned from the Burdwan Municipality and already clubbed and

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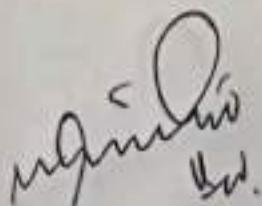
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amalgamated their respective areas in the scheduled plot in a single holding being No. 32/1 of N. Basu Road, Mahalla within Ward no. 34 of Burdwan Municipality.

**AND WHEREAS** as per the existing provisions of the West Bengal Municipal Act and the Rules framed thereunder, gifting 2.5 meter of space from the frontage of the scheduled land for getting the benefit of increasing one floor for the said project.

**AND WHEREAS** the LAND OWNERS approached to the Board of Councillor headed by The Chairman, Burdwan Municipality for gifting the said land of 2.5 meter (8 ft 3 inches) and 31.699 meter 104 ft. in length in the Southern Side of the said Plot, i.e. the 'frontage' measuring an area 82.22 Sq.mtr or more or less 885 Sq.ft. which will be used for the purpose of widening the existing Municipal road runs through the Southern side of the said schedule mentioned property.

**AND WHEREAS** the Board of Councillors' headed by its Chairman, Burdwan Municipality in its Resolution No. 18 (Misc. 10) dated 29/01/2025 unanimously accepted such proposal of GIFTING of strip of Land in pursuant to which the Board of Councillors in its meeting dated 29/01/2025, unanimously resolved to get such land gifted the schedule mentioned property and thereby entrusted The



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**Payment of Stamp Duty**

Stamp duty required Stamp Duty payable for this document is Rs. 40.010/- and Stamp Duty paid by , by Stamp Rs 5.000.00/- by online = Rs 35.010/-

**Description of Stamp**

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

2. Stamp Type: Impressed, Serial no 2956, Amount: Rs.5,000.00/-, Date of Purchase: 25/11/2025, Vendor name:

Kishan Bahirjob

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/12/2025 6:57AM with Govt. Ref. No: 192025260372678828 on 04-12-2025, Amount Rs: 35.010/-, Bank:  
SBI EPay ( SBIEPay), Ref. No: 3338631588125 on 04-12-2025, Head of Account 0030-02-103-003-02



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

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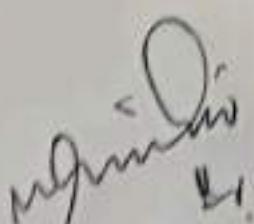
Chairman to do the needful.

AND WHEREAS as per 'The West Bengal Municipal building Rules 2007' in sub rule (3) of Rule 49 to avail extra heights upto 12.5 meter or an additional floor, as per rules said Land Owners gifted 82.22 Sq.mtr or 885 Sqft. of land in favour of Burdwan Municipality having its office at "Poura Bhaban", G.T Road, P.O Burdwan, P.S Burdwan Sadar, Dist. Purba Bardhaman, Pin 713101, represented by the Board of Councillors, headed by the Chairman, Burdwan Municipality, namely Paresh Chandra Sarkar son of Debendra Nath Sarkar, by virtue of registered Gift deed, vide deed No. 1662 dated 07/03/2025, registered in Book No. I, Volume No. 0203-2025, pages 35464 to 35497 being deed no. 020301662 for the year 2025, which was registered in the office of ADSR, Burdwan, so that the gifted area will result in the widen of the existing unnamed Municipal Road, and the same will benefit the people at large.

Ultimately the land gifted from L.R. Plot No. 4164 mentioned herein below :

LAND - 2 - admeasuring an area 0.032, or 1393.92 Sq. Ft. in L.R. Plot No. 4164. (1393.92 Sq. Ft. - 780 gift area ) = 613.92 Sq. Ft.  
OR 0.0141 acre.

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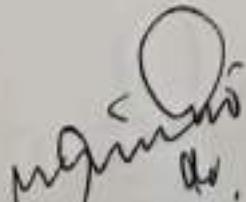


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LAND - 11 - admeasuring an area 0.007 acre., in L.R Plot No. 4189  
(305 Sq. Ft. - 105 gift area ) = 200 Sq. Ft. OR 0.004 acre.

AND WHEREAS upon making such gift in favour of Burdwan Municipality for widening the existing unnamed Municipal Road, the Board of Councillors headed by The Chairman, Burdwan Municipality, the Land Owners will be entitled to get additional one floor for their proposed G+III STORIED residential cum commercial building in accordance with building Plan to be sanctioned by the Burdwan Municipality over the Schedule mentioned property.

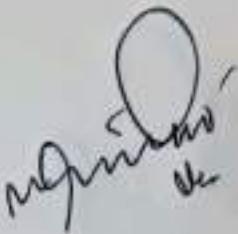
AND WHEREAS said LAND OWNERS/ VENDORS herein namely (1) RAMA NATH PAL, son of Late RabindraNath Pal, (2) RUDRANATH PAL, son of Late Rabindranath Pal, and (3) JUDHAJIT PAL, son of Rudranath Pal, while owning and possessing the schedule mentioned property and recorded their names in the L.R record of rights vide L.R Khatian No. 10331 (Ramanath Pal), 10332 (Rudranath Pal), 10472 (Judhajit Pal) and 11405 (Rudranath Pal) under L.R. Plot No. 4139, 4164, 4165, 4166, 4167, 4168, 4169, 4186, 4187, 4188, 4189, classification as Shuna and Danga converted as Bastu, IN TOTAL asmeasuring an area 0.292 acre or equivalent to 12759.28 Sq. Ft., more or less in the L.R. record of rights. *(after deduction of land gifted to Burdwan Municipality [13634.28 - (780 Sq. Ft. + 105 = 885 Sq. Ft.)] =*



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**12759.28 Sq. Ft. this is PROJECT AREA of Mouza - Radhanagar, J.L No. 39, under P.S. Burdwan Sadar, District - Purba Bardhaman, within Ward No. 34, Mahalla - N. Basu Road , Holding No. 32/1, under Burdwan Municipality, P.S. Burdwan Sadar & District - Purba Bardhaman, which is morefully described in the schedule herein below and defined, delineated and marked in the sketch map attached to these presents. They paid upto date Govt. Taxes and Municipal Taxes and other taxes by their own names and they exercised their right of absolute ownership in respect thereof by owning and possessing the same to the knowledge of all concern without any claim question or demand being raised by anybody in this behalf and while they are exercising their rights of ownership in respect of the said property without any let hindrance claim question or demand being raised by anybody in this behalf and that the said property is totally free from all encumbrances and is not subject to any change lien lis pendence attachment Life interest, Trust, Debuttar, Wakf, requisition, acquisition, scheme or alignment whatsoever and the Vendors have good right, title, interest and possession and have full power and absolute authority to transfer and the said OWNERS/VENDORS are of desirous of construction of a multi-storied building containing several self contained flats and car parking spaces etc. over the**



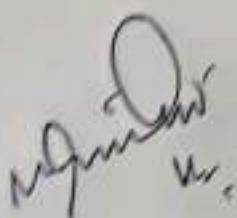
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schedule mentioned property and to proceed with such a project but due to inexperience and inadequate fund, they are unable to proceed with such a project over the landed property.

**AND WHEREAS** the LAND OWNERS/VENDORS are in need of a firm/Company/person who would take up the project and complete the multi-storied building containing several self contained flats and car parking spaces etc. over the schedule by taking all sorts of steps for development of the said property for completing the proposed flat buildings by providing funds of their own sources.

**AND WHEREAS** LAND OWNERS, i.e the party to the First Part, are now desirous of developing the aforesaid as well as demarcated portion of the Schedule mentioned property out of their total landed property as mentioned in sanction plan, by constructing a multi-storied residential building containing several self contained flats or Apartments, and open car parking spaces, over the schedule mentioned property after demolishing the old structure if any over the schedule mentioned property in accordance with the building plan sanctioned by the Burdwan Municipality vide Building Permit No. SWS-OBPAS/1201/2025/0477 dated 16/06/2025. But for death of time, necessary experience, technical know how, skills and other



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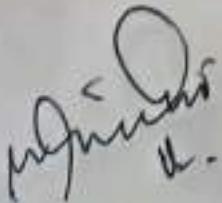
abilities and facilities and adequate funds, the above mentioned land owners i.e. the party to the First Part, herein is unable to proceed with such a huge project with cost.

**AND WHEREAS** the said LAND OWNERS are lacking of an well-equiped organisation to take up the project and to start and complete the proposed construction and by taking all sorts of steps for developing the said property by providing funds from their own sources.

**AND WHEREAS** on the other hand the said Developer herein is engaged in civil construction and development of immovable properties of its kind, the owners have approached the developer i.e party to the Other Part to take up the project and complete the same over the schedule mentioned property by providing necessary funds.

**AND WHEREAS** the Developers have agreed to take up the project for development of the said property and to provide necessary funds for the said proposed project thereupon and to start and complete the same.

**AND WHEREAS** the LAND OWNERS herein and the developers after a detailed discussion over the 'modus operandi' and all the terms and conditions in regard to the said costruction as well



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as development of the said property, have agreed upon.

**AND WHEREAS** the developers have agreed to enter into this agreement on the representation of the owners that they are the absolute owner-in-possession of the said property and is entitled to enter into this agreement.

**AND WHEREAS** the developers have submitted a scheme for construction of a multi-storied building consisting of several Flats / units / car parking spaces on the basis of sanctioned building-plan which is approved by the Burdwan Municipal Authority on terms that the developer would make construction of the proposed building and with the authority and power to procure the cost of construction from intending purchasers of Flats / units / car parking spaces of the proposed building and would make as an agent or agents for the intending purchasers to be secured by the Developer and would also realise the cost of construction of the flats / units / car parking spaces and common parts from the intending purchasers directly for self and the cost of proportionate share of interest in the land described in the schedule mentioned hereunder and would be proportionate to each such Flat / Unit / Car Parking Spaces and common parts for and on behalf of the owners and upon receipt of such payment from the intending purchasers for purchase of the undivided,

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## Land Details as per Land Record

District: Purba Bardhaman, P.S.: Bardhaman, Municipality: BURDWAN, Road: N.Basu Road, Mouza: Radhanagar, J. No. 39, Pin Code: 713101

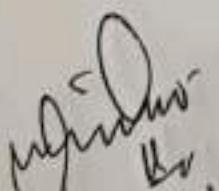
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 4139, LR Khatian No - 10331	Owner: গুরুনাথ পাল, Gurdian: গুরুনাথ পাল, Address: পুরু, Classification: কুন্দ, Area: 0.01500000 Acre,	Mr Ramanath Pal
L2	LR Plot No - 4139, LR Khatian No - 10332	Owner: গুরুনাথ পাল, Gurdian: গুরুনাথ পাল, Address: পুরু, Classification: কুন্দ, Area: 0.01500000 Acre,	Mr Rudranath Pal
L4	LR Plot No - 4139, LR Khatian No - 10472	Owner: গুরুনাথ পাল, Gurdian: গুরুনাথ পাল, Address: পুরু, Classification: কুন্দ, Area: 0.01800000 Acre,	Mr Judhajit Pal
L5	LR Plot No - 4164, LR Khatian No - 10331		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No - 4164, LR Khatian No - 10332		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No - 4164, LR Khatian No - 11405		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No - 4164, LR Khatian No - 10472		Seller is not the recorded Owner as per Applicant.
L9	LR Plot No - 4165, LR Khatian No - 10331	Owner: গুরুনাথ পাল, Gurdian: গুরুনাথ পাল, Address: পুরু, Classification: কুন্দ, Area: 0.00100000 Acre,	Mr Ramanath Pal
L10	LR Plot No - 4165, LR Khatian No - 10332	Owner: গুরুনাথ পাল, Gurdian: গুরুনাথ পাল, Address: পুরু, Classification: কুন্দ, Area: 0.00100000 Acre,	Mr Rudranath Pal
L11	LR Plot No - 4165, LR Khatian No - 11405	Owner: গুরুনাথ পাল, Gurdian: গুরুনাথ পাল, Address: পুরু, Classification: কুন্দ, Area: 0.00100000 Acre,	Mr Rudranath Pal
L12	LR Plot No - 4165, LR Khatian No - 10472	Owner: গুরুনাথ পাল, Gurdian: গুরুনাথ পাল, Address: পুরু, Classification: কুন্দ, Area: 0.00300000 Acre,	Mr Judhajit Pal
L13	LR Plot No - 4166, LR Khatian No - 10331	Owner: গুরুনাথ পাল, Gurdian: গুরুনাথ পাল, Address: পুরু, Classification: কুন্দ, Area: 0.00200000 Acre,	Mr Ramanath Pal
L14	LR Plot No - 4166, LR Khatian No - 10332	Owner: গুরুনাথ পাল, Gurdian: গুরুনাথ পাল, Address: পুরু, Classification: কুন্দ, Area: 0.00200000 Acre,	Mr Rudranath Pal
L15	LR Plot No - 4166, LR Khatian No - 11405	Owner: গুরুনাথ পাল, Gurdian: গুরুনাথ পাল, Address: পুরু, Classification: কুন্দ, Area: 0.00300000 Acre,	Mr Rudranath Pal
L16	LR Plot No - 4166, LR Khatian No - 10472	Owner: গুরুনাথ পাল, Gurdian: গুরুনাথ পাল, Address: পুরু, Classification: কুন্দ, Area: 0.00700000 Acre,	Mr Judhajit Pal
L17	LR Plot No - 4167, LR Khatian No - 10331	Owner: গুরুনাথ পাল, Gurdian: গুরুনাথ পাল, Address: পুরু, Classification: কুন্দ, Area: 0.01200000 Acre,	Mr Ramanath Pal
L18	LR Plot No - 4167, LR Khatian No - 10332	Owner: গুরুনাথ পাল, Gurdian: গুরুনাথ পাল, Address: পুরু, Classification: কুন্দ, Area: 0.01200000 Acre,	Mr Rudranath Pal

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proportionate, impartible and indivisible share or interest share or interest in the said land as would be proportionate to each such flats / units / Car parking spaces agreed to be acquired by the intending purchasers to the said owners who would execute proper sale deed / conveyance deed in respect of the said undivided, impartible and indivisible interest in the land.

**AND WHEREAS** the aforesaid owners have accepted the said proposal of the Developers and hereby agreed to appoint the Developers for developing the property morefully described in the schedule hereunder written by making construction of the proposed multi-storied building comprising several Flats / Units/ Car Parking Spaces.

**AND WHEREAS** the developers and Land owners agreed with each other that said Rudranath Pal son of Late Rabindranath Pal, residing at R.B Ghosh Road, Near Harisava School, P.O Burdwan, P.S Burdwan Sadar, District - Purba Bardhaman, PIN - 713101 is the Managing Partner as well as the Signatory Authority of the Partnership firm under the name and style "RADHA KRISHNA HOUSING DEVELOPMENT", and said managing partner has full right and authority to put his signature in all official correspondence and in all agreement for sale and/or deed of conveyance and to



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perform all works on behalf of the Developer/Partnership Firm.

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH  
AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES  
HEREIN AS FOLLOWS :-

## ARTICLE-1

## DEFINITIONS

Unless in these presents there is something in the subject of context  
inconsisting with.

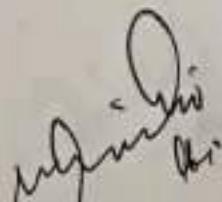
1.1 OWNERS shall mean the said (1) RAMA NATH PAL, son of Late RabindraNath Pal, residing at 2 No. Dalpatty, Natunganj, P.O. Natunganj, P.S. Burdwan Sadar & District - Purba Bardhaman, PIN - 713102, (2) RUDRANATH PAL, son of Late Rabindranath Pal, and (3) JUDHAJIT PAL, son of Rudranath Pal, both are residing at R.B Ghosh Road, Khosbagan, near Harisava Girls High School, P.O Burdwan, P.S Burdwan Sadar, District - Purba Bardhaman, PIN - 713101, which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs executors, successors, administrators, legal representatives and assignees.).

**1.2 THE SAID PROPERTY** shall mean the premises at Ward No.

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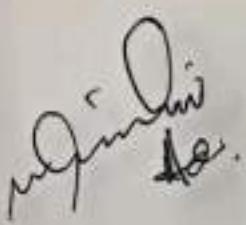
34, Mahalla/Street/ Lane - N Basu Road, Holding No. 32/1, under Burdwan Municipality, P.S. Burdwan & District - Purba Bardhaman and ALL THAT the piece and parcel of land situated at Mouza Radhanagar, J.L No. 39, appertaining to R.S Plot No. 4207, under R.S Khatian No. 34, corresponding to L.R Plot Nos. 4139, 4164, 4165, 4166, 4167, 4168, 4169, 4186, 4187, 4188, 4189, under L.R Khatian Nos. 10331 (Ramanath Pal), 10332 (Rudranath Pal), 11405 (Rudranath Pal) and 10472 (Judhajit Pal), classification as Shuna, Danga and Bastu, IN TOTAL asmeasuring an area 0.292 acre or equivalent to 12759.28 Sq. Ft., more or less in the L.R. record of rights. (*after deduction of land gifted to Burdwan Municipality (13634.28 - (780 Sq. Ft. + 105 = 885 Sq. Ft.)) = 12759.28 Sq. Ft. this is PROJECT AREA* within Ward No. 34, Mahalla - N. Basu Road, Holding No. 32/1, under Burdwan Municipality, P.S. Burdwan Sadar & District - Purba Bardhaman, which is morefully described in the schedule herein below and defined, delineated and marked in the sketch map attached to these presents.

1.3. **DEVELOPER** shall mean 'RADHAKRISHNA HOUSING DEVELOPMENT', PAN - ABLFR7795P, a business in the nature of partnership, having its office at Holding No. 17, R.B Ghosh



Road, Near Harisava School, P.O Burdwan, P.S Burdwan Sadar, District - Purba Bardhaman, PIN - 713101, Ward No. 32, represented by its represented by its Managing Partner and signatoried authority Sri Rudranath Pal son of Late Rabindranath Pal, Indian by Nationality, Hindu by Religion, Business by Occupation, residing at R.B Ghosh Road, Khosbagan, near Harisava Girls High School, P.O Burdwan, P.S Burdwan Sadar, District - Purba Bardhaman, PIN - 713101.

- 1.4. **BUILDING** shall mean and include the residential cum commercial building, consisting of proposed Multi Storied Building under the name and style "RADHA KRISHNA APARTMENT" to be constructed at the said Holding with necessary additional structures in accordance with the plan / plans, sanctioned by the Chairman, Burdwan Municipality and other appropriate Authorities for construction of Shops/Flats / Floors/ Units on the said holding which shall include parking spaces in the building.
- 1.5. **ARCHITECT** shall mean any technically experienced qualified person or persons of firm or firms to be appointed by the Developer as Architect of the said building to be constructed on the said Holding No. 32/1, Ward No. 34, Mahalla/Street/



Lane N Basu Road under Burdwan Municipality.

- 1.6. **BUILDING PLAN** shall mean the plan /drawings of the proposed multistoried residential cum commercial building to be constructed, as per e-grihanaksha, vide Building Permit No. SWS-OBPAS/1201/2025/0477 dated 16/06/2025 sanctioned by the Chairman, Burdwan Municipality and other appropriate Authorities for construction of Flats / Floors/Units on the said holding which shall include parking spaces in the building on the said Municipal Holding to be prepared by the Architect and submitted to the Burdwan Municipality for construction of the New Multi Storied residential cum commercial building on the said holding with such other variation or modification and /or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned.
- 1.7. **COMMON FACILITIES/PORTIONS** shall mean and include corridors, stairs, roof, ways, passages, driveways if any, common lavatories, transformers, electric meters if provided by the developers, water pump and water, lift, generator sets, paths, passages, staircases, and other spaces and facilities whatsoever required for the establishment, location, common

use for enjoyment, provision, management and/or maintenance of the building as shall be determined by the developers (equal to all) in the new building and the owners of the building or otherwise required and the developer shall continue to manage and control all affairs until an Association or management committee is formed and take charge of the said building.

- 1.8. **CONSTRUCTED SPACE** shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities.
- 1.9. **OWNER'S ALLOCATION** :- The Owners' allocation shall mean and include 40% (forty percent) of the Built up flat area out of the portion of the total multi storied residential cum Commercial building under the name and style of "RADHA KRISHNA APARTMENT" (as sanctioned by the Burdwan Municipality) and also such proportionate 40% (forty percent) of the ground floor including the parking spaces out of the portion of the total proposed building TOGETHER WITH proportionate undivided impartible share and/ or interests of the Land and common areas and facilities in the proposed building which falls and/ or would lie and situate in the said

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signature

property of the owners which may be more specifically described, defined and delineated in due course of time with the progress of the work upon obtaining the sanction of the proposed multi storied building plan, also by executing a supplementary agreement by and amongst the parties hereto in terms of and in pursuance of this agreement and which will be treated as a part and parcel of this agreement.

For every first advance booking amount collected from the intending purchaser/s of each units/flats in the said proposed buildings, the developer shall be entitled to collect the entire advance money of the same at the time of execution of the relevant agreements for sale. The owners shall be entitled only 40% of the built up flat area shall, be paid or accepted subject to on condition of their adjustment with the final allocation and or consideration amount which may be due and payable to the owners.

Be it mentioned here that the developer shall also get the legal right and authority to sell / transfer to the intending purchaser/s of the entire residential cum commercial Building along with Ground Floor includings garage/car parking space/ units.

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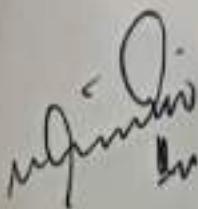
And the project was sanctioned by the Burdwan Municipality, Burdwan out of the portion of the total proposed multistoried residential cum commercial building TOGETHER WITH proportionate undivided imitable share and/ or interests of the Land and common areas and facilities in the proposed multi storied building which falls and/ or would lie and situate in the said property of the owners which may be more specifically described, defined and delineated in due course of time with the progress of the work upon obtaining the sanction of the proposed multi storied building plan by executing a supplementary agreement by and between the parties hereto in terms of and in pursuance of this agreement and which will be treated as a part and parcel of this agreement.

And Developer has full right, title and interest over the Commercial Space shown in the sanction building plan of the Multistoried Building. Land owners or flat Owners or Association cannot raise any objection or nor create any disturbances in future.

No monetary transaction in between the Land owner and the developer except the abovementioned allocation.

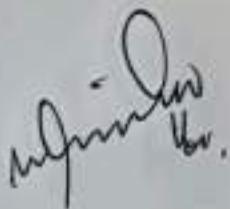
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**1.10. DEVELOPER'S ALLOCATION** The Developers' allocation shall mean and include 60% (Sixty percent) of the Built up flat area out of the portion of the total Multi storied residential cum commercial Building under the name and style "RADHA KRISHNA APARTMENT" to be constructed on the said Holding (as sanctioned by the Burdwan Municipality) and such proportionate 60% (Sixty percent) of the ground floor out of the portion of the total proposed building TOGETHER WITH proportionate undivided imitable share and/ or interests of the Land and right, title, interest in the land of common facilities and Amenities including the right to use thereof in the proposed building which falls and/ or would lie and situate in the said property of the owners which may be more specifically described, defined and delineated in due course of time with the progress of the work upon obtaining the sanction of the proposed building plan by executing a supplementary agreement by and between the parties hereto in terms of and in pursuance of this agreement and which will be treated as a part and parcel of this agreement. The developer shall also get the legal right over the roof for its maintenance and fixing up over head tank with water distribution pipe line and other



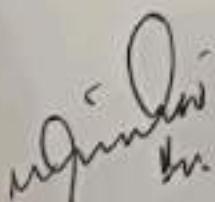
necessity of the building upon construction of the said building and the same will be mentioned and distributed in the supplementary agreement to be made by both the party after obtaining the sanctioned plan from the Burdwan Municipality.

Be it mentioned here that the developer shall also get the legal right and authority to sell / transfer entire residential cum commercial built up flat area as per said sanctioned plan of the Multistoried residential cum multi storied building out of the portion of the total proposed multi storied building and the owners shall adjusted the sale value of the 40% shares TOGETHER WITH proportionate undivided imitable share and/ or interests of the Land and right, title, interest in the land of common facilities and Amenities including the right to use thereof in the proposed multi storied building which falls and/ or would lie and situate in the said property of the owners which may be more specifically described, defined and delineated in due course of time with the progress of the work upon the sanction of the proposed building plan by executing a Registered deed of Development Agreement by and between the parties hereto. The developer shall also get the legal roof right over the roof for its maintenance and fixing up over head



tank with water distribution pipe line and other necessity of the addition of multi storied building upon construction of the said multi storied residential cum commercial building as per sanctioned by the Burdwan Municipality Burdwan and if required the supplementary agreement with the same percentage of shares i.e owners will get 40 % and Developer will get 60% to be made by both the party after obtaining the sanctioned plan for further extention of the floor if any in future.

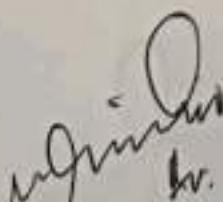
- 1.11. **SALEABLE SPACE** means the space in the multi storied Building which will be available for independent use and occupation after making the provision for common facilities and space required including car parking space.
- 1.12. **COVERED AREA** shall mean the plinth area of the said unit/ shop/flat/parking space including the bathroom and balconies and also thickness of the wall and pillars which include proportionate share of the plinth area of the common portions provide that if any wall be common between two units/ flats/ parking space then one-half of the area under which will shall be included in each Shop/unit/flat/Car Parking Space.



- 1.13. **UNDIVIDED SHARE** shall mean the undivided proportionate share in the land attributable to each Shop/flat/unit/parking space comprised in the said Holding and the common portion held by and/or herein agreed to be sold to the respective purchasers and also wherever the context permits.
- 1.14. **TRANSFER** with its grammatical variations shall mean and include transfer by possession and by other means adopted for affecting what is understood as a transfer of space in multistoried building to the purchasers thereof and will include the meaning of the said terms as defined in the Income Tax Act, 1961 and the Transfer of Property Act.
- 1.15. **TRANSFeree** shall mean the person, firm, Limited Co., Association or person to whom may space in the building to be transferred.
- 1.16. **FLAT UNIT** shall mean the flats and/ or other space or spaces intended to be built and/ or constructed and or covered area capable of being occupied.
- 1.17. **COMMON EXPENSES** shall include all expenses to be incurred by the co-owners for the maintenance, management and upkeep of the Building in the said Holding- for common

purposes.

- 1.18. **COMMON FACILITIES AND AMMENITIES** shall mean the Hall, corridors, ways, stairways, stair passages, driving ways and the water -pump, (motor) Tubewell, Under-ground tank, overhead Tank (if any), Meter Room, Septic Tank, Boundary walls and other facilities which may be mutually agreed upon between the parties and required for the establishment location, enjoyment, maintenance and/or management of the building.
- 1.19. **ADVOCATE** shall mean such person whom the Developers or the owners may appoint to look after the legal affairs relating to the Building Complex.
- 1.20. **POWER OF ATTORNEY:** With the execution of this agreement the owners shall, if required, or may cause to execute, a "Developer Power of Attorney" in favour of the Developers herein, or any nominated person/ persons of the Developers in accordance with law, so that the Developers can proceed smoothly in pursuance with this agreement.
- 1.21. **FORCE MAJEURE:** Means and includes natural calamities, floods, and earthquakes and any other untoward event or



events beyond the control of the Developers.

## ARTICLE-II,

## COMMENCEMENT

2.1 That in pursuance of the said Agreement and subject to mutual obligations as are hereinafter stated between the parties hereto and the owners hereby appoint the Developer for the purpose of commencement of the Developement work on the said Holding.

And accordingly this agreement shall be deemed to have commenced on and with effect from the date of execution of this Agreement first above written herein.

### ARTICLE-III,

## PLANS AND OTHERS

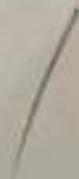
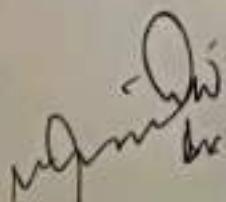
- 3.1 That the owners shall make out marketable title to the schedule property mentioned hereunder free from all encumbrances upto the satisfaction of the Developer or his Advocate.
- 3.2 That the owners shall hand over the xerox copies of all relevant documents, settlement records, Municipal tax Receipts (current), Land Revenue Receipts ( current) and other relevant documents to the Developers within 7(seven) days from the

John H. St. John

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date of the Agreement.

- 3.3 The Developers shall mutate the names of the existing owner if necessary or to be mutated in the records of Burdwan Municipality in respect of the said holding at the cost of the owners.
- 3.4 The Developers shall at their own costs prepare a Map or plan sanctioned by the Burdwan Municipality in the name of the owners or their nominees for the purpose of construction, erection and completion of New 'G' plus 'III' or Multi storied residential cum commercial Building on the said Holding and also right to further construction over the G+III as per sanction by the Burdwan Municipality.
- 3.5 The application, plans and other papers and documents referred to herein above shall be admitted by or in the name of the owners. All fees and other expenses incurred and/or to be incurred relating to the preparation of the plan by the Architect, Sanction Fees to be charged by the Municipality and supervision charges in the course of the construction of the building by the Architect and all other charges be relating to construction shall be borne and paid by the Developers.



3.6 That the developer has every right to modify or alter the building plan and also has right to submit supplementary Building Plan for the Purpose of the completing the construction of the multi storied Buildings over the schedule property. If any consent or signature of the owners are required in respect of above matter, the owners shall have to sign the same and shall have to cooperate in all matters in respect of getting supplementary sanction of Building Plan.

#### ARTICLE - IV

#### OCCUPANT

4.1. All the areas mentioned in schedule below to be vacated by the land owners in all respect and handed over to the Developer for the purpose of Construction of Multi storied Building.

#### ARTICLE - V

#### Cost of Construction/Completion

5.1. The entire cost of construction of the said proposed multi storied Building or whatsoever nature shall be borne by the Developers, such costs shall include the cost of all service amenities, fittings and fixtures, price rising in the cost of materials used for construction, fees payable to the Architect and Engineers in

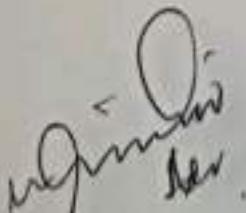
respect of the Construction, costs for the purpose of obtaining all other permission and approvals. The owners shall not be required to contribute any amount on that behalf.

- 5.2. The Developer submitted and obtained plan for sanction to Burdwan Municipality after completion of all the papers and documents relating to the said schedule mentioned property after execution of this agreement and shall commence construction of the said new building after obtaining sanction from the appropriate authorities concerned.
- 5.3. **Completion Time:** With regard to time of completion of the project, it has been agreed in between the parties that subject to circumstances of Force Majeure, the developers shall try to complete the entire process of development of the said property and construct, erect and complete the new building within the period of 48 months from the date of sanction of Building plan and 6 months grace period due to force majeure.

#### ARTICLE - VI

##### POSSESSION AND PAYMENT

- 6.1. Within 15 days from the date of the plan being sanctioned by the Burdwan Municipality the owners shall put the developer



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in the exclusive possession to the said Holding as agreed upon.

- 6.2. That the Developer shall be entitled to collect the price of the undivided proportionate and imparable share or interest in the said land and cost of construction so far it relates to their allocation which mentioned in the schedule mentioned hereunder.
- 6.3. That the Developer shall be entitled to collect and realise consideration money for and on behalf of the owners from the intending purchasers for Shops/flats/units/parking spaces price.
- 6.4. The flats will not be considered as complete unless the Developers have given notice to this effect to the Flat Owner or the Association that the building has been completed.

## ARTICLE -VII

## DEVELOPER'S OBLIGATION

- 7.1. The Developers shall not make any deviation of sanction plan of the construction of the said building on the said Holding without the consent of the owner.
- 7.2. That before execution of the sale deed, the draft of the same should be approved by the owners. And the Owners should be

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by both the parties after obtaining the sanctioned plan.

8.3. The developers shall be entitled to deal with sale, transfer, grant leases and/or in any way to dispose of their respective allotments and to receive, realise and collect all sale- proceeds, rents, issues and profits arising therefrom and for which no further consent of the owner shall be required.

#### ARTICLE - IX

##### DELIVERY OF POSSESSION

9.1. 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 Developer or its prospective buyers as mention by the Developer.

9.2. That the owners after approval of the draft shall upon receipt of notice to take possession of the owner's allocation sign and execute the deed of conveyance in favour of the nominee of the developer and in any event the developer shall be and is hereby authorised to execute as the constituted attorney, the deed of conveyance in the name of the owners in favour of the

developer or their nominees after having issued notice to the owner to take possession.

#### ARTICLE - X

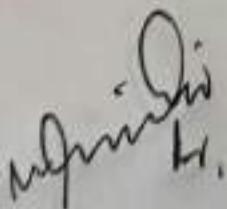
##### ARCHITECTS, ENGINEERS ETC.

- 10.1. That for the purpose of the development of the said Holding, 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.
- 10.2. 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 - XI

##### IDENTITY

- 11.1. 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 owners shall incur



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any liabilities in respect thereof.

- 11.2. The stamp duty, registration charges and expenses in connection with the preparation and execution of this deed of Agreement and Power of attorney shall be entirely borne by the developers or its nominees.
- 11.3. The owners shall not be liable for any consideration received from the prospective purchasers regarding the developer's allocation after the development and handed over of the said premises by the developer.

#### ARTICLE - XII

##### MAINTENANCE

- 12.1. The owners and the Developer from the date of delivery of possession of the owner's allocation maintain their portion at their own costs in good repair and tenantable condition and shall not do or suffer to be done anything in or to the shall Holding and/or common areas or passages of the said Building which may be against law or which will cause obstruction or interference to the users of such common areas.
- 12.2. That after the said building is completed the developer shall form an association with the occupants of the various flats of

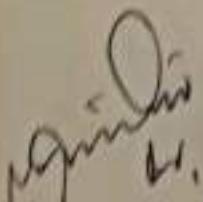
their shares in the said building with such rules and regulations as the developer shall think fit for proper maintenance of the said new Building.

- 12.3. That until such proper Association is formed, the Developer shall continue to remain responsible for the maintenance of the new Building.

#### ARTICLE - XIII

##### OBLIGATION OF THE OWNERS

- 13.1. The owners shall grant a Registered Power of Attorney in favour of the Developers or that nominee to enable them 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 owners before the Burdwan Municipality 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 of this project and also handed over all the intending purchaser/s.
- 13.2. The owners shall sign and execute necessary application papers, documents and do all acts, deeds and things as may be required



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in order to legally and effectively vest on the Developer or its nominees title to the Developers allocation in the said Holding.

The owners shall execute power of attorney to empower the developer to sell their shares and deliver possession thereof after handing over the allocation of the owners by the developers.

- 13.3. The owners hereby further agree and undertake not to do any act deed or things whereby the Developers may be prevented from construction the proposed Building and completing the same subject to the provision of clauses mentioned therein.
- 13.4. 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 Developers.
- 13.5. **No Obstruction in Dealing with Developer's Function :** The Owners covenant not to do any act, deed or thing whereby the developers may be prevented from discharging its function under this agreement.
- 13.6. **No Obstruction in construction:** The Owners covenant not to cause any interference or hindrance in the construction of the new building.

**13.7. No Dealing with Said Property:** The Owners covenant 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 - XIV**

#### **BORROWINGS/LOANS**

**14.1.** That the Developers shall be at liberty to take financial assistance from any Nationalised Bank or any Pvt. Bank or any other financial institution or person at their discretion and if required the owners shall put his/ their signatures as a token consent on the relevant project over the schedule mentioned property issued by the Banks or any other financial institutions without mortgage any property of land owners or its relevant original deed or deeds of the said property.

#### **ARTICLE - XV**

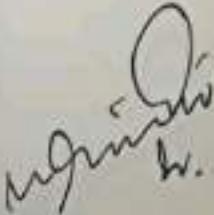
#### **OWNER'S RIGHTS AND REPRESENTATIONS**

**15.1.** The owners hereby declare that they are absolutely seized and possessed of and/ or otherwise well and sufficiently entitled to the said property.

**15.2.** The owners hereby declare that there is/ are no other owner or

owners or any other lawful claimants in respect of the said property, and in future if any person or persons happens to claim his/her/their shares in the said property in that case the owners herein (who is signing this agreement) shall be liable for that which shall be adjusted from the present owner's allocation.

- 15.3. The owners shall co-operate with the Developers in every possible manner and do all such things as and when required for furtherance and successful completion of the said project including rendering of full assistance and co-operation to the Developers in obtaining sanction of the site plan as well as building plan, loan for the said project from any financial or banking institutions etc. at the Developers' costs.
- 15.4. The owners shall not be liable to incur any portion of the costs of and/or incidental to the project.
- 15.5. The owners or their constituted attorney shall be liable to execute such deeds of conveyance and documents in favour of the intending purchaser/s and/ or transferee/s as are required to be made at the instance of the Developers for effective transfer of any space in the building in respect of the said

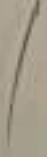
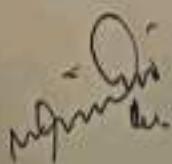


property.

15.6. The Owners hereby agree and covenant with the Developers not to cause any interference or hindrance in the construction of the buildings on the said property by any way if the building materials are otherwise of good condition and of standard qualities.

15.7. The Owners hereby agree and covenant with the Developers not to do any act or deed or thing whereby the Developers may be prevented from selling, assigning and/or disposing of any portion or portions of the space in the proposed building or of the said property.

15.8. The Owners hereby agree and covenant with the Developers not to let out, grant, transfer, assign, lease, mortgage and/or create charges in any portion or portions of the space in the proposed building or of the said property by his own way save and except at the instance of the Developers and shall co-operate in all respect with the Developers in disposing of any portion or portions of the flat area and space in the proposed building or of the said property including the Developers' allocation.



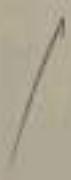
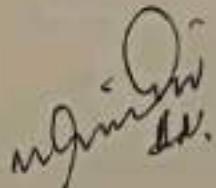
15.9. The owners shall supply the original papers/documents to the Developers in respect of the said property as and when required for successful execution of the project.

15.10. The owners hereby grant, subject to what has been herein provided, exclusive right to the Developers to build upon and to exploit commercially the scheduled plots of land and to construct new buildings thereon in accordance with the plan sanctioned by the competent authorities with or without any amendment and/or modifications thereto made or caused to be made by the parties hereto.

#### ARTICLE - XVI

#### DEVELOPER'S RIGHTS AND REPRESENTATIONS

16.1. All applications, plans and other papers and documents as may be required for the purpose of obtaining necessary sanctions from the appropriate authorities shall be prepared and/or submitted by the Developers on behalf of the Owners at the Developers' costs and expenses and the Developers shall incur all expenditures of and/or incidental to the said project and shall pay all charges and bear all fees and remunerations including that of architect, chartered accountant and lawyer,



which are required to be paid for effective exploitation of the said property ; provided however, that the Developers shall be exclusively entitled to get refunds, if any, of any or all payments and/ or deposits that are made by the Developers for the aforesaid purposes.

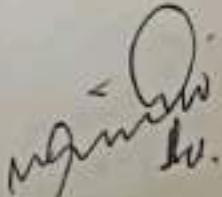
Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said premises or any part thereof to the promoter or as creating any right, title or interests in respect of the Developers, other than an exclusive right and interests of the Developers to commercially exploit the same in terms hereto and to deal with the project in the manner herein stated.

#### ARTICLE - XVII

##### CONSIDERATION:

- 17.1. In consideration as aforesaid the Owners have agreed to permit the Developers to construct, erect and build new buildings in accordance with the plan in and over the said plots of land for commercial exploitation of the same.

The Developers shall construct and complete the multi storied building in accordance with the plan sanctioned by the



Burdwan Municipality and shall make it fit for occupation with proportionate right in all common portions of the said new buildings.

#### ARTICLE - XVIII

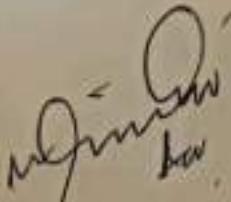
##### POSSESSION & DEMOLITION:

18.1. Immediately on or upon execution of these presents the Owner shall give quiet, peaceful, vacant and unencumbered possession of the scheduled plots of land to the Developers AND with the execution of this agreement the Developers shall acquire right to survey the entire premises and for making soil testing and preparation for construction of the proposed buildings as would be necessary.

#### ARTICLE - XIX

##### COMMON LIABILITIES AND FACILITIES:

19.1. The Developers shall be exclusively responsible for payment of all municipal 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 Developers 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/or handing over of the said property to the Developers, that would be borne by the Owners exclusively.

- 19.2. If any such above rates, taxes, and/ or fees are paid by either of the parties without actually and/ or properly ascertaining their mutual liabilities and obligations as determined hereinabove, they shall be reimbursed by either of the parties as the case may be.
- 19.3. The Owners shall not do any act, deed or thing whereby the Developers are prevented from doing construction of the proposed buildings and successful completion of the said project.

#### ARTICLE - XX

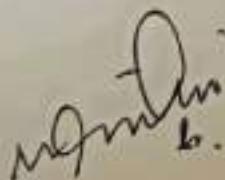
##### COMMON RESTRICTION:

- 20.1. Both the parties shall be guided by all Laws, bye-laws, rules and regulation of the Government, local bodies and associations when formed in future as the case may be without invading the mutual rights and obligations of the parties.

#### ARTICLE - XXI

##### BREACH AND CONSEQUENCES

- 21.1. In the event of either party of this Agreement committing breach of any 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.

21.2. **Essence of Contract:** In addition to time, the Owners and the developers expressly agreed that the mutual covenants and promises contained in this Agreement shall be the Essence of Contract.

#### ARTICLE - XXII

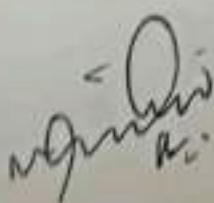
##### OWNERS' INDEMNITY:

22.1. The owners hereby undertake that the developers 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 owners.

#### ARTICLE - XXIII

##### DEVELOPERS' INDEMNITY:

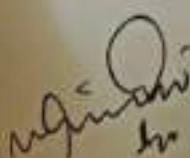
23.1. The developers hereby undertake to keep the owners indemnified against all third party claims and actions arising out of any sort of act or commission or omission of the developers or in relation to the construction of the said new buildings strictly in terms of the plan sanctioned by the competent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



## ARTICLE - XXIV

### MISCELLANEOUS:

- 24.1. Nothing in these presents shall be construed as a demise or assignment or conveyance by the owners of the said property or any part thereof to the developer creating thereby any right title and interest in respect thereof in the developers other than an exclusive right to exploit the same in terms hereof, provided however, the developer shall be entitled to borrow money/loan from any financial Institutions, Bank or Banks without creating any financial liability on the owners or affecting their estate, and the owners shall not be encumbered and/or be liable for payment of any dues arising out of such financial liability and for that purpose the developers shall keep the owner's indemnified against all claims, actions, suit, proceedings and costs, charges and expenses in respect thereof.
- 24.2. Any notice required to be given by the developers shall without prejudice to any other mode of service available be deemed to have been served upon the owner if sent to him under registered post with acknowledgement dues at the address given in this agreement.
- 24.3. The owners hereby fully agree and consent that the developers shall have the right to advertise, fix hoardings or sign boards



of any kind relating to the publicity and for the benefit or commercial exploitation of the new buildings pertaining to the said project at his own costs and risks from the date of execution of this agreement, and upon completion of such buildings and constructions or earlier, all such advertisements and hoardings shall be cleared of by the developers at their own costs.

#### ARTICLE - XXV

##### FORCE MAJEURE:

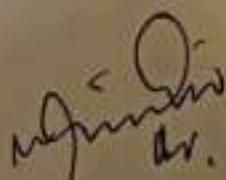
25.1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was/ were prevented by any force majeure, and this contract shall remain suspended during the subsistence of such force majeure, if any.

#### ARTICLE - XXVI

##### JOINT OBLIGATION:

26.1. The Developers 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.

26.2. The Owners shall lend their names and signatures in all papers,



/

Contd.....Next Page

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 developers' in the name of the owners.

#### ARTICLE - XXVII

##### : JURISDICTION:

Appropriate courts at Burdwan, District Purba Bardhaman shall have the territorial jurisdiction to entertain all disputes and actions between the parties herein.

#### ARTICLE - XXVIII

##### FIRST SCHEDULE REFERRED TO ABOVE

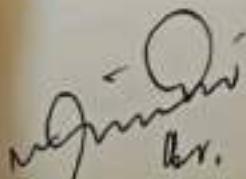
(The demised Plots of Land)

All that the pieces and parcel of Land situated at Mouza Radhanagar, J.L No. 39, appertaining to R.S Plot No. 4207, under R.S Khatian No. 34, corresponding to

LAND - 1 - (a) L.R Plot No. 4139, under L.R. Khatian No. 10331 (Ramanath Pal), classification as Shuna converted as Bastu, measuring an area 0.015 acre

(b) L.R Plot No. 4139, under L.R. Khatian No. 10332

*Contd.....Next Page*



(Rudranath Pal), classification as Shuna converted as Bastu, measuring an area 0.015 acre

(c) L.R Plot No. 4139, under L.R. Khatian No. 11405  
(Rudranath Pal), classification as Shuna converted as Bastu, measuring an area 0.016 acre

(d) L.R Plot No. 4139, under Present L.R. Khatian No. 10472 (Judhajit Pal), classification as Shuna converted as Bastu, measuring an area 0.048 acre.  
IN TOTAL measuring an area 0.094 acre in L.R.  
Plot No. 4139.

LAND - 2 - (a)

L.R Plot No. 4164, under L.R. Khatian No. 10331  
(Ramanath Pal), classification as Shuna converted as Bastu, measuring an area 0.001 Acre out of 0.006 acres (0.005 acres gifted to Burdwan Municipality)

(b) L.R Plot No. 4164, under L.R. Khatian No. 10332  
(Rudranath Pal), classification as Shuna converted as Bastu, measuring an area 0.001 acre out of 0.005 acre.  
(area 0.004 acres, gifted to Burdwan Municipality)

(c) L.R Plot No. 4164, under L.R. Khatian No. 11405

(Rudranath Pal), classification as Shuna converted as Bastu, measuring an area 0.001 acre out of 0.005 acre.

(area 0.004 acres, gifted to Burdwan Municipality)

(d) L.R Plot No. 4164, under L.R. Khatian No. 10472 (Judhajit Pal), classification as Shuna converted as Bastu, measuring an area 0.011 acres out of 0.016 acre.

(area 0.005 acres gifted to Burdwan Municipality)

IN TOTAL admeasuring an area 0.014 acres out of 0.032 acres, in L.R. Plot No. 4164.

LAND - 3 - (a) L.R Plot No. 4165, under L.R. Khatian No. 10331 (Ramanath Pal), classification as Danga converted as Bastu, measuring an area 0.001 acre

(b) L.R Plot No. 4165, under L.R. Khatian No. 10332 (Rudranath Pal), classification as Danga converted as Bastu, measuring an area 0.001 acre

(c) L.R Plot No. 4165, under L.R. Khatian No. 11405 (Rudranath Pal), classification as Danga

converted as Bastu, measuring an area 0.001 acre

(d) L.R Plot No. 4165, under L.R. Khatian No. 10472  
(Judhajit Pal), classification as Danga converted  
as Bastu, measuring an area 0.003 acre  
IN TOTAL measuring an area 0.006 acre in L.R.  
Plot No. 4165.

LAND - 4 - (a) L.R Plot No. 4166, under L.R. Khatian No. 10331  
(Ramanath Pal), classification as Bastu,  
measuring an area 0.002 acre.

(b) L.R Plot No. 4166, under L.R. Khatian No. 10332  
(Rudranath Pal), classification as Bastu,  
measuring an area 0.002 acre.

(c) L.R Plot No. 4166, under L.R. Khatian No. 11405  
(Rudranath Pal), classification as Bastu,  
measuring an area 0.003 acre.

(d) L.R Plot No. 4166, under L.R. Khatian No. 10472  
(Judhajit Pal), classification as Bastu, measuring  
an area 0.007 acre.  
IN TOTAL measuring an area 0.014 acre in L.R.  
Plot No. 4166.

**LAND - 5 -** (a) L.R Plot No. 4167, under L.R. Khatian No. 10331  
(Ramanath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.012 acre

(b) L.R Plot No. 4167, under L.R. Khatian No. 10332  
(Rudranath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.012 acre

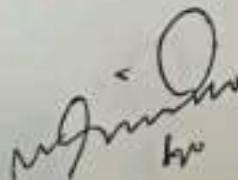
(c) L.R Plot No. 4167, under L.R. Khatian No. 11405  
(Rudranath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.012 acre

(d) L.R Plot No. 4167, under L.R. Khatian No. 10472  
(Judhajit Pal), classification as Shuna converted  
as Bastu, measuring an area 0.038 acre

IN TOTAL measuring an area 0.074 acre, in L.R.  
Plot No. 4167.

**LAND - 6 -** (a) L.R Plot No. 4168, under L.R. Khatian No. 10331  
(Ramanath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.006 acre.

(b) L.R Plot No. 4168, under L.R. Khatian No. 10332  
(Rudranath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.006 acre.



LAND - 6

(c) L.R Plot No. 4168, under L.R. Khatian No. 11405  
(Rudranath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.005 acre.

(d) L.R Plot No. 4168, under L.R. Khatian No. 10472  
(Judhajit Pal), classification as Shuna converted  
as Bastu, measuring an area 0.013 acre.

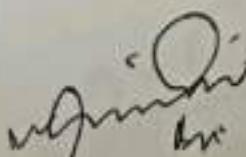
IN TOTAL measuring an area 0.03 acre, in L.R  
Plot No. 4168

LAND - 7 - (a) L.R Plot No. 4169, under L.R. Khatian No. 10331  
(Ramanath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.006 acre.

(b) L.R Plot No. 4169, under L.R. Khatian No. 10332  
(Rudranath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.006 acre.

(c) L.R Plot No. 4169, under L.R. Khatian No. 11405  
(Rudranath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.007 acre.

(d) L.R Plot No. 4169, under L.R. Khatian No. 10472  
(Judhajit Pal), classification as Shuna converted  
as Bastu, measuring an area 0.017 acre.



IN TOTAL measuring an area 0.036 acre in L.R

**Plot No. 4169**

**LAND - 8 - (a)**

L.R Plot No. 4186, under L.R. Khatian No. 10331  
(Ramanath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.001 acre.

(b) L.R Plot No. 4186, under L.R. Khatian No. 10332  
(Rudranath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.0001  
acre.

(c) L.R Plot No. 4186, under L.R. Khatian No. 11405  
(Rudranath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.0001  
acre.

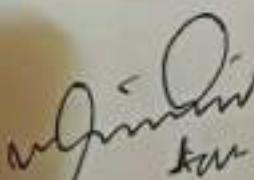
(d) L.R Plot No. 4186, under L.R. Khatian No. 10472  
(Judhajit Pal), classification as Shuna converted  
as Bastu, measuring an area 0.001 acre

IN TOTAL measuring an area 0.002, in L.R Plot

**No. 4186**

**LAND - 9 - (a)**

L.R Plot No. 4187, under L.R. Khatian No. 10331  
(Ramanath Pal), classification as Shuna



Contd.....Next Page

converted as Bastu, measuring an area 0.002 acre

(b) L.R Plot No. 4187, under L.R. Khatian No. 10332  
(Rudranath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.002 acre.

(c) L.R Plot No. 4187, under L.R. Khatian No. 11405  
(Rudranath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.002 acre

(d) L.R Plot No. 4187, under L.R. Khatian No. 10472  
(Judhajit Pal), classification as Shuna converted  
as Bastu, measuring an area 0.005 acre.

IN TOTAL measuring an area 0.011 acre in L.R  
Plot No. 4187.

LAND - 10 - (a) L.R Plot No. 4188, under L.R. Khatian No. 10331  
(Ramanath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.001 acre

(b) L.R Plot No. 4188, under L.R. Khatian No. 10332  
(Rudranath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.001 acre

(c) L.R Plot No. 4188, under L.R. Khatian No. 11405  
(Rudranath Pal), classification as Shuna

converted as Bastu, measuring an area 0.001 acre

(d) L.R Plot No. 4188, under L.R. Khatian No. 10472  
(Judhajit Pal), classification as Shuna converted  
as Bastu, measuring an area 0.004 acre.  
IN TOTAL measuring an area 0.007 acre, in L.R  
Plot No. 4188.

**LAND - 11 -** (a) L.R Plot No. 4189, under L.R. Khatian No. 10331  
(Ramanath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.001 acre.

(b) L.R Plot No. 4189, under L.R. Khatian No. 10332  
(Rudranath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.001 acre.

(c) L.R Plot No. 4189, under L.R. Khatian No. 11405  
(Rudranath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.001 acre

(d) L.R Plot No. 4189, under L.R. Khatian No. 10472  
(Judhajit Pal), classification as Shuna converted  
as Bastu, measuring an area 0.001 acre out of  
0.004 acre.  
(0.003 acres gifted to Burdwan Municipality)  
IN TOTAL measuring an area 0.004 acres out of

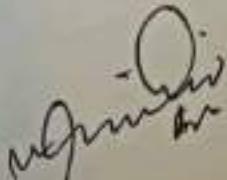
Page No. : 88

0.007 acre., in L.R Plot No. 4189.

**PROJECT AREA - IN TOTAL** measuring an area 0.292 acre or equivalent to 12759.28 Sq. Ft., more or less in the L.R. record of rights. (*after deduction of land gifted to Burdwan Municipality [13634.28 - (780 Sq. Ft. + 105 = 885 Sq. Ft.) = 12759.28 Sq. Ft.]* this is **PROJECT AREA** is within Ward No. 34, Mahalla/Street/Location- N Basu Road, Holding No. 32/1, under Burdwan Municipality, P.S. Burdwan & District - Purba Bardhaman which is morefully described in the schedule herein below and defined, delineated and marked in the sketch map attached to these presents.

**PROJECT CATEGORY** ground floor with III STD (G+III) commercial cum residential Flat Building at Mouza - Radhanagar, J.L No. 39, Holding No. 32/1, Street/Location - N. Basu Road of Ward No. 34, under Burdwan Municipality and construction over the said land with sanctioned plan by the Burdwan Municipality which is more fully defined, delineated and marked in the sketch map attached to these presents, **TOGETHER WITH** all liberties, privileges and Easement, common facilities and amenities, appurtenant thereto and over and beneath the road/ common passage and **TOGETHER WITH** all rights, title, interests, possession of the owner through his predecessors and Which are butted and bounded as follows:

*Contd.....Next Page*



Page No. : 89

ON THE NORTH

- L.R. Plot No. 4132, 4133, 4138, 4170

ON THE SOUTH

- 12 feet Wide Concrete Road

ON THE EAST

- 12 feet Wide Concrete Road

ON THE WEST

- Pond

On the East and South 12 feet wide concrit unnamed Municipal road and together with all rights liberties and Easements including the easementary right of egress and ingress over the schedule mentioned property and otherwise all common rights free from all sort of encumbrances, charges, mortgages, liens, attachments etc.

LAND AREA AS PER DEEDS is 14142 Sq.ft.

GRAND TOTAL area of land measuring an area 0.313 acre or equivalent to 13634.28 Sq. ft, more or less as per L.R. record of rights.

The above mentioned property is situated within the area of Burdwan Municipality.

The 'land revenue' of the said property is to be paid as assessed for the purpose, to the State of West Bengal through the B.L. & L.R.O. Burdwan Sadar - I, District - Purba Bardhaman.

In a separate sheet of paper 10 finger prints of both hands and colour photos of both the parties are annexed herewith this deed which will be treated as part and parcel of this deed.

Contd.....Next Page

IN TOTAL measuring an area 0.036 acre in L.R

**Plot No. 4169**

**LAND - 8 - (a)**

L.R Plot No. 4186, under L.R. Khatian No. 10331  
(Ramanath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.001 acre.

(b) L.R Plot No. 4186, under L.R. Khatian No. 10332  
(Rudranath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.0001  
acre.

(c) L.R Plot No. 4186, under L.R. Khatian No. 11405  
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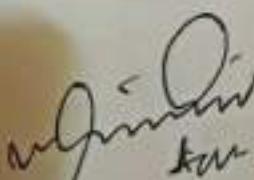
(d) L.R Plot No. 4186, under L.R. Khatian No. 10472  
(Judhajit Pal), classification as Shuna converted  
as Bastu, measuring an area 0.001 acre

IN TOTAL measuring an area 0.002, in L.R Plot

**No. 4186**

**LAND - 9 - (a)**

L.R Plot No. 4187, under L.R. Khatian No. 10331  
(Ramanath Pal), classification as Shuna



Contd.....Next Page

converted as Bastu, measuring an area 0.002 acre

(b) L.R Plot No. 4187, under L.R. Khatian No. 10332  
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IN TOTAL measuring an area 0.011 acre in L.R  
Plot No. 4187.

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converted as Bastu, measuring an area 0.001 acre

(b) L.R Plot No. 4188, under L.R. Khatian No. 10332  
(Rudranath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.001 acre

(c) L.R Plot No. 4188, under L.R. Khatian No. 11405  
(Rudranath Pal), classification as Shuna

converted as Bastu, measuring an area 0.001 acre

(d) L.R Plot No. 4188, under L.R. Khatian No. 10472  
(Judhajit Pal), classification as Shuna converted  
as Bastu, measuring an area 0.004 acre.  
IN TOTAL measuring an area 0.007 acre, in L.R  
Plot No. 4188.

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(Ramanath Pal), classification as Shuna  
converted as Bastu, measuring an area 0.001 acre.

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converted as Bastu, measuring an area 0.001 acre

(d) L.R Plot No. 4189, under L.R. Khatian No. 10472  
(Judhajit Pal), classification as Shuna converted  
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0.004 acre.  
(0.003 acres gifted to Burdwan Municipality)  
IN TOTAL measuring an area 0.004 acres out of

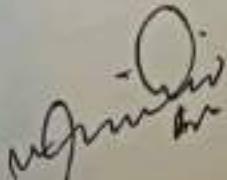
Page No. : 88

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Page No. : 89

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ON THE WEST

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On the East and South 12 feet wide concrit unnamed Municipal road and together with all rights liberties and Easements including the easementary right of egress and ingress over the schedule mentioned property and otherwise all common rights free from all sort of encumbrances, charges, mortgages, liens, attachments etc.

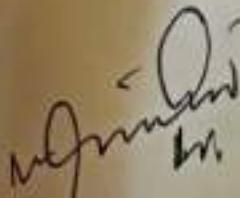
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The 'land revenue' of the said property is to be paid as assessed for the purpose, to the State of West Bengal through the B.L. & L.R.O. Burdwan Sadar - I, District - Purba Bardhaman.

In a separate sheet of paper 10 finger prints of both hands and colour photos of both the parties are annexed herewith this deed which will be treated as part and parcel of this deed.



Contd.....Next Page

Page No. : 90

IN WITNESS WHEREOF the parties herein have set and  
subscribed their respective hands and seal 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 AND DELIVERED in the presence of  
WITNESSESS:

1. Ashok Ghosh  
S/o late S. P. Ghosh  
Law Clerk  
Burdwan Court  
Burdwan;

*Alrosa orth pal*  
*Damodar Pal*  
*Judhajit Pal*  
SIGNATURE OF THE OWNERS

2. Mrinmoy Sinha  
S/o Lt. Tufan Ali Sinha  
35, Kalna Road, Badamkula  
P.D.R & Dist. Purba Bardhaman  
Ph. No. 713101

*Alrosa orth pal*  
SIGNATURE OF THE DEVELOPER

Drafted by me & typed in my office :  
Mrinmoy Sinha,  
(Mrinmoy Sinha)  
Advocate  
Burdwan Dist. Judges' Court, Burdwan  
Enrol. No. WB/144/1997

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

SIGNATURE

Lamgash Pal

20"



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

SIGNATURE

Tukhajit Pal



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

SIGNATURE *Ramya Krishnamoorthy*



*RCM - 11051*

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

SIGNATURE *Ramya Krishnamoorthy*



*RCM - 11051*

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



192025260372678828

**GRN Details**

GRN:	192025260372678828	Payment Mode:	SBI Epay
GRN Date:	04/12/2025 06:56:46	Bank/Gateway:	SBlePay Payment Gateway
BRN :	3338631588125	BRN Date:	04/12/2025 06:57:05
Gateway Ref ID:	126656263	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	041220252037267881	Payment Init. Date:	04/12/2025 06:56:46
Payment Status:	Successful	Payment Ref. No:	2003155045/2/2025

[Query No/\*Query Year]

**Depositor Details**

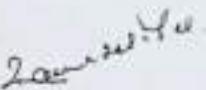
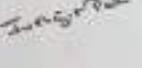
Depositor's Name:	Mr RUDRANATH PAL
Address:	BURDWAN
Mobile:	8637322575
Period From (dd/mm/yyyy):	04/12/2025
Period To (dd/mm/yyyy):	04/12/2025
Payment Ref ID:	2003155045/2/2025
Dept Ref ID/DRN:	2003155045/2/2025

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003155045/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	35010
2	2003155045/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	400
3	2003155045/2/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			Total	35710

IN WORDS: THIRTY FIVE THOUSAND SEVEN HUNDRED TEN ONLY.

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Ramanath Pal (Presentant ) Son of Mr. Rabindranath Pal Executed by: Self, Date of Execution: 04/12/2025 Admitted by: Self, Date of Admission: 04/12/2025 ,Place : Office		 Captured	
2 No. Dalpatty, City:- Burdwan, P.O:- Nutanganj, P.S:- Bardhaman , District:- Purba Bardhaman, West Bengal, India, PIN:- 713102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX2 , PAN No.: axxxxxxxx7c, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/12/2025 , Admitted by: Self, Date of Admission: 04/12/2025 ,Place : Office				
2	Mr Rudranath Pal Son of Late. Rabindranath Pal Executed by: Self, Date of Execution: 04/12/2025 Admitted by: Self, Date of Admission: 04/12/2025 ,Place : Office		 Captured	
R.B Ghosh Road, Khosbagan, Near Harisava Girls High School, City:- Burdwan, P.O:- Burdwan, P.S:- Bardhaman , District:- Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.: axxxxxxxx3m, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/12/2025 , Admitted by: Self, Date of Admission: 04/12/2025 ,Place : Office				
3	Mr Judhajit Pal Son of Mr. Rudranath Pal Executed by: Self, Date of Execution: 04/12/2025 Admitted by: Self, Date of Admission: 04/12/2025 ,Place : Office		 Captured	
R.B Ghosh Road, Khosbagan, Near Harisava Girls High School, City:- Burdwan, P.O:- Burdwan, P.S:- Bardhaman , District:- Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-2XX0 , PAN No.: exxxxxxxx2f, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/12/2025 , Admitted by: Self, Date of Admission: 04/12/2025 ,Place : Office				

L37	LR-4188 (RS -)	LR-10331	Bastu	Shuna	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L38	LR-4188 (RS -)	LR-10332	Bastu	Shuna	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L39	LR-4188 (RS -)	LR-11405	Bastu	Shuna	0.001 Acre	1/-	95,455/-	Width of Approach Road: 121 Ft., Adjacent to Metal Road,
L40	LR-4188 (RS -)	LR-10472	Bastu	Shuna	0.004 Acre	1/-	3,27,273/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L41	LR-4189 (RS -)	LR-10331	Bastu	Shuna	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L42	LR-4189 (RS -)	LR-10332	Bastu	Shuna	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L43	LR-4189 (RS -)	LR-11405	Bastu	Shuna	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L44	LR-4189 (RS -)	LR-10472	Bastu	Shuna	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
TOTAL :					27.62Dec	43/-	226,11,818/-	

Distnct. Purba Bardhaman, P.S. - Bardhaman, Municipality: BURDWAN, Road: N.Basu Road, Mouza: Radhanagar, Jl No. 39, Pin Code: 713103

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L3	LR-4139 (RS -)	LR-11405	Bastu	Shuna	0.016 Acre	1/-	13,09,091/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :				29.22Dec	44/-	239,20,909/-		

L19	LR Plot No:- 4157, LR Khatian No - 11405	Owner: ਗੁਰਦਾਨ ਪਾਲ, Gurdian: ਗੁਰਦਾਨ ਪਾਲ, Address: ਰਾ., Classification: ਗੁ, Area: 0.01200000 Acre,	Mr Rudranath Pal
L20	LR Plot No:- 4167, LR Khatian No - 10472	Owner: ਜੁਹਾਇ ਪਾਲ, Gurdian: ਜੁਹਾਇ ਪਾਲ, Address: ਰਾ., Classification: ਗੁ, Area: 0.03800000 Acre,	Mr Juhajit Pal
L21	LR Plot No:- 4168, LR Khatian No - 10331	Owner: ਰਾਮਨਾਥ ਪਾਲ, Gurdian: ਰਾਮਨਾਥ ਪਾਲ, Address: ਰਾ., Classification: ਗੁ, Area: 0.00600000 Acre,	Mr Ramanath Pal
L22	LR Plot No:- 4168, LR Khatian No - 10332	Owner: ਰੁਦ੍ਰਾਨਾਥ ਪਾਲ, Gurdian: ਰੁਦ੍ਰਾਨਾਥ ਪਾਲ, Address: ਰਾ., Classification: ਗੁ, Area: 0.00600000 Acre,	Mr Rudranath Pal
L23	LR Plot No:- 4168, LR Khatian No - 11405	Owner: ਗੁਰਦਾਨ ਪਾਲ, Gurdian: ਗੁਰਦਾਨ ਪਾਲ, Address: ਰਾ., Classification: ਗੁ, Area: 0.00500000 Acre,	Mr Rudranath Pal
L24	LR Plot No:- 4168, LR Khatian No - 10472	Owner: ਜੁਹਾਇ ਪਾਲ, Gurdian: ਜੁਹਾਇ ਪਾਲ, Address: ਰਾ., Classification: ਗੁ, Area: 0.01300000 Acre,	Mr Juhajit Pal
L25	LR Plot No:- 4169, LR Khatian No - 10331	Owner: ਰਾਮਨਾਥ ਪਾਲ, Gurdian: ਰਾਮਨਾਥ ਪਾਲ, Address: ਰਾ., Classification: ਗੁ, Area: 0.00600000 Acre,	Mr Ramanath Pal
L26	LR Plot No:- 4169, LR Khatian No - 10332	Owner: ਰੁਦ੍ਰਾਨਾਥ ਪਾਲ, Gurdian: ਰੁਦ੍ਰਾਨਾਥ ਪਾਲ, Address: ਰਾ., Classification: ਗੁ, Area: 0.00600000 Acre,	Mr Rudranath Pal
L27	LR Plot No:- 4169, LR Khatian No - 11405	Owner: ਗੁਰਦਾਨ ਪਾਲ, Gurdian: ਗੁਰਦਾਨ ਪਾਲ, Address: ਰਾ., Classification: ਗੁ, Area: 0.00700000 Acre,	Mr Rudranath Pal
L28	LR Plot No:- 4169, LR Khatian No - 10472	Owner: ਜੁਹਾਇ ਪਾਲ, Gurdian: ਜੁਹਾਇ ਪਾਲ, Address: ਰਾ., Classification: ਗੁ, Area: 0.01700000 Acre,	Mr Juhajit Pal
L29	LR Plot No:- 4186, LR Khatian No - 10331	Owner: ਰਾਮਨਾਥ ਪਾਲ, Gurdian: ਰਾਮਨਾਥ ਪਾਲ, Address: ਰਾ., Classification: ਗੁ, Area: 0.00100000 Acre,	Mr Ramanath Pal
L30	LR Plot No:- 4186, LR Khatian No - 10330	Owner: ਰੁਦ੍ਰਾਨਾਥ ਪਾਲ, Gurdian: ਰੁਦ੍ਰਾਨਾਥ ਪਾਲ, Address: ਰਾ., Classification: ਗੁ,	Mr Rudranath Pal
L31	LR Plot No:- 4186, LR Khatian No - 11405	Owner: ਗੁਰਦਾਨ ਪਾਲ, Gurdian: ਗੁਰਦਾਨ ਪਾਲ, Address: ਰਾ., Classification: ਗੁ,	Mr Rudranath Pal
L32	LR Plot No:- 4186, LR Khatian No - 10477	Owner: ਜੁਹਾਇ ਪਾਲ, Gurdian: ਜੁਹਾਇ ਪਾਲ, Address: ਰਾ., Classification: ਗੁ, Area: 0.00100000 Acre,	Mr Juhajit Pal
L33	LR Plot No:- 4187, LR Khatian No - 10331	Owner: ਰਾਮਨਾਥ ਪਾਲ, Gurdian: ਰਾਮਨਾਥ ਪਾਲ, Address: ਰਾ., Classification: ਗੁ, Area: 0.00200000 Acre,	Mr Ramanath Pal
L34	LR Plot No:- 4187, LR Khatian No - 10332	Owner: ਰੁਦ੍ਰਾਨਾਥ ਪਾਲ, Gurdian: ਰੁਦ੍ਰਾਨਾਥ ਪਾਲ, Address: ਰਾ., Classification: ਗੁ, Area: 0.00200000 Acre,	Mr Rudranath Pal
L35	LR Plot No:- 4187, LR Khatian No - 11405	Owner: ਗੁਰਦਾਨ ਪਾਲ, Gurdian: ਗੁਰਦਾਨ ਪਾਲ, Address: ਰਾ., Classification: ਗੁ, Area: 0.00200000 Acre,	Mr Rudranath Pal
L36	LR Plot No:- 4187, LR Khatian No - 10472	Owner: ਜੁਹਾਇ ਪਾਲ, Gurdian: ਜੁਹਾਇ ਪਾਲ, Address: ਰਾ., Classification: ਗੁ, Area: 0.00500000 Acre,	Mr Juhajit Pal

L9	LR-4165 (RS - )	LR-10331	Bastu	Danga	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L10	LR-4165 (RS - )	LR-10332	Bastu	Danga	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L11	LR-4165 (RS - )	LR-11405	Bastu	Danga	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L12	LR-4165 (RS - )	LR-10472	Bastu	Danga	0.003 Acre	1/-	2,45,455/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L13	LR-4166 (RS - )	LR-10331	Bastu	Bastu	0.002 Acre	1/-	1,63,638/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L14	LR-4166 (RS - )	LR-10332	Bastu	Bastu	0.002 Acre	1/-	1,63,638/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L15	LR-4166 (RS - )	LR-11405	Bastu	Bastu	0.003 Acre	1/-	2,45,455/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L16	LR-4166 (RS - )	LR-10472	Bastu	Bastu	0.007 Acre	1/-	5,72,727/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L17	LR-4167 (RS - )	LR-10331	Bastu	Shuna	0.012 Acre	1/-	9,81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L18	LR-4167 (RS - )	LR-10332	Bastu	Shuna	0.012 Acre	1/-	9,81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L19	LR-4167 (RS - )	LR-11405	Bastu	Shuna	0.012 Acre	1/-	9,81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L20	LR-4167 (RS - )	LR-10472	Bastu	Shuna	0.038 Acre	1/-	31,09,092/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L21	LR-4168 (RS - )	LR-10331	Bastu	Shuna	0.006 Acre	1/-	4,90,909/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L22	LR-4168 (RS - )	LR-10332	Bastu	Shuna	0.006 Acre	1/-	4,90,909/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,

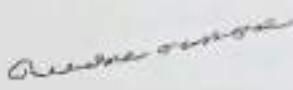
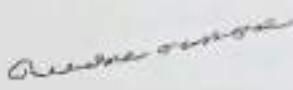
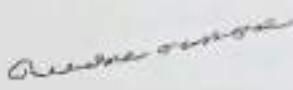
L23	LR-4168 (RS - )	LR-11405	Bastu	Shuna	0.005 Acre	1/-	4,09,091/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L24	LR-4168 (RS - )	LR-10472	Bastu	Shuna	0.013 Acre	1/-	10,63,637/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L25	LR-4169 (RS - )	LR-10331	Bastu	Shuna	0.006 Acre	1/-	4,90,909/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L26	LR-4169 (RS - )	LR-10332	Bastu	Shuna	0.006 Acre	1/-	4,90,909/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L27	LR-4169 (RS - )	LR-11405	Bastu	Shuna	0.007 Acre	1/-	5,72,727/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L28	LR-4169 (RS - )	LR-10472	Bastu	Shuna	0.017 Acre	1/-	13,90,909/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L29	LR-4186 (RS - )	LR-10331	Bastu	Shuna	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L30	LR-4186 (RS - )	LR-10332	Bastu	Shuna	0.0001 Acre	1/-	8,182/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L31	LR-4186 (RS - )	LR-11405	Bastu	Shuna	0.0001 Acre	1/-	8,182/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L32	LR-4186 (RS - )	LR-10472	Bastu	Shuna	0.001 Acre	1/-	81,818/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L33	LR-4187 (RS - )	LR-10331	Bastu	Shuna	0.002 Acre	1/-	1,63,636/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L34	LR-4187 (RS - )	LR-10332	Bastu	Shuna	0.002 Acre	1/-	1,63,636/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L35	LR-4187 (RS - )	LR-11405	Bastu	Shuna	0.002 Acre	1/-	1,63,636/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
L36	LR-4187 (RS - )	LR-10472	Bastu	Bastu	0.005 Acre	1/-	4,09,091/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.

<b>Transfer of property for L39</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.1 Dec
<b>Transfer of property for L4</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr Juddhajit Pal	Radhakrishna Housing Development-4.8 Dec
<b>Transfer of property for L40</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr Juddhajit Pal	Radhakrishna Housing Development-0.4 Dec
<b>Transfer of property for L41</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-0.1 Dec
<b>Transfer of property for L42</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.1 Dec
<b>Transfer of property for L43</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.1 Dec
<b>Transfer of property for L44</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr Juddhajit Pal	Radhakrishna Housing Development-0.1 Dec
<b>Transfer of property for L5</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-0.1 Dec
<b>Transfer of property for L6</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.1 Dec
<b>Transfer of property for L7</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.1 Dec
<b>Transfer of property for L8</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr Juddhajit Pal	Radhakrishna Housing Development-1.1 Dec
<b>Transfer of property for L9</b>		
Sl.No	From	To. with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-0.1 Dec

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Radhakrishna Housing Development</b> R.B Ghosh Road, Near Harisava School, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman District:- Purba Bardhaman, West Bengal, India, PIN:- 713101 Date of Incorporation:XX-XX-2XX5 , PAN No.: akxxxxxx5p, 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>Mr Rudranath Pal</b>            Son of Late Rabindranath Pal            Date of Execution -            04/12/2025 , Admitted by:            Self, Date of Admission:            04/12/2025, Place of            Admission of Execution: Office         </td><td>             Date: 4/12/2025 12:47PM         </td><td>             Captured            L11            04/12/2025         </td><td>             04/12/2025         </td></tr> </tbody> </table> <p>R.B Ghosh Road, Near Harisava School, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman            District:- Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu,            Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: akxxxxxx3m, Aadhaar No            Not Provided by UIDAI Status : Representative, Representative of : Radhakrishna Housing            Development (as Managing Partner)</p>	Name	Photo	Finger Print	Signature	<b>Mr Rudranath Pal</b> Son of Late Rabindranath Pal Date of Execution - 04/12/2025 , Admitted by: Self, Date of Admission: 04/12/2025, Place of Admission of Execution: Office	 Date: 4/12/2025 12:47PM	 Captured L11 04/12/2025	 04/12/2025
Name	Photo	Finger Print	Signature						
<b>Mr Rudranath Pal</b> Son of Late Rabindranath Pal Date of Execution - 04/12/2025 , Admitted by: Self, Date of Admission: 04/12/2025, Place of Admission of Execution: Office	 Date: 4/12/2025 12:47PM	 Captured L11 04/12/2025	 04/12/2025						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ashok Ghosh</b> Son of Late S.P Ghosh Burdwan, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman District:- Purba Bardhaman, West Bengal, India, PIN:- 713101	 04/12/2025	 Captured 04/12/2025	 04/12/2025

Identifier Of Mr Ramanath Pal, Mr Rudranath Pal, Mr Juchait Pal, Mr Rudranath Pal

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	Mr Ramanath Pal	Radhakrishna Housing Development-1.5 Dec

**Transfer of property for L10**

Sl.No	From	To, with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.1 Dec

**Transfer of property for L11**

Sl.No	From	To, with area (Name-Area)
1	Mr Rudranath Pal	Radhakrishna Housing Development-0.1 Dec

**Transfer of property for L12**

Sl.No	From	To, with area (Name-Area)
1	Mr Juchait Pal	Radhakrishna Housing Development-0.3 Dec

Endorsement For Deed Number : I - 020108861 / 2025

On 04-12-2025

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

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

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

Presented for registration at 12:09 hrs on 04-12-2025, at the Office of the D.S.R. - I Purba Bardwan by Mr Ramanath Pal 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 2,39,20,909/-

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

Execution is admitted on 04/12/2025 by 1. Mr Ramanath Pal, Son of Mr Rabindranath Pal, 2 No. Delpatty, P.O Nutanganj, Thana: Bardhaman

City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Business, 2. Mr Rudranath Pal, Son of Late Rabindranath Pal, R.B Ghosh Road, Khosbagan, Near Harisava Girls High School, P.O. Burdwan, Thana: Bardhaman

City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 3. Mr Jitendra Pal, Son of Mr Rudranath Pal, R.B Ghosh Road, Khosbagan, Near Harisava Girls High School, P.O. Burdwan, Thana: Bardhaman

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

Indictified by Mr Ashok Ghosh, Son of Late S.P Ghosh, Burdwan, P.O: Burdwan, Thana: Bardhaman

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

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

Execution is admitted on 04-12-2025 by Mr Rudranath Pal, Managing Partner, Radhakrishna Housing Development (Partnership Firm), R.B Ghosh Road, Near Harisava School, City- Burdwan, P.O- Burdwan, P.S:-Bardhaman District - Purba Bardhaman, West Bengal, India, PIN- 713101

Indictified by Mr Ashok Ghosh, Son of Late S.P Ghosh, Burdwan, P.O: Burdwan, Thana: Bardhaman

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 432.00/- ( E = Rs 400.00/-, H = Rs 28.00/-, M (b) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/12/2025 6:57AM with Govt. Ref. No: 192025260372678828 on 04-12-2025, Amount Rs: 400/-, Bank: SBI EPay ( SilePay ), Ref. No 3338631588125 on 04-12-2025, Head of Account 0030-03-104-001-16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0201-2025, Page from 228328 to 228444

being No 020108861 for the year 2025.



Digitally signed by Ujjwal Majumdar  
Date: 2025.12.22 15:32:40 +05:30  
Reason: Digital Signing of Deed.

(Ujjwal Majumdar) 22/12/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I Purba Burdwan

West Bengal.