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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 714577

The ... to
 INR 2,20,000/-
 at ...
 on 29.07.2024
 at 11:43 a.m.

Adul ...
 Sadar Malda

29 JUL 2024

Mashumita Barua
 Chandan Lakshmi Barua
 Soma Barman
 Rajarshi Barman
 M/s. Mahasweta Construction & Company
 Lalitmoni Saha (Roy)
 Proprietor

DEVELOPMENT AGREEMENT

DISTRICT: MALDA

P.S.: ENGLISHBAZAR

MOUJA: PIROJPUR

TOTAL AREA OF LAND: 9.30
 decimal

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this 29th day of July in the year Two Thousand Twenty Four.

BETWEEN

D/By
 Sukhany
 Son

Madhumita Debnath
Chandra Sekhar Barman
Soma Barman
Rajesh Barman

M/s Mahamaya Construction & Com
Lakshmi Saha (Roy)
Proprietor

1. **MADHUMITA DEBNATH**, PAN. ADGPD6342K, Aadhaar No. 520749983471, daughter of Late Kumud Ranjan Barman, wife of Sri Nripen Kumar Debnath, by occupation - Retd. Person, by caste - Hindu and residing at 1 No. Govt. Colony, P.S. - English Bazar, Post & District - Malda, Pin No. 732101, **Citizen of India**.

2. **CHANDRA SEKHAR BARMAN**, PAN. AGCPB2656B. Aadhaar No. 460008131638, son of Late Kumud Ranjan Barman, by occupation - Service, by caste - Hindu and residing at 1 No. Govt. Colony, P.S. - English Bazar, Post & District - Malda, Pin No. 732101, **Citizen of India**.

3. A. **SOMA BARMAN**, PAN. AJBPB4274F, Aadhaar No. 363517406099 wife of Late Raj Sekhar Barman, by occupation - House wife, residing at Abantika Apartment, Najrul Sarani, Rabindra Sarani, Ward No. 39, Siliguri, Jalpaiguri - 734006. **Citizen of India**.

4. B. **RAJARSHI BARMAN**, PAN. FIGPB5642Q, Aadhaar No. 885368668741, son of Late Raj Sekhar Barman, by occupation - Service, residing at Abantika Apartment, Najrul Sarani, Rabindra Sarani, Ward No. 39, Siliguri, Jalpaiguri - 734006. **Citizen of India**.

Hereinafter called and referred to as the "**OWNER**" (which term or expressions shall unless excluded by or repugnant to the context or subject be deemed to mean and included his heirs, executors, administrators, legal representative and assigns) of the **ONE PART**.

AND

M/S MAHAMAYA CONSTRUCTION & COMPANY, a proprietor ship firm, PAN No. AJIPS7736C having its office at Govt. Colony No. 1, Police Station - English Bazar, Post Office and District - Malda, Pin No. 732101, represented by its proprietor namely **SMT. LAKSHMI SAHA (ROY)**, wife of Sri Vivekananda Roy, PAN No.- AJIPS7736C, by faith - Hindu, by occupation - Business, is residing at Govt. Colony No. 1, Police Station - English Bazar, Post Office and District - Malda, Pin No. 732101, **Citizen of India**. Hereinafter referred to as the **PROMOTER / DEVELOPER** (which expression shall, unless be excluded by or repugnant to the context be deemed to mean and included the executors administrators, legal representatives and assignees) of the **OTHER PART**.

WHEREAS a bastu land measuring about 9.30 decimal be the same a little more or less comprised in C.S Dag no. 655 (Part) & **L.R. Dag no. 5080** of C.S. Khatian no. 780 & **L.R. Khatian no. 1249**, class - Bastu of Mouza - Pirojpur, J.L. No. 69, Holding No. 191/107/131, under ward No. 06, District - Malda was originally belonged to Kumud Ranjan Barman son of late Kamini kumar Barman he got below "A" schedule property from Governor of the State of West Bengal vide Deed No. 6202 dated 22/06/1990 registered at D.S.R. Malda after possessing the below "A" schedule of land Kumud Ranjan barman died and left behind his wife Smt Nirmala Barman, one daughter Madhumita Debnath and two sons Raj Shekhar Barman and Chandra Shakhbar Barman after that Smt Nirmala Barman and Raj Shekhar Barman died and Raj

Madhumita Debnath
Chandra Sekhar Barman
Soma Barman
Rajarshi Barman

A/s. Mahanagar Construction & Company
Lakshmi Saha (Roy)
Proprietor

Shekhar Barman left behind his wife Smt Soma Barman and his only son Rajarshi Barman as his legal heirs.

WHEREAS said 1. **MADHUMITA DEBNATH**, 2. **CHANDRA SEKHAR BARMAN** and 3. A) **SOMA BARMAN** and 3. B) **RAJARSHI BARMAN** become the absolute owner of the land measuring 9.30 decimal, laying and situated in C.S Dag no. 655 (Part) & L.R. Dag no. 5080 of C.S. Khatian no. 780 & L.R. Khatian no. 1249, class - Bastu of Mouza - Pirojpur, J.L. No. 69, Holding No. 191/107/131, under ward No. 06, District - Malda

AND WHEREAS the Owners 1. **MADHUMITA DEBNATH**, 2. **CHANDRA SEKHAR BARMAN** and 3. A) **SOMA BARMAN** and 3. B) **RAJARSHI BARMAN** are desirous to develop their properties amalgamated and by constructing a G + VI storied residential building in accordance with the building plan to be sanctioned by the English Bazar Municipality for Residential purposes what will be the description of the property after amalgamation is described herein below as **SCHEDULE 'A'**.

AND WHEREAS due to the capacity of fund the owners are unable to construct the said G + VI storied building at the **SCHEDULE 'A'** property.

AND WHEREAS upon the aforesaid representation of the owners and subject to verification of title of the **OWNERS** concerning the said property of **SCHEDULE- A**, the **DEVELOPER** have agreed to develop the said property of **SCHEDULE 'A'** bastu land measuring about 9.30 decimal be the same a little more or less comprised in C.S Dag no. 655 (Part) & L.R. Dag no. 5080 of C.S. Khatian no. 780 & L.R. Khatian no. 1249, class - Bastu of Mouza - Pirojpur, J.L. No. 69, Holding No. 191/107/131, under ward No. 06, District - Malda in accordance with plan to be sanctioned by the English Bazar Municipality on the terms and conditions hereunder appearing.

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

ARTICLE-I DEFINITIONS :

- a) **OWNERS:** shall mean the staid **MADHUMITA DEBNATH**, and 2. **CHANDRA SEKHAR BARMAN** residing at Govt. Colony No.1, P.S. - English Bazar Post and District - Malda, Pin No. 732101, (W.B.) and 3. A) **SOMA BARMAN** and 3. B) **RAJARSHI BARMAN** residing at Abantika Apartment, Najrul Sarani, Rabindra Sarani, Ward No. 39, Siliguri, Jalpaiguri - 734006. and all are Citizen of India.

Madhumita Subudhi
Chandra Sekhar Baran
Soma Dasman
Rajesh Barman

M/s. Mahamaya Construction & Comp
Lakshmi Saha Roy
Proprietor

- b) **DEVELOPERS:** shall mean M/S MAHAMAYA CONSTRUCTION & COMPANY a proprietor ship firm, PAN No. AJIPS7736C having its office at Govt. Colony No.1, Police Station – English Bazar, Post Office and District – Malda, Pin No. 732101, represented by its proprietor namely SMT. LAKSHMI SAHA (ROY), wife of Sri Vivekananda Roy, PAN No.- AJIPS7736C, by faith – Hindu, by occupation - Business, is residing at 1 No. Govt. Colony, Police Station – English Bazar, Post Office and District – Malda, Pin No. 732101, Citizen of India
- c) **PROPERTY:** shall mean the entire of the SCHEDULE 'A' property situated in C.S Dag no. 655 (Part) & L.R. Dag no. 5080 of C.S. Khatian no. 780 & L.R. Khatian no. 1249, class - Bastu of Mouza – Pirojpur, J.L. No. 69, Holding No. 191/107/131, under ward No. 06, District – Malda
- d) **NEW BUILDING:** shall mean the G + VI storied residential building to be construct at the SCHEDULE "A" property as per plan to be sanctioned by the English Bazar Municipality.
- e) **COMMON FACILITIES & AMENITIES:** shall mean and include stair case, passage, lobby, drain and sewerages, water supply system, water pump and motor, septic tank, overhead and underground water reservoir, electric lines and points at all common areas at ground floor, sound less generator, Lift, fire protection system and other facilities as would be available in the said building and/or the said premises.
- f) **UNIT:** shall mean the flats and/or spaces in the building intended to be built and/or constructed area capable of being self independent occupied.
- g) **OWNERS ALLOCATION :** shall mean the area constructed in the building which is to be allotted to the owners as the part of the allocation in accordance with the terms and conditions of these presents.
- h) **DEVELOPER'S ALLOCATION:** shall mean the remaining constructed area in the building to be constructed on the SCHEDULE 'A' excluding the allocation of the owners and described in the SCHEDULE 'C' hereunder written.
- i) **SALEABLE SPACE :** shall mean the space which have fallen in the Developer's Allocation in the proposed Building available for independent use and occupation after making due provisions for the owner's allocation and for common facilities and the space required thereof.
- j) **THE ARCHITECT:** shall mean such person or persons who may be appointed by the Developer for designing and planning the proposed new building.

Mahumile Subash
Chandra John Berman
Soma Berman
Rajesh Berman

M/s. Mahumeyo Construction & Company
Proprietor
Lalwani Saha Roy

- k) **BUILDING PLAN** : shall mean the plan to be prepared by the Architect and to be sanctioned by the English Bazar Municipality, Malda.
- l) **TRANSFER**: with its grammatical variation shall include by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to purchasers thereof.
- m) **TRANSFeree**: shall mean a person, firm limited Company, association of persons to whom any space in the building would be transferred.
- n) **WORDS**: imparting singular shall include Plural and vice versa.
- o) **TAX**: if any taxes as levied by the Central or State Government in respect of "A" Schedule Land then this will be borne by the Land Owner.

ARTICLE - II COMMENCEMENT :

- a) The agreement shall be deemed to have commenced with effect from the date of execution of these presents.

ARTICLE - III OWNER'S RIGHT AND REPRESENTATION :

- a) The owner is absolutely seized and possessed of and/or well and sufficiently entitled to the said property which is more fully and particularly described in the schedule 'A' hereunder written.
- b) No other persons other than the owner have any claim, right, title, and/or demand over and in respect of the said property and/or any portion thereof.
- c) The said property is free from all encumbrance, charges, liens, lispendens, attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
- d) There is no excess vacant land at the said property within the meaning of the Urban Land (ceiling & Regulations) Act, 1976.

ARTICLE - IV

DEVELOPER'S RIGHT:

- a) The owner is hereby grants, subject to what has been hereunder provided, exclusive right to the Developers to build upon the said property fully and particularly mentioned in the SCHEDULE 'A' hereunder written and to construct the new building according to the plan to be sanctioned by the English Bazar Municipality. The developer also sanctioned

Mahumit Subrata
Chandra Mohan Rana
Soma Basman
Rajesh Basman

M/s. Mahumay Construction & Company
Mahumit Subrata (Proprietor)

the plan at their own cost and expenses subject to approval of the owner.

- b) All other applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the Appropriate Authorities shall be prepared and submitted by the Developer on behalf of the owner at the Developer's cost and expenses and the Developer shall pay and bear all fees, including Architect's fees, charges and expenses required to be paid or deposited for exploitation of the said property, provided however, that the Developer shall be exclusively entitled to all refund of any or all payment and/or deposits made by the Developer.
- c) The Developer will be responsible to arrange the demise or assignment or conveyance in law the owner of the said premises or any part thereof to the developer as creating any right or charge in respect of the developer so mentioned other than an exclusive license to the developer to commercially exploit the same in terms hereof and to deal with the Developer's Allocation in the new building in the manner hereinafter state. The developer can enter into agreement for sale, transfer, lease, mortgage, let out on rent, handover possession or in any way deal with developer's Allocation excluding the owner's allocation and rights as stated herein above in full. However, owner will sign as confirming Party in the aforesaid Agreement for sale, transfer, lease, rent between the Developer and any Third Party or Purchaser / Purchasers if required.
- d) The Developer shall be exclusively entitled to Developer's allocation in the new building with an exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.
- e) The decision of the developer regarding the quality of the materials shall be final and binding between the parties hereto. However the owner will have the right of inspection of the same from time to time.
- f) That the Developer shall be entitled to sell all Developers allocation to any other community that after completion of construction.

ARTICLE - V CONSIDERATION

- a) In consideration of the owner having agreed to permit the developer to commercially exploit the said premises provided by the owner for the purpose and to construct, erect and build a new residential building in accordance with the plan sanctioned by the

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Medhumi Deb
Chandra Kumar Banerjee
Soma Dasgupta
Rajesh Dasgupta

M/s. Ratan Construction & Company
Kanchi Sahasrabudhi
Proprietor

English Bazar Municipality strictly, the Developer shall be entitled to deal with the Developer's Allocation at his sole discretion as described in Schedule - 'C'.

- i) The developer will measure, survey and prepare all necessary documents, Architectural plan, structural design etc. and will bear all expenses for the above purpose in additions to plan already sanctioned, if required and the developer will bear the house rent of the vender (except electric bills) till the handover the flat of owners allocation.
- ii) The Developer shall erect, construct and complete the new building and shall provide the owner's allocation to the owner as defined in article-i-e, and all costs charges and expenses shall be paid, borne and discharged by the developer. The owner shall be entitled to deal with the owner's allocation at his/her discretion as described in Schedule "B".
- b) The developer hereby undertake to construct and complete the new building at the said premises within a period of 36 (Thirty Six) months and an extension period six months (If required) from the date of sanctioned of the building plan of the said premises.
- c) The brief specification of fixtures and fittings to be provided by the developer in each of the flats of the owner's allocation shall be included but not limited to those indicated in the Schedule-'D' hereunder written.
- d) As soon as the new building is completed the developer shall give written notice to the owner requiring the owner to take possession of the owner allocation in the new Building and if there be no dispute regarding the completion of the building in terms of this agreement and according to the specification given in the Schedule and plan thereto the owner shall take possession of his allocation within next: 7 (seven) days from the date of such Notice.
- e) That in so far as necessary all dealings by the developer in respect of the building including agreement for sale and all other acts, things and deed whatsoever concerning developer's allocation shall be in the name of the owner for which purpose the owner undertake to give the developer a Registered General Power of Attorney in a form and manner required by the Developer, PROVIDED HOWEVER the same shall not create any financial and/or tax liabilities upon the owner in any manner whatsoever.
- f) That the owner will execute the deed of conveyance or conveyances in favour of the developer or its nominee or nominees in such part or parts as shall be required by the developer and all costs and expenses including stamp duty and Registration Charges etc. shall be borne and paid by the developer or its nominee or nominees.

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Madhumita Debbarth
Chandra Sekhar Barman
Soma Barman
Rajesh Barman

M/s. Mahamaya Construction & Company
Sakshini Saha (Roy)
Proprietor

ARTICLE-VI OWNERS' INDEMNITY :

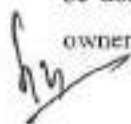
- a) Owner hereby undertakes that the developer shall be entitled to the said construction and shall enjoy its allocated spaces without any interference on his behalf.
- b) Owner further undertakes to keep the developer indemnified against all third party claims and actions arising out of any sort of act or commission of the owner.
- c) The owner hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the said new building at the said premises by the Developer and shall handover Certified copy of Title Deeds (The owner shall have submit the original copy of Deed if require for Development of Construction), English Bazar Municipality Tax Bills, sanctioned plan etc. to the Developer against accountable receipts for the purpose of completion of entire project.
- d) The owner hereby agrees and covenants with the developer not to do any act, deed or thing whereby the developer may be prevented from selling, assigning and/or disposing any of the developer's allocate portion in the building after completion of the new building.

ARTICLE-VII DEVELOPER'S INDEMNITY :-

- a) The Developer hereby undertake to keep the owner indemnified against all third party claims and actions arising out of any sort of act or commission of the developer in or related to the construction of said new building.
- b) The developer shall not completion of the new building in all respects put the owner in undisputed possession together with all rights therein including rights in common to the common portion.
- c) At the time of construction of the said project if any accident happened or laborers, masons, supervisor or any worker working for the said project then the full responsibility and liabilities will borne by the developers and the owner of the said property has no responsibilities or liabilities at all including any vicarious liability.

ARTICLE - VIII MISCELANEOUS:

- a) It is understood that from time to time to facilities the construction of the new building by the Developer various deeds, matters and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the owner and various applications and other documents as may be required to be signed or



Machumita Subudh
Chandra - Nelson Bann
Soma Curman
Rajesh Boman
M/s. Mahanaya Construction & Company
Lekshmi Saha (Koy)
Proprietor

made by the owner relating to which specified provisions may not have been mentioned herein, the Owner hereby undertakes to do all such acts, deed, matters and things that may be reasonably required to be done in the matters and the owner shall sign and all such additions, applications, power of attorney and/or authorization and other documents as the case may be to facilitate construction of the new building provided that all such acts, deeds, matters and things do not in any way infringe, on the rights of the owner and/or go against the spirit of this agreement. It is also note that in case of selling any flats/unit to any special community, N.O.C from the venders must require. This condition also applicable for the contract between purchaser and developer for selling of any flats / units.

- b) In the event of default, wrongful or illegal construction by violating building rules of the English Bazar Municipality and/or other authorities the developer shall rectify the same at his own cost to make it regular and legal. The developer shall also pay for damage, if any to the owner in respect of the said development agreement..
- c) This Agreement shall remain valid till such time the proposed building is constructed and cease to operate when owner's Allocation and Developer's Allocation shall be allotted in the respective manners or in favour of the prospective purchasers at the instance of the Developer.
- d) The owners will execute a Registered General Power of Attorney in favour of the Developer to facility and construction work at the said premises and also for sale/transfer of Developer's Allocation in the said new building.

ARTICLE - IX FORCE MAJEURE :

- a) The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.
- b) Force Majeure shall, mean flood, earthquake, riot, ware, storm, tempest, civil commotion strike, lockout any third party action and/or law suit and/or any other act or commission beyond the control of the parties hereto.

ARTICLE-X JURISDICTION :

- a) The Courts at Calcutta and Malda shall have the jurisdiction to entertain, try and determine all actions, suits and proceeding arising out of these presents between the



Madhumita Deb Nath
Chandra Sekhar Barman
Somu Barman
Rajendra Barman

M/s. Mahumaya Enterprises & Leasing
Lakshmi Saha (Soy)
Proprietor

parties hereto.

- b) That all disputes and/or difference between the parties to this agreement arising out of or relating to the terms and conditions of this instant agreement or meaning or effect of any of the terms and conditions of this agreement shall be referred to arbitrator(s) in accordance with the Arbitration and conciliation Act, 1996 and the award then will be made and published shall be the final and binding upon the parties.

SCHEDULE "A" ABOVE REFERRED TO
(Entire Property)

ALL THAT piece and parcel of total land measuring 9.30 decimal, and 1500 Sq.Ft. Pucca building 60 years old (Cemented floor) laying and situated in L.O.P. No. 43, C.S Dag no. 655 (Part) & L.R. Dag no. 5080 of C.S. Khatian no. 780 & L.R. Khatian no. 1249, class - Bastu of Mouza - Pirojpur, J.L. No. 69, Holding No. 191/107/131, under ward No. 06, District - Malda which is above referred to and which is butted and bounded by :-

- ON THE NORTH : House of Smt Aparna Choudhury (L.O.P.No.42)
ON THE SOUTH : Colony Road (L.O.P.No. 94) (20 feet wide)
ON THE EAST : Outside Land (Municipal Lane)
ON THE WEST : Colony Road (L.O.P.No. 44) (20 feet wide)

SCHEDULE "B" ABOVE REFERRED
(OWNER'S ALLOCATION)

ALL THAT piece and parcel of self contained 3 (Three) Nos. of Flat and 4 (four) Nos. of Garage space. 1st Land owner got one flat (3BHK) on the 1st floor measuring area 1250 Sq.Ft (approx) super build up area (including proportionate common users area) or 807.00 Sq.Ft (approx) carpet area, on the South West side and 120.00 Sq.Ft garage Space at west side of ground floor, 2nd Land owner got one flat (3BHK) on the 2nd floor measuring area 1250 Sq.Ft (approx) super build up area (including proportionate common users area) or 807.00 Sq.Ft (approx) carpet area on the South West side and 120 Sq.Ft & 120 Sq.Ft two garage Space at South west side of ground floor, 3rd Land owner & 4th Land owner got one flat (3BHK) on the 3rd floor measuring area 1250 Sq.Ft (approx) super build up area (including proportionate common users area) or 807.00 Sq.Ft (approx) carpet area on the South West side and 120 Sq.Ft garage Space at west side of

Medhumita Debnath
Chandra Sekhar Barman
Soma Barman
Rajesh Barman
M/s. Malda District Central Co-Op Bank Ltd. & Company
Lakshmi Saha (Prop)
Proprietor

ground floor of the building along with impartibly proportionate share on "A" schedule land.

And monetary benefit stated as below:

- a) At the time of execution of this Development Agreement Rs. 9, 00,000/- (Rupees Nine Lac) only, by a/c payee cheque. (Cheque no 558842, dated 29/07/2024 Amount Rs. 3,00,000/- to Madhumita Debnath, Cheque no 558843, dated 29/07/2024 Amount Rs. 3,00,000/- to Chandra Sekhar Barman, Cheque no 558846, dated 29/07/2024 Amount Rs. 1,50,000/- to Soma Barman & Cheque no 558845, dated 29/07/2024 Amount Rs. 1,50,000/- to Soma Barman) of Malda District Central Co-Op Bank Ltd. Gour Road Branch, Malda
- b) After One week of 1st payment the developer shall have to pay Rs 81, 00,000/-/- (Eighty One lac) only.
- c) Balance Amount Rs. 1, 17, 00,000/- (One Crore Seventeen Lac) only will be paid from the starting of original Construction work in 3 (three) equal installment with in 24 (Twenty Four) months. i.e. after 8 (Eight) months regular interval

The DEVELOPER agrees to house rent to the OWNERS from the date of vacating of aforesaid property to till the completion of this project.

SCHEDULE "C" ABOVE REFERRED TO

(DEVELOPERS' ALLOCATION)

ALL THAT piece and parcel of flats and open spaces save and except the OWNERS ALLOCATION together with importable undivided proportionate share on land along with user right of all the common areas and facilities commonly with all other co-owners.

SCHEDULE "D" ABOVE REFERRED TO

(SPECIFICATION)

Specifications of works are mentioned in details in the annexed sheets. The annexed sheets and the annexed plan, form part of this document.

by

Madhuvita Debbartha
Chandrabhika Barman
Soma Barman
Rajesh Barman

M/s. Mahanta's Construction & Company
Lalitha Saha (Proprietor)

a) Foundation

R.C. Pile, Pile Cap & Raft Foundation will be extended by M 35 Grade Concrete & other structural works (i.e. Column & roof slab with beam) executed by M 25 Grade Concrete.

b) Flooring

- All floors will be vitrified (1200 mm x 600 mm) each Tiles (Hindware Vitrified Glazed tile etc.).

c) Walls

- 1st class brick work (1:4) Outer wall will be 8" thick, in between two flat partition wall will be 5" and 3" thick wall as partition wall inside the flat.
- Kitchen top will be Granite Stone finished. (Over black stone slab and wall).
- At bathroom wall cover by Glazed Tiles will be provided up to lintel level.

d) Doors

- all door frame made with Malayasia Sal wood & all door shutter made by Africa Coast Gamar (32 mm thickness) except bath & w.c. door,
- Bathroom & toilet door shutter will be P.V.C. (Frame & Shutter) by Syntex / Suprim.

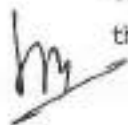
e) Windows

- Windows will be Aluminum Chanel (sliding) 1.50 mm thick.
- Windows Glazed shutter will be 4 mm thick.

F) Paint: The building shall be painted externally with acrylic paint. The inside of the flat shall be wall putti finished on the plaster surface.

g) Kitchen: One kitchen stainless steel Sink (heavy type) will be provide on the top of the cooking table, the cooking table should be finished by Granite stone slab.

h) Toilet: a) One European type white commode and one white plastic cistern. And other is W.C. Pan and Glazed tiles will be providing on the toilet walls and floor.



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Madhurita Subudhi
Chandra Sekhar Barman
Soma Dasman
Rajesh Barman

M/s. Madhurya Construction & Company
Kallabani Saha (Proprietor)

- i) **Roof:** a) 2 inches thick (average) cement skid concrete including water proofing compound on the top of roof slab.
b) 3 ft height parapet will be provided all around the roof.

j) **Cement:** RAMCO.

k) **Rod:** Zindal Black Panther / TATA Steel.

l) **Grill**

- all Grill made by stainless steel (Zindal 304 grade) will be provided in windows and Balcony for protection.

m) **Sink**

- Stainless steel (heavy type) sink will be provided in kitchen.

n) **Sanitary**

- Commode, Wash Basin all are in white colour. (made by Hindware/CERA).
- All sanitary and plumbing pipes are made of ASTRAL/PPR Brand.
- All sanitary & plumbing fitting will be standard quality (I.S.I. Marked).

o) **Ceiling & Walls**

- Wall putty finished.

q) **Electrical Works**

- Internal conceal wiring with switches, wires and MCB, Main switch are provided.
- One A/C Point.
- 5 points in each bed room.
- All electrical works done by National Supervisor and electrical engineer.
- D G (Diesel Generator) 25 K.V.
For Common Space, Lift and water Pump purpose.

r) **Lift:** will be 6 persons capacity (KONE)

s) **Security :** C.C. Camera day-night mood will be provided in ground floor and top floor nearest to main stair case.

t) **WATER SUPPLY:** One R.C.C. Reservoir (5000 ILiter Capacity) on top of the roof will be provided on. The suitable electrical pump will be installed at ground floor to deliver water on overhead reservoir.

 **IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their

respective hands and seals of the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

INTHE PRESENCE OF :

- | | |
|--|---|
| 1. Sukhamay De
S/o Lt. Subgadh ch. De.
R/o - Pinjpur. P.S. B.B.
P.O. Dt - Malda
Pin - 732101 (W.B) | 1. Madhumita Debbarth
2. Chandea Lekhan Barman
3.A Soma Barman
3.B Rajarshi Barman |
|--|---|

SIGNATURE OF THE OWNERS

2..

Niladri Sarkar
S/o Lt. Nazandym Nath Sanyal
NO 1 Govt. Colony
P.S - English Bazar
P.O + Dist - Malda.

M/s. Mohamoya Construction & Company
Lekhnishaha Roy
Proprietor

SIGNATURE OF THE DEVELOPER

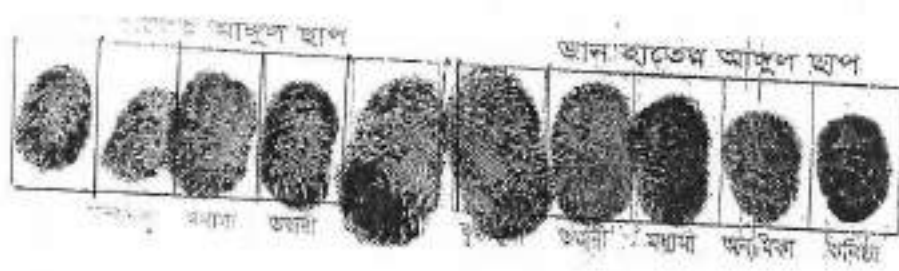
Drafted by
Sukhamay De.
SUKHAMAY DE
Advocate.
Malda Bar Association, Malda
E. No. W.B - 2037/2001

Typed by
Sukhamay De.

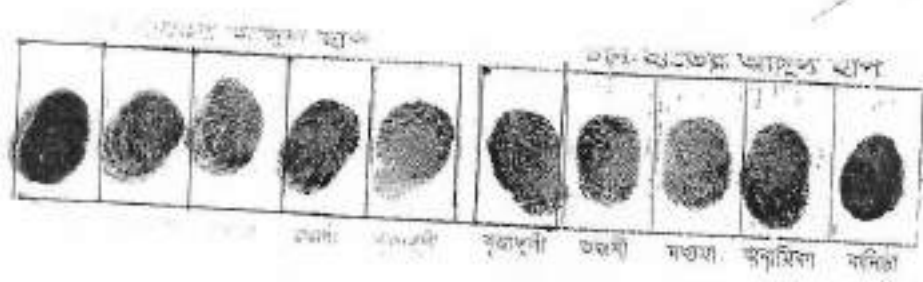
IDENTIFICATION SHEET No



Madhumita Deb Nath
স্বাক্ষর



Chandan Sekhar Sen
স্বাক্ষর



Soma Basman
স্বাক্ষর



Rajarshi Basman



M/s. Mohanaya Construction & Company
Lakshmi Saha (Roy)
Proprietor

Shipra Roy

Councillor-in-Charge

ENGLISH BAZAR MUNICIPALITY, MALDA (W.B.)



শিপ্রা রায়

কর্তৃপক্ষের পক্ষে

ইংরেজবাজার পৌরসভা, মালদা (পঃ পঃ)

Dial : (03512) 252324 / 252029 (O)

Fax : 253329 (O) Cell : 7908237412 W.App : 9475814287

E-mail : royshipra86@gmail.com

Residence : No. 3 Govt. Colony, Malda - 732101 (W.B.)

Ref. No. _____

Date 29.12.2022

To Whom it may Concern

ব্রহ্মপুত্র প্রজাতিত বহুত্ব দে, ব্রহ্মপুত্র বহুত্ব বর্মান
মিলা বহু বহুত্ব বহুত্ব বর্মান ২৭০-১৭০
গাওঁলো বহুত্ব বহুত্ব, ২৭০-১৭০, ২৭০-১৭০
মালদা, মালদা-২৭০-১৭০, ২৭০-১৭০
বাহুত্ব, ব্রহ্মপুত্র বহুত্ব বর্মান ২৭.০৫.২০১২
আমিলা সবুত্ব বহুত্ব বহুত্ব, ২৭০-১৭০
গাওঁলো বহুত্ব বহুত্ব

নাম	স্বাক্ষর	বহুত্ব
১/ মিলা বর্মান	শিপ্রা	২৭০
২/ মালদা বহুত্ব	বহুত্ব	১৭০ বহুত্ব
৩/ ব্রহ্মপুত্র বর্মান	বহুত্ব	২৭০
৪/ ব্রহ্মপুত্র বর্মান	বহুত্ব	১৭০ বহুত্ব

২৭০ ব্রহ্মপুত্র বর্মান মিলা ব্রহ্মপুত্র বর্মান বহুত্ব
বহুত্ব গাওঁলো বহুত্ব বহুত্ব

নাম	স্বাক্ষর	বহুত্ব
১/ ব্রহ্মপুত্র বর্মান	শিপ্রা	১৭০ বহুত্ব
২/ ব্রহ্মপুত্র বর্মান	বহুত্ব	২২ বহুত্ব

- উক্ত সবুত্ব বহুত্ব বহুত্ব ও বহুত্ব

Shipra Roy
Councillor
English Bazar Municipality
MALDA

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



192024250141446538

GRN Details

GRN:	192024250141446538	Payment Mode:	SBI Iipay
GRN Date:	29/07/2024 10:49:30	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4322814477055	BRN Date:	29/07/2024 10:49:42
Gateway Ref ID:	1GARPNTVH6	Method:	State Bank of India NB
GRIPS Payment ID:	290720242014144651	Payment Init. Date:	29/07/2024 10:49:30
Payment Status:	Successful	Payment Ref. No:	2002010506/5/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Mahamaya Construction And Company
Address:	1 No Govt. Colony, English Bazar, Malda, PAN- AJIPS7736C
Mobile:	9775838211
Period From (dd/mm/yyyy):	29/07/2024
Period To (dd/mm/yyyy):	29/07/2024
Payment Ref ID:	2002010506/5/2024
Dept Ref ID/DRN:	2002010506/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002010506/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	70011
2	2002010506/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	9014
Total				79025

IN WORDS: SEVENTY NINE THOUSAND TWENTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-0902-08845/2024	Date of Registration	29/07/2024
Query No / Year	0902-2002010506/2024	Office where deed is registered	
Query Date	27/07/2024 7:32:44 PM	A.D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	Sujit Kumar Jha Malda Bar Asso, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 9775838211, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 9,00,000/-]		
Set Forth value	Market Value		
Rs. 2,07,00,000/-	Rs. 4,90,32,954/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,011/- (Article:48(g))	Rs. 9,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

Land Details :

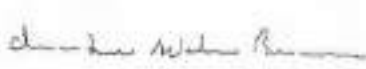
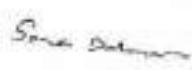
District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Govt. Colony Lane1, Mouza: Pirojpur, JI
No: 69, Pin Code : 732101

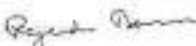
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5080 (RS :-)	LR-1249	Commercial	Bastu	9.3 Dec	2,00,00,000/-	4,73,45,454/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
Grand Total :					9.3Dec	200,00,000 /-	473,45,454 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	7,00,000/-	16,87,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	7,00,000 /-	16,87,500 /-	

Land Lord Details :

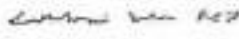
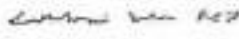
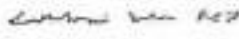
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name MADHUMITA DEBNATH (Presentant) Daughter of Late KUMUDRANJAN BARMAN Executed by: Self, Date of Execution: 29/07/2024 , Admitted by: Self, Date of Admission: 29/07/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	29/07/2024	LTI 29/07/2024	29/07/2024	
1 NO GOVT COLONY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: ADxxxxxx2K, Aadhaar No: 52xxxxxxxx3471, Status :Individual, Executed by: Self, Date of Execution: 29/07/2024 , Admitted by: Self, Date of Admission: 29/07/2024 ,Place : Office				
2	Name CHANDRA SEKHAR BARMAN Son of Late KUMUD RANJAN BARMAN Executed by: Self, Date of Execution: 29/07/2024 , Admitted by: Self, Date of Admission: 29/07/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	29/07/2024	LTI 29/07/2024	29/07/2024	
1 NO GOVT COLONY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: AGxxxxxx6B, Aadhaar No: 46xxxxxxxx1638, Status :Individual, Executed by: Self, Date of Execution: 29/07/2024 , Admitted by: Self, Date of Admission: 29/07/2024 ,Place : Office				
3	Name SOMA BARMAN Wife of Late KUMUDRANJAN BARMAN Executed by: Self, Date of Execution: 29/07/2024 , Admitted by: Self, Date of Admission: 29/07/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	29/07/2024	LTI 29/07/2024	29/07/2024	
ABANTIKA APARTMRNT NAJRUL SARANI WORD NO 39 SILIGURI, City:- Siliguri Mc, P.O:- JALPAIGURI, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AJxxxxxx4F, Aadhaar No: 36xxxxxxxx6099, Status :Individual, Executed by: Self, Date of Execution: 29/07/2024 , Admitted by: Self, Date of Admission: 29/07/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	RAJARSHI BARMAN Son of Late KUMUDRANJAN BARMAN Executed by: Self, Date of Execution: 29/07/2024 , Admitted by: Self, Date of Admission: 29/07/2024 ,Place : Office		 Captured	
	29/07/2024	29/07/2024	29/07/2024	29/07/2024
ABANTIKA APARTMENT NAJRUL SANSI RABINDRA SARANI WORD NO 39, City:- Siliguri Mc, P.O:- JALPAIGURI, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-2XX1 , PAN No.: F1xxxxxx2Q, Aadhaar No: 88xxxxxxxx8741, Status :Individual, Executed by: Self, Date of Execution: 29/07/2024 , Admitted by: Self, Date of Admission: 29/07/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MAHAMAYA CONSTRUCTION & COMPANY GOVT COLONY NO 1, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Date of Incorporation:XX-XX-1XX7 , PAN No.: ajxxxxxx6c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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> LAKSHMI SAHA ROY Wife of VIVEKANANDA ROY Date of Execution - 29/07/2024, , Admitted by: Self, Date of Admission: 29/07/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td> Jul 29 2024 12:18PM </td> <td> 29/07/2024 </td> <td> 29/07/2024 </td> <td> 29/07/2024 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	LAKSHMI SAHA ROY Wife of VIVEKANANDA ROY Date of Execution - 29/07/2024, , Admitted by: Self, Date of Admission: 29/07/2024, Place of Admission of Execution: Office		 Captured		Jul 29 2024 12:18PM	29/07/2024	29/07/2024	29/07/2024
Name	Photo	Finger Print	Signature										
LAKSHMI SAHA ROY Wife of VIVEKANANDA ROY Date of Execution - 29/07/2024, , Admitted by: Self, Date of Admission: 29/07/2024, Place of Admission of Execution: Office		 Captured											
Jul 29 2024 12:18PM	29/07/2024	29/07/2024	29/07/2024										
1 NO GOVT COLONY, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: AJxxxxxx6C, Aadhaar No: 52xxxxxxxx4789 Status : Representative, Representative of : MAHAMAYA CONSTRUCTION & COMPANY (as proprietor)													

Identifier Details :

Name	Photo	Finger Print	Signature
SUKHAMAY DE Son of SUBODH CHANDRA DE PIROJPUR, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101		 Captured	
29/07/2024	29/07/2024	29/07/2024	29/07/2024

Identifier Of MADHUMITA DEBNATH, CHANDRA SEKHAR BARMAN, SOMA BARMAN, RAJARSHI BARMAN, LAKSHMI SAHA ROY

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	MADHUMITA DEBNATH	MAHAMAYA CONSTRUCTION & COMPANY-3.09969 Dec
2	CHANDRA SEKHAR BARMAN	MAHAMAYA CONSTRUCTION & COMPANY-3.09969 Dec
3	SOMA BARMAN	MAHAMAYA CONSTRUCTION & COMPANY-1.55031 Dec
4	RAJARSHI BARMAN	MAHAMAYA CONSTRUCTION & COMPANY-1.55031 Dec
Transfer of property for S1		
Sl.No	From	To, with area (Name-Area)
1	MADHUMITA DEBNATH	MAHAMAYA CONSTRUCTION & COMPANY-375.00000000 Sq Ft
2	CHANDRA SEKHAR BARMAN	MAHAMAYA CONSTRUCTION & COMPANY-375.00000000 Sq Ft
3	SOMA BARMAN	MAHAMAYA CONSTRUCTION & COMPANY-375.00000000 Sq Ft
4	RAJARSHI BARMAN	MAHAMAYA CONSTRUCTION & COMPANY-375.00000000 Sq Ft

Land Details as per Land Record

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Govt. Colony Lane1, Mouza: Pirojpur, JI No: 69, Pin Code : 732101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5080, LR Khatian No:- 1249	Owner:সুদন বর্মন, Gurdian:কল্লিচাঁ কল্লিচাঁ বর্মন, Address:১নং কল্লিচাঁ . Classification:বাগ, Area:0.09300000 Acre,	Seller is not the recorded Owner as per Applicant.

On 29-07-2024

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

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

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

Presented for registration at 11:43 hrs on 29-07-2024, at the Office of the A.D.S.R. MALDA by MADHUMITA DEBNATH, 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 4,90,32,954/-

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

Execution is admitted on 29/07/2024 by 1. MADHUMITA DEBNATH, Daughter of Late KUMUDRANJAN BARMAN, 1 NO GOVT COLONY, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Retired Person, 2. CHANDRA SEKHAR BARMAN, Son of Late KUMUDRANJAN BARMAN, 1 NO GOVT COLONY, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Service, 3. SOMA BARMAN, Wife of Late KUMUDRANJAN BARMAN, ABANTIKA APARTMRNT NAJRUL SARANI WORD NO 39 SILIGURI, P.O: JALPAIGURI, Thana: Jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession House wife, 4. RAJARSHI BARMAN, Son of Late KUMUDRANJAN BARMAN, ABANTIKA APARTMENT NAJRUL SANSI RABINDRA SARANI WORD NO 39, P.O: JALPAIGURI, Thana: Jalpaiguri, , City/Town: SILIGURI MC, Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Service Identified by SUKHAMAY DE, , Son of SUBODH CHANDRA DE, PIROJPUR, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-07-2024 by LAKSHMI SAHA ROY, proprietor, MAHAMAYA CONSTRUCTION & COMPANY (Sole Proprietorship), GOVT COLONY NO 1, City:- English Bazar, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by SUKHAMAY DE, , Son of SUBODH CHANDRA DE, PIROJPUR, P.O: MALDA, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,014.00/- (B = Rs 9,000.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 9,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/07/2024 10:49AM with Govt. Ref. No: 192024250141446538 on 29-07-2024, Amount Rs: 9,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 4322814477055 on 29-07-2024, Head of Account 0030-03-104-001-16

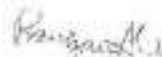
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs, 75,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1446, Amount: Rs.5,000.00/-, Date of Purchase: 26/07/2024, Vendor name: Manoranjan Poddar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/07/2024 10:49AM with Govt. Ref. No: 192024250141446538 on 29-07-2024, Amount Rs: 70,011/-, Bank: SBI EPay (SBIEPay), Ref. No. 4322814477055 on 29-07-2024, Head of Account 0030-02-103-003-02



Ramjan Ali
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MALDA
Malda, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0902-2024, Page from 230649 to 230674

being No 090208845 for the year 2024.



Digitally signed by SANDIPAN DAS
Date: 2024.08.01 16:23:02 +05:30
Reason: Digital Signing of Deed.

(Sandipan Das) 01/08/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.