

SLNO - 1375/25

I-1373/2025



पश्चिम बंगाल WEST BENGAL

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ADDL. DIST. SUB-REGISTRAR
BISHNUPUR, BANKURA

02 APR 2025

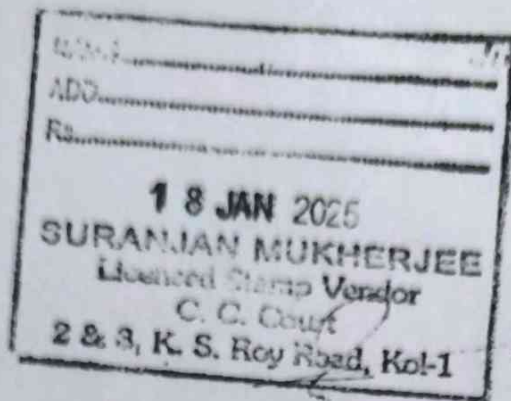
DEVELOPMENT AGREEMENT

1. Date : 2nd April 2025
2. Place : Bishnupur.
3. Parties :
 - 3.1 D MUKHOPADHYAY @
DEVASISH MUKHOPADHYAY

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Pinaki Chattopadhyay
Advocate
C.C. Court Baraset



18 JAN 2025

18 JAN 2025



ADDL. DIST. SUB-REGISTRAR
BISHNUPUR, BANKURA

02 APR 2025

[PAN. CLZPM4964P], [AADHAAR NO. 872453918687], [D.O.B. : 22.11.1956] & [MOBILE NO. 8910719431], son of Late Jnan Ranjan Mukherjee, by faith - Hindu, by occupation - Retired Person, by nationality - Indian, residing at Bishnupur, P.O. & P.S. Bishnupur, Pin - 722122, District - Bankura, West Bengal.

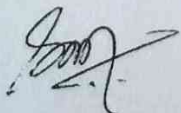
3.1.1 ANJAN MUKHERJEE [PAN. BGVPM5234N], [AADHAAR NO. 684094235230], [D.O.B. : 15.01.1962] & [MOBILE NO. 8509418251], son of Late Jnan Ranjan Mukherjee, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Bishnupur, P.O. & P.S. Bishnupur, Pin - 722122, District - Bankura, West Bengal.

3.1.2 SUDIP MUKHERJEE [PAN. AVHPM9023H], [AADHAAR NO. 803199338748], [D.O.B. : 12.02.1965] & [MOBILE NO. 8509418251], son of Late Jnan Ranjan Mukherjee, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Raghunath Sayer, Barakalitala, Bishnupur, P.O. & P.S. Bishnupur, Pin - 722122, District - Bankura, West Bengal.

Hereinafter jointly called and referred to as the **"LANDOWNERS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representative and assigns and nominee or nominees) of the **ONE PART**.

AND

3.2 OM SAI CONSTRUCTION [PAN : AAHFO9577B], [DATE OF FORMATION/ INCORPORATION : 22.03.2022], a Registered Partnership Firm, having its office address at Hatiara, Ghosh Dutta Para, P.O. Hatiara, P.S. New Town, Kolkata - 700157, District North 24 Parganas, West Bengal, represented by its Managing Partner namely SWAPAN MUKHERJEE [PAN : AEWPM8694J], [AADHAAR NO. 965062560347], [D.O.B. : 16.09.1964] & [MOBILE NO. 7980772329], son of Late Sudhin Mukherjee, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Swasti Apartment (Pubali), I/H-15A, Aswini Nagar, P.O. Aswini Nagar, P.S. Baguiati, Kolkata - 700159, District North 24 Parganas, West Bengal.



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Hereinafter called and referred to as "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their heirs, executors, administrators, representative, and assigns) of the **OTHER PART**.

Landowners and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

4. Subject Matter of Development :

4.1 Development Project & Appurtenances :

4.1.1 Project Property : ALL THAT piece and parcel of a demarcated and with boundary vacant plot of Bastu land measuring **28.9256 (Twenty Eight Point Nine Two Five Six) Decimals** be the same a little more or less equivalent to land measuring **17 (Seventeen) Cottahs 8 (Eight) Chittacks 0 (Zero) sq.ft.** be the same a little more or less, comprised in R.S. Dag No. 253/557, L.R. Dag No. 253/557, under R.S. Khatian No. 400, L.R. Khatian Nos. 3529, 3530 & 3531, lying and situated at **Mouza - Jamunabandh**, J.L. No. 97, Re.Sa. No. 1664, Touzi No. 871, Sheet No. 2, P.S. Bishnupur, A.D.S.R.O. Bishnupur, within the local limit of Bishnupur Municipality, in Ward No. 16, in the District - Bankura, Pin - 722122, in the State of West Bengal, and which is morefully described in the First Schedule hereinafter written.

5. BACKGROUND, REPRESENTATIONS AND COVENANTS :

5.1 Representations and Warranties Regarding Title : The Landowners have made the following representation to the Developer regarding title.

5.1.1 CHAIN OF TITLE REGARDING ABSOLUTE JOINT OWNERSHIP OF (1) D MUKHOPADHYAY @ DEVASISH MUKHOPADHYAY, (2) ANJAN MUKHERJEE & (3) SUDIP MUKHERJEE, LANDOWNERS HEREIN, IN RESPECT OF THE FIRST SCHEDULE PROPERTY, IS AS FOLLOWS :

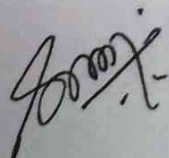
5.1.1.1 Absolute Ownership of Jnan Ranjan Mukherjee : One Jnan Ranjan Mukherjee was the absolute owner of Bastu land measuring 90 (Ninety)



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Decimals more or less out of land measuring 115 (One Hundred Fifteen) Decimals more or less out of the total land in dag measuring 471 (Four Hundred Seventy One) Decimals more or less, lying and situated at Mouza - Jamunabandh, J.L. No. 97, Re.Sa. No. 1664, Touzi No. 871, P.S. Bishnupur, comprised in R.S. Dag No. 253/557, L.R. Dag No. 253/557, under R.S. Khatian No. 400, L.R. Khatian No. 490, in the District - Bankura, West Bengal, along with other lands in different dags, by receiving from one Phanibhushan Mukhopadhyay, son of Late Kedar Nath Mukhopadhyay, by the strength of a Registered Deed of Gift, which was registered on 31.01.1983, registered in the office of the Sub-Registrar, Bishnupur, Bankura, and recorded in Book No. I, Volume No. 3, Pages 145 to 148, being Deed No. 179 for the year 1983.

- 5.1.1.2 **Demise of Jnan Ranjan Mukherjee** : While in absolute possession, the said Jnan Ranjan Mukherjee died intestate on 04.01.2013, leaving behind his wife namely Aloka Mukherjee, and three sons namely (1) D Mukhopadhyay @ Devasish Mukhopadhyay, (2) Anjan Mukherjee & (3) Sudip Mukherjee, as his heirs and successors in interest in respect of the aforesaid property, left by the said Jnan Ranjan Mukherjee, since deceased.
- 5.1.1.3 **Demise of Aloka Mukherjee** : While in absolute possession, the said Aloka Mukherjee, wife of Late Jnan Ranjan Mukherjee, died intestate on 28.03.2023, leaving behind her aforesaid three sons namely (1) D Mukhopadhyay @ Devasish Mukhopadhyay, (2) Anjan Mukherjee & (3) Sudip Mukherjee as her heirs and successors in interest in respect of her share in the aforesaid plot of land, left by the said Aloka Mukherjee, since deceased, in the estate of the said Jnan Ranjan Mukherjee, since deceased.
- 5.1.1.4 **Absolute Joint Ownership of (1) D Mukhopadhyay @ Devasish Mukhopadhyay, (2) Anjan Mukherjee & (3) Sudip Mukherjee** : Thus on the basis of the aforesaid facts and circumstances and on the basis of inheritance received from their deceased father, Jnan Ranjan Mukherjee and their deceased mother, Aloka Mukherjee, the said (1) D Mukhopadhyay @ Devasish Mukhopadhyay, (2) Anjan Mukherjee & (3) Sudip Mukherjee, Landowners herein, have jointly become the absolute joint owners of the aforesaid property, i.e. ALL THAT piece and parcel of Bastu land measuring 90 (Ninety) Decimals more or less, lying and situated at Mouza - Jamunabandh, J.L. No. 97, Re.Sa. No. 1664, Touzi No. 871, P.S. Bishnupur,



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comprised in R.S. Dag No. 253/557, L.R. Dag No. 253/557, under R.S. Khatian No. 400, L.R. Khatian No. 490, in the District - Bankura, West Bengal, alongwith other lands, and each having possessed undivided 1/3rd share in the aforesaid property.

5.1.1.5 L.R. Record : After inheriting the aforesaid land, the said (1) D Mukhopadhyay (a) Devasish Mukhopadhyay, (2) Anjan Mukherjee & (3) Sudip Mukherjee have recorded their names in the record of the L.R. Settlement in following way :

<u>Name</u>	<u>L.R. Dag No.</u>	<u>L.R. Khatian No.</u>
D Mukhopadhyay (a) Devasish Mukhopadhyay	253/557	3529
Anjan Mukherjee	253/557	3530
Sudip Mukherjee	253/557	3531

5.1.1.6 Creation of Plot for Development : The said (1) D Mukhopadhyay (a) Devasish Mukhopadhyay, (2) Anjan Mukherjee & (3) Sudip Mukherjee, Landowners herein, out of their total ownership, created a demarcated plot of land measuring 28.9256 (Twenty Eight Point Nine Two Five Six) Decimals more or less equivalent to 17 (Seventeen) Cottahs 8 (Eight) Chittacks 0 (Zero) sq.ft. more or less, for development purpose, comprised in L.R. Dag No. 253/557, under L.R. Khatian Nos. 3529, 3530 & 3531, lying and situated at Mouza - Jamunabandh, J.L. No. 97, Re.Sa. No. 1664, Touzi No. 871, P.S. Bishnupur, within the local limit of Bishnupur Municipality, in the District - Bankura, West Bengal. The contribution in the said demarcated plot of land contributed by the said (1) D Mukhopadhyay (a) Devasish Mukhopadhyay, (2) Anjan Mukherjee & (3) Sudip Mukherjee, is as under :

<u>Name of the Owner</u>	<u>L.R. Dag No.</u>	<u>L.R. Khatian No.</u>	<u>Contribution in Demarcated Plot [In Decimal]</u>
Devasish Mukhopadhyay	253/557	3529	09.6418
Anjan Mukherjee	253/557	3530	09.6419
Sudip Mukherjee	253/557	3531	09.6419
			<u>28.9256</u>

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6. **DESIRE OF DEVELOPMENT OF THE LAND & ACCEPTANCE AND REGISTERED DEVELOPMENT POWER OF ATTORNEY :**

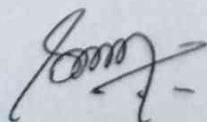
6.1 **Desire of Development & Acceptance :** The said (1) D Mukhopadhyay @ Devasish Mukhopadhyay, (2) Anjan Mukherjee & (3) Sudip Mukherjee, Landowners herein, jointly have expressed their desire to develop the aforesaid demarcated and created plot of land with boundary wall, i.e. plot of land measuring **28.9256 (Twenty Eight point Nine Two Five Six) Decimals be the same a little more or less equivalent to 17 (Seventeen) Cottah 8 (Eight) Chittacks 0 (Zero) sq.ft. be the same a little more or less**, which is morefully described in the First Schedule hereunder written by constructing multi storied building/s thereon, and the Developer herein has accepted the said proposal and the Landowners have decided to enter into this present Development Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written.

6.1.1 **Registered Development Power of Attorney After Registered Development Agreement :** For the smooth running of the said project, the said (1) D Mukhopadhyay @ Devasish Mukhopadhyay, (2) Anjan Mukherjee & (3) Sudip Mukherjee, Landowners herein, have agreed to execute a Registered Development Power of Attorney After Registered Development Agreement, by which the said Landowners herein, will appoint and nominate one Om Sai Construction, Developer herein, as their Constituted Attorney, to act on behalf of the Landowners.

7. **DEFINITION :**

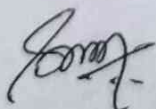
7.1 **Building :** Shall mean multi storied building/s so to be constructed on the schedule property, which is morefully described in the First Schedule hereunder written.

7.1.1 **Common Facilities & Amenities :** Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.



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- 7.1.2 **Saleable Space** : Shall mean the space within the building, which is to be available as an unit/flat/shops/garages for independent use and occupation in respect of Landowners' Allocation & Developer's Allocation as mentioned in this Agreement.
- 7.1.3 **Landowners' Allocation** : Shall mean the consideration against the project by the Landowners, which is morefully described in Second Schedule hereunder written.
- 7.1.4 **Developer's Allocation** : Shall mean all the remaining area of the proposed multi storied building excluding Landowners' Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is morefully described in Third Schedule written hereinbelow.
- 7.1.5 **Architect/Engineer** : Shall mean such person or persons being appointed by the Developer.
- 7.1.6 **Transfer** : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowners as a transfer of space in the said building to intending purchasers thereof.
- 7.1.7 **Building Plan** : Shall mean such plan which will be sanctioned by the concerned authority/authorities and/or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the concerned authority/authorities.
- 7.1.8 **Built Up Area/Lockable Area** : Here Built up area/Lockable area means, the area in which the flat has been built. It includes carpet area of the unit plus cent percent of internal walls area plus fifty percent of the common partition wall between two units plus cent percent area covered by the individual wall for the said unit.
- 7.1.9 **Total Covered Area** : Here total covered area means, built up/lockable area of the unit plus proportionate area of common spaces like stairs, lift & lobby areas of that particular floor.



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- 7.1.10 **Super Built Up Area (For any Individual Unit) :** Here super built up area means the total covered area plus 25% of service area.

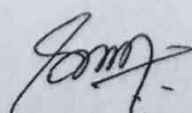
8. **LANDOWNERS' RIGHT & REPRESENTATION :**

- 8.1 **Indemnification regarding Possession & Delivery :** The Landowners are seized and possessed of and/or otherwise well and sufficiently entitled to the schedule property in as it is condition and deliver physical as well as identical possession to the Developer to develop the schedule property.

- 8.1.1 **Free From Encumbrance :** The Landowners also indemnify that the schedule property is free from all encumbrances and the Landowners have marketable title in respect of the said premises.

9. **DEVELOPER'S RIGHTS :**

- 9.1 **Authority of Developer :** The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement.
- 9.1.1 **Right of Construction :** The Landowners hereby grant permission an exclusive rights to the Developer to build new building/s upon the schedule property.
- 9.1.2 **Construction Cost :** The Developer shall carry total construction work of the building at their own costs and expenses. No liability on account of construction cost will be charged from Landowners' Allocation.
- 9.1.3 **Sale Proceeds of Developer's Allocation :** The Developer will take the sale proceeds of Developer's Allocation exclusively.
- 9.1.4 **Booking & Agreement for Sale :** Booking from intending purchaser for Developer's Allocation as per terms of Development Agreement the said possssion/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowners as a Registered Power of Attorney Holder. All the sales



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consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in his/their own names but without creating any liability on the Landowners.

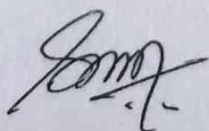
- 9.1.5 **Selling Rate :** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowners.
- 9.1.6 **Profit & Loss :** The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.
- 9.1.7 **Possession to the Landowners :** On completion of the project, the Developer will handover undisputed possession of the Landowners' Allocation Together With all rights of the common facilities and amenities to the Landowners with Possession Letter and will take release from the Landowners by executing a Deed of Release.
- 9.1.8 **Possession to the intending purchaser/s :** On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representative and Power of Attorney holder of the Landowners.
- 9.1.9 **Deed of Conveyance :** The Deed of Conveyance of Developer's Allocation will be signed by the Developer on behalf of and as representative and registered Power of Attorney Holder of the Landowners.

10. CONSIDERATION :

- 10.1 **Permission against Consideration :** The Landowners grant permission for exclusive right to construct the proposed building in consideration of Landowners' Allocation to the Developer.

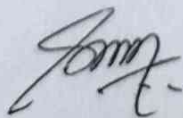
11. DEALING OF SPACE IN THE BUILDING :

- 11.1 **Exclusive Power of Dealings of Landowners :** The Landowners shall be entitled to transfer or otherwise deal with the Landowners' Allocation in the building and the Developer shall not in anyway interfere with or disturb the quiet and peaceful possession of the Landowners' Allocation.



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- 11.1.1 **Exclusive Power of Dealings of Developer :** The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowners and the Landowners shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.
12. **NEW BUILDING :**
- 12.1 **Completion of Project :** The Developer shall at his/their own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.
- 12.1.1 **Installation of Common Amenities :** The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the CESC Ltd./W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats/shops/garages therein on ownership basis and as mutually agreed upon.
- 12.1.2 **Architect Fees etc. :** All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowners shall bear no responsibility in this context and in this respect as well as on that accounts.
- 12.1.3 **Municipal Taxes & Other Taxes of the Property :** The Landowners shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said property upto the date of this agreement. And after that the Developer will pay and will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation. From the date of completion and allocation of the floor area between the Landowners and the Developer, the Developer will pay Municipal Tax, GST and/or any other taxes as levied by the State Government/Central Government and/or any other statutory authority/authorities on Developer's Allocation only AND on the contrary, the



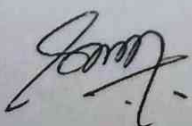
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Landowners will pay Municipal Tax, GST and/or any other taxes as levied by the State Government/Central Government and/or any other statutory authority/authorities on Owners' Allocated Portion or Owners' Allocation only.

- 12.1.4 **Upkeep Repair & Maintenance :** Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof.

13. **PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS :**

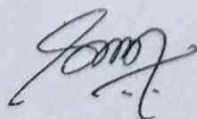
- 13.1 **Delivery of Possession :** As soon as the building will be completed, the Developer shall give written notice to the Landowners requiring the Landowners to take possession of the Landowners' Allocation in the building and certificate of the Architect/L.B.S of the authority being provided to that effect.
- 13.1.1 **Payment of Municipal Taxes :** Within 30 days from the receive possession of Landowners' Allocation and at all times there after the Landowners shall be exclusively responsible for payment of all Municipal and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowners' Allocation only.
- 13.1.2 **Share of Common Expenses & Amenities :** As and from the date of delivery of possession to be received, the Landowners shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the common facilities in the new building payable in respect of the Landowners' Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.



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14. **COMMON RESTRICTION :**

- 14.1 **Restriction of Landowners and Developer in common :** The Landowners' Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-
- 14.1.1 Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- 14.1.2 Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous written consent of the other in this behalf.
- 14.1.3 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless such party shall have observed and performed all to terms and conditions on their respective part to be observed and/or performed and the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
- 14.1.4 Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.
- 14.1.5 The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.



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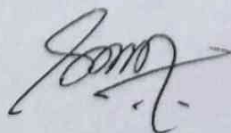
- 14.1.6 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.
- 14.1.7 Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.
- 14.1.8 The Landowners shall permit the Developer and his/their servants and agents with or without workman and other at all reasonable times to enter into and upon the Landowners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

15. **LANDOWNERS' OBLIGATION :**

- 15.1 **No Interference :** The Landowners hereby agree and covenant with the Developer : (i) not to cause any interference or hindrance in the construction of the building by the Developer. (ii) not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building. (iii) not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

16. **DEVELOPER'S OBLIGATIONS :**

- 16.1 **Time Schedule of Handing Over Landowners' Allocation :** The Developer hereby agree and covenant with the Landowners to handover Landowners' Allocation within 48 (Forty Eight) months from the date of sanctioning the building plan from the concerned authority. The Landowners also permit the Developer a grace period of 6 (Six) months more to handover the Landowners' Allocation.



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16.1.1 **Penalty** : If the Landowners' Allocation will not be delivered within the stated period, then the Developer shall be liable to pay Rs.3,000/- (Rupees Three Thousand only) per month to the Landowners as demurrage.

16.1.2 **No Violation** : The Developer hereby agree and covenant with the Landowners : (i) not to violate or contravenes any of the provisions of rules applicable to construction of the said building. (ii) not to do any act, deed or thing, whereby the Landowners are prevented from enjoying, selling, assigning and/or disposing of any Landowners' Allocation in the building at the said premises vice versa.

17. **LANDOWNERS' INDEMNITY :**

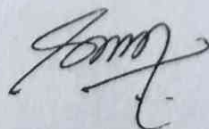
17.1 **Indemnity** : The Landowners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated/allotted space without any interference or disturbances provided the Developer perform and fulfil the terms and conditions herein contained and/or its part to be observed and performed.

18. **DEVELOPER'S INDEMNITY** : The Developer hereby undertake to keep the Landowners : (i) indemnified against third party claiming and actions arising out of any sort of act of omission or commission of the Developer in relation to the construction of the said building. (ii) against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

19. **MISCELLANEOUS :**

19.1 **Contract Not Partnership** : The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

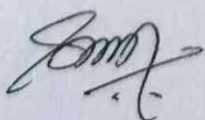
19.1.1 **Not specified Premises** : It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer



Contd.....15

and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners related to which specific provisions may not have been mentioned herein. The Landowners hereby undertake to do all such legal acts, deeds, matters and things as and when required and the Landowners shall execute any such additional power of attorney and/or authorisation as may be required by the Developer for any such purposes and the Landowners also undertake to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowners and/or against the spirit of these presents.

- 19.1.2 **Not Responsible :** The Landowners shall not be liable or any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 19.1.3 **Process of Issuing Notice :** Any notice required to be given by the Developer to the Landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.
- 19.1.4 **Formation of Association :** After the completion of the said building and receiving peaceful possession of the allocation, the Landowners hereby agree to abide by all the rules and regulations to be framed by any society/ association/holding organisation and/or any other organisation, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.

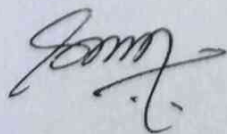


Contd.....16

- 19.1.5 **Name of the Building :** The name of the building will be given by developer with consultance with the landowners in due course.
- 19.1.6 **Right to borrow fund :** The Developer shall be entitled to borrow money at his/their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowners or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the Landowners nor any of their estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
- 19.1.7 **Documentation :** The Landowners delivered all the xerox copies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowners will bound to produce documents in original before any competent authority for inspection.
- 19.1.8 **Electrical Transformar :** The Electrical Transformar will be installed by the W.B.S.E.D.C.L. in the project. The process of installation of transformar will be taken by the developer. The Developer will not be liable for any delay caused by W.B.S.E.D.C.L. regarding installation of Transformar in the project within the stated period of handing over the possession and under no circumstances, the Landowners and purchaser/s of the building/s will blame and will take any steps on this point to the developer.

20. **FORCE MAJEURE :**

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.



Contd.....17

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

21. **DISPUTES :**

Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that :

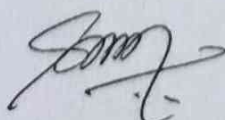
Constitution of Arbitral Tribunal : The Arbitral Tribunal shall consist of one arbitrator, who shall be an Advocate, to be nominated jointly by the Legal Advisors of the Developer and Landowners.

Place : The place of arbitration shall be Kolkata only.

Binding Effect : The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

22. **JURISDICTION :**

In connection with the aforesaid arbitration proceeding, only the District Judge, Bankura, and the Hon'ble High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.



Contd.....18

THE FIRST SCHEDULE ABOVE REFERRED TO
[Description of Total Land]

ALL THAT piece and parcel of demarcated and with boundary Bastu land measuring :

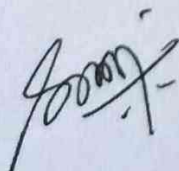
<u>L.R. Dag</u> <u>No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Khatian in the</u> <u>name of</u>	<u>Nature of</u> <u>Land</u>	<u>Total Land Area</u> <u>[In Decimal]</u>
253/557	3529	Devasish Mukhopadhyay	Bastu	09.6418
253/557	3530	Anjan Mukherjee	Bastu	09.6419
253/557	3531	Sudip Mukherjee	Bastu	09.6419
				<u>28.9256</u>

In total a demarcated plot of vacant Bastu land measuring **28.9256 (Twenty Eight Point Nine Two Five Six) Decimals** be the same a little more or less equivalent to land measuring 17 (Seventeen) Cottahs 8 (Eight) Chittacks 0 (Zero) sq.ft. be the same a little more or less, comprised in R.S. Dag No. 253/557, **L.R. Dag No. 253/557**, under R.S. Khatian No. 400, **L.R. Khatian Nos. 3529, 3530 & 3531**, lying and situated at **Mouza - Jamunabandh**, J.L. No. 97, Re.Sa. No. 1664, Touzi No. 871, Sheet No. 2, P.S. Bishnupur, A.D.S.R.O. Bishnupur, within the local limit of Bishnupur Municipality, in Ward No. 16, in the District - Bankura, Pin - 722122, in the State of West Bengal. The said demarcated vacant plot of land is butted & bounded as follows :-

- ON THE NORTH : Part of L.R. Dag No. 253/557.
ON THE SOUTH : Land of Deb Narayan Das Karmakar (L.R. Dag No. 253/557) & Others Land.
ON THE EAST : 10 ft. Wide Metal Road & L.R. Dag No. 253/557 (P).
ON THE WEST : 25 ft. Wide Metal Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

LANDOWNERS' ALLOCATION : The Landowners hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-



Contd.....19

The Landowners' Allocation will be allotted as follows :-

1. The Landowners will get 2600 (Two Thousand Six Hundred) Square Feet more or less or super built up area each in the proposed building, so to be constructed by the Developer on the schedule land mentioned in the First Schedule hereinabove written, together with undivided proportionate share of land, common areas, common amenities and common facilities of the said proposed building.

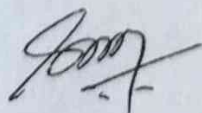
Later on, after preparation of the Floor Plan, the said flats/garages/shops will be demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to Landowners along with a Supplementary Development Agreement/s denoting the said units within the purview of the Landowners' Allocation.

2. It is also settled that except the Landowners' Allocation as described above, the other constructed areas of the said proposed building will exclusively be treated as Developer's Allocation.
3. The Landowners received a sum of Rs.10,001/- (Rupees Ten Thousand One only) each [i.e. total sum of Rs.30,003/- (Rupees Thirty Thousand Three only)], as non-refundable amount, to be payable by the developer on or before signing, executing and registering of this present Development Agreement.
4. The flats/garages/shops will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.
5. The Landowners herein give permission to amalgamate the land with their neighbour's plot of land. The area of Landowners' Allocation receivable by the Landowners as described above will be fix as aforesaid.

THE THIRD SCHEDULE ABOVE REFERRED TO

[Developer's Allocation]

DEVELOPER'S ALLOCATION : Shall mean all the remaining portion of the total constructed area in the building in form of self contained flats/shops/commercial



Contd.....20

spaces/garages (excluding Landowners' Allocation as described above) together with undivided proportionate share of land, common areas, common amenities and common facilities and common parts of the building/s, and the said property absolutely shall be the property of the Developer.

THE FOURTH SCHEDULE ABOVE REFERRED TO

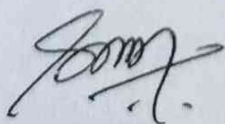
[Specifications]

1. **Brick Work** : External Wall - 8/5 inch thick with cement mortar (1:6) using first class brick. Partition Wall - 5/3 inch thick brickwork with cement mortar in proportion (1:6) by using 1st class bricks.
2. **Plaster** : Wall Plaster - Outside surface 12mm thick (1:6 cement mortar), Inside Plaster 12 mm thick (1:6 cement mortar). Ceiling Plaster - 6 mm thick (1:4 cement mortar) Proper chipping will be made before ceiling plastering.
3. **Stair Case** : Staircase will be finished with good quality marble or vitrified tiles and mild steel/brick railing.
4. **Drainage** : The drainage connection will be done as per approved drawing of BM with very good quality material as approved by the Architects, Rain water pipes will be 6"/4" dia made of supreme or equivalent brand.
5. **Roof Treatment** : Good quality material will be laid on roof or plain cement concrete with necessary admixture.
6. **Side Passage** : Will have I.P.S. flooring laid under flat brick soling.
7. **Water Supply** : Water supply with high quality pumps and motors will be made available.
8. **Electrical** : Separate meters for the entire flat will be provided upon payment of security deposit to WBSEDCL. Electrical mains etc. will be provided with good quality copper wire.
9. **Painting & Finishing** : Outside face of external walls will be finished with high quality weather coat. Windows, gates and grills will be painted with two coats of enamel paints over two coats of primer.

Said Flat :

The Said Flat will be completed and finished as follows :

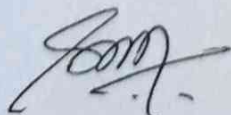
1. **Brick Work** : External Walls - 8/5 inch thick brick work with cement mortar in proportion (1:6) by using 1st class bricks. Partition Walls - 5/3 inch thick with cement mortar in proportion (1:4) by using 1st class brick, providing wire mesh as required for 3 inch wall.



Contd.....21

2. **Plaster** : Wall Plaster - Outside surface 12mm thick (1:6 cement mortar), inside surface 12mm thick (1:6 cement mortar). Ceiling Plaster - 6 mm thick (1:4 cement mortar). Proper chipping will be made before wall and ceiling plastering.
3. **Floor of Rooms & Toilets** : As per specification of the Developer (Vetified Tiles) flooring in all the rooms, kitchen, toilets, verandah etc. will be provided.
4. **Toilet Walls** : Upto 6'-6" finished with white/light coloured ceramic tiles.
5. **Doors** : Door frames will be made of good quality Shal wood. Hot pressed flush door will be provided in all door. Hatch bolt/Cylindrical lock in the door for main room and night latch for the main door of the flat will be provided.
6. **Windows** : Fully Aluminium windows with glass fittings and standard handle.
7. **Sanitary Fittings in Toilets** : The following will be provided :
 - a) Tap and shower arrangements.
 - b) White/light coloured wash basin made of procelain.
 - c) White/light coloured European type water closet made of procelain.
 - d) Water pipe line.
 - e) Hot and cold water line (only common bath room).
 - f) Provision for installation of Geysers (only common bath room).
8. **Kitchen** : Kitchen will be provided with top cooking platform with one stainless steel sink and drain board and ceramic tiles upto a height of 4'-0" feet above the cooking platform.
9. **Electrical Points & Fittings** : Concealed P.V.C. conduits, with good quality copper wire will be provided. Number of points will be decided later. Calling bell point at the main door of the flat will be provided. Only one A.C. point will be provided in the master bed room of the flat.
10. **Painting & Finishing** : Outside face of external walls will be finished with weather coat. Internal face of the walls will be finished with good quality P.O.P. Wall Putty will be done inside the flat/s.
11. **Lift** : Developer also provide lift facility in the building.

EXTRA WORK : Any work other then specified above would be regarded as extra work for which separate payment is required to be made.



Contd.....22

IN WITNESS WHEREOF the parties hereto have set and subscribe their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the parties at Bishnupur
in the presence of :

1. *Goutam Banerjee*

S/o - Tarak Chand Samui
Raghunath Sayer
Bishnupur, Barasat

2. *Tahid Iqbal*
S/o - U Md. Rafique
Dwarika, Bishnupur,
Barasat

D. Mukhopadhyay
@ Anjan Mukhopadhyay

D Mukhopadhyay
(a) Devasish Mukhopadhyay

Anjan Mukherjee
Anjan Mukherjee

Drafted By :

Pinaki Chattopadhyay
Adv.
11/30/19/11/2011
Judge's Court, Barasat.

For Pinaki Chattopadhyay & Associates

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700157.

Ph : 9830061809.

Composed By :

Jayashree Mondal
Jayashree Mondal,
Teghoria Main Road,
Kolkata - 700157.

Sudip Mukherjee
Sudip Mukherjee

Landowners

Swapan Mukherjee
Om Sai Construction

Represented by its Managing Partner

Swapan Mukherjee

Developer

Contd.....23

MEMO OF CONSIDERATION

Received on or before the date of execution of this present Development Agreement, a refundable sum of **Rs.30,003/- (Rupees Thirty Thousand Three Only)** from the present Developer in accordance with this present Development Agreement and also confirm the present agreement.

<u>Mode of Payment</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>In favour of</u>	<u>Amount</u>
Cheque No. 000491	14.12.2024	ICICI Bank, Chinarpark	Devasish Mukhopadhyay	Rs.10,001.00
Cheque No. 000492	14.12.2024	ICICI Bank, Chinarpark	Anjan Mukherjee	Rs.10,001.00
Cheque No. 000502	01.04.2025	ICICI Bank, Chinarpark	Sudip Mukherjee	Rs.10,001.00
TOTAL :				<u>Rs.30,003.00</u>

Witnesses :-

1. *Goutam Banerjee*
S/o - Tarate Chand Banerjee
Raghunath Sayer
Bishnupur, Barua.

D Mukhopadhyay
@ *Devis Mukhopadhyay*

D Mukhopadhyay
@ Devasish Mukhopadhyay

2. *Tahist Rana*
S/o - U. Md. Rafique

Anjan mukherjee
Anjan Mukherjee

Sudip Mukherjee
Sudip Mukherjee
Landowners

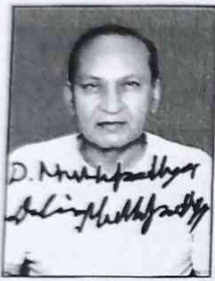
SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE LR. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

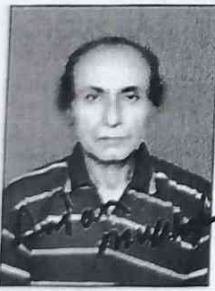
 <i>Surpan Mukherjee</i> Developer	L.H.					
	R.H.					

ATTESTED :-

Surpan Mukherjee

 <i>D. Mukherjee</i> @ <i>Surpan Mukherjee</i> Landowner	L.H.					
	R.H.					

ATTESTED :- *D. Mukherjee @ Surpan Mukherjee*

 <i>Anjan Mukherjee</i> Landowners	L.H.					
	R.H.					

ATTESTED :- *Anjan Mukherjee*

 <i>Sudip Mukherjee</i> Landowners	L.H.					
	R.H.					

ATTESTED :- *Sudip Mukherjee*

DATED THE DAY OF 2025

DEVELOPMENT AGREEMENT

BETWEEN

D Mukhopadhyay
(a) Devasish Mukhopadhyay
Anjan Mukherjee
Sudip Mukherjee
Landowners

Om Sai Construction

Developer

Drafted By

Pinaki Chattopadhyay & Associates

Advocate
Sangita Apartment, Ground Floor
Teghoria Main Road
Kolkata - 700157
Ph. : 9830061809

Composed By

Jayashree Mondal
Teghoria Main Road
Kolkata - 700157

Major Information of the Deed

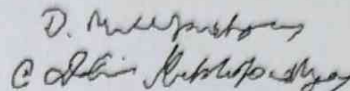
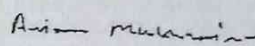
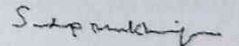
Deed No :	I-0103-01373/2025	Date of Registration	02/04/2025
Query No / Year	0103-2000859999/2025	Office where deed is registered	
Query Date	27/03/2025 1:52:23 PM	A.D.S.R. BISHNUPUR, District: Bankura	
Applicant Name, Address & Other Details	PINAKI CHATTAPADHYA SANGEETA APRT, TEGHORIA M, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9749044962, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 30,003/-]		
Set Forth value	Market Value		
	Rs. 1,01,31,769/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 321/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Jamunabandh, JI No: 97, Pin Code : 722122

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-253/557 (RS :-)	LR-3529	Commercial	Bastu	9.6418 Dec		33,77,233/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	LR-253/557 (RS :-)	LR-3530	Commercial	Bastu	9.6419 Dec		33,77,268/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	LR-253/557 (RS :-)	LR-3531	Commercial	Bastu	9.6419 Dec		33,77,268/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
		TOTAL :			28.9256Dec	0 /-	101,31,769 /-	
		Grand Total :			28.9256Dec	0 /-	101,31,769 /-	

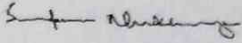
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr D MUKHOPADHYAY, (Alias: Mr DEVASISH MUKHOPADHYAY) Son of Late JNAN RANJAN MUKHERJEE Executed by: Self, Date of Execution: 02/04/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office	 02/04/2025	 LTI 02/04/2025 Captured	Signature  02/04/2025
BISHNUPUR, City:- Not Specified, P.O:- BISHNUPUR, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: CLxxxxxx4P, Aadhaar No: 87xxxxxxxx8687, Status :Individual, Executed by: Self, Date of Execution: 02/04/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office				
2	Name Mr ANJAN MUKHERJEE Son of Late JNAN RANJAN MUKHERJEE Executed by: Self, Date of Execution: 02/04/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office	 02/04/2025	 LTI 02/04/2025 Captured	Signature  02/04/2025
BISHNUPUR, City:- Not Specified, P.O:- BISHNUPUR, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: BGxxxxxx4N, Aadhaar No: 68xxxxxxxx5230, Status :Individual, Executed by: Self, Date of Execution: 02/04/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office				
3	Name Mr SUDIP MUKHERJEE Son of Late JNAN RANJAN MUKHERJEE Executed by: Self, Date of Execution: 02/04/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office	 02/04/2025	 LTI 02/04/2025 Captured	Signature  02/04/2025
RAGHUNATH SAYER, BARAKALITALA, BISHNUPUR, City:- Not Specified, P.O:- BISHNUPUR, P.S:- Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: AVxxxxxx3H, Aadhaar No: 80xxxxxxxx8748, Status :Individual, Executed by: Self, Date of Execution: 02/04/2025 , Admitted by: Self, Date of Admission: 02/04/2025 ,Place : Office				

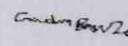
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OM SAI CONSTRUCTION HATIARA, GHOSH DUTTA PARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SWAPAN MUKHERJEE (Presentant) Son of Late SUDHIN MUKHERJEE Date of Execution - 02/04/2025, , Admitted by: Self, Date of Admission: 02/04/2025, Place of Admission of Execution: Office	Photo  Apr 2 2025 12:40PM	Finger Print  Captured LTI 02/04/2025	Signature  02/04/2025
SWASTI APARTMENT (PUBALI), I/H-15A, ASWINI NAGAR, City:- Not Specified, P.O:- ASWINI NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AExxxxxx4J, Aadhaar No: 96xxxxxxx0347 Status : Representative, Representative of : OM SAI CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOUTAM BANERJEE Son of Mr TARAKCHAND BANERJEE BISHNUPUR, City:- Not Specified, P.O:- BISHNUPUR, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122	 02/04/2025	 Captured 02/04/2025	 02/04/2025

Identifier Of Mr D MUKHOPADHYAY, Mr ANJAN MUKHERJEE, Mr SUDIP MUKHERJEE, Mr SWAPAN MUKHERJEE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr D MUKHOPADHYAY	OM SAI CONSTRUCTION-9.6418 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr ANJAN MUKHERJEE	OM SAI CONSTRUCTION-9.6419 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr SUDIP MUKHERJEE	OM SAI CONSTRUCTION-9.6419 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Jamunabandh, JI No: 97, Pin Code : 722122

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 253/557, LR Khatian No:- 3529	Owner: দেবানীষ মুখার্জী, Gurdian: জ্ঞানরঞ্জন , Address: বিষ্ণুপুর , Classification: বাড়, Area: 0.28000000 Acre,	Mr D MUKHOPADHYAY
L2	LR Plot No:- 253/557, LR Khatian No:- 3530	Owner: অরুণ মুখার্জী, Gurdian: জ্ঞানরঞ্জন , Address: বড়কানীতলা বিষ্ণুপুর , Classification: বাড়, Area: 0.26850000 Acre,	Mr ANJAN MUKHERJEE
L3	LR Plot No:- 253/557, LR Khatian No:- 3531	Owner: সুদীপ মুখার্জী, Gurdian: জ্ঞানরঞ্জন , Address: বড়কানীতলা বিষ্ণুপুর , Classification: বাড়, Area: 0.27000000 Acre,	Mr SUDIP MUKHERJEE

Endorsement For Deed Number : I - 010301373 / 2025

On 02-04-2025

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 11:56 hrs on 02-04-2025, at the Office of the A.D.S.R. BISHNUPUR by Mr SWAPAN MUKHERJEE..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,01,31,769/-

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

Execution is admitted on 02/04/2025 by 1. Mr D MUKHOPADHYAY, Alias Mr DEVASISH MUKHOPADHYAY, Son of Late JNAN RANJAN MUKHERJEE, BISHNUPUR, P.O: BISHNUPUR, Thana: Bishnupur, , Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Retired Person, 2. Mr ANJAN MUKHERJEE, Son of Late JNAN RANJAN MUKHERJEE, BISHNUPUR, P.O: BISHNUPUR, Thana: Bishnupur, , Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business, 3. Mr SUDIP MUKHERJEE, Son of Late JNAN RANJAN MUKHERJEE, RAGHUNATH SAYER, BARAKALITALA, BISHNUPUR, P.O: BISHNUPUR, Thana: Bishnupur, , Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business

Indetified by Mr GOUTAM BANERJEE, , Son of Mr TARAKCHAND BANERJEE, BISHNUPUR, P.O: BISHNUPUR, Thana: Bishnupur, , Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by profession Business

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

Execution is admitted on 02-04-2025 by Mr SWAPAN MUKHERJEE, PARTNER, OM SAI CONSTRUCTION (Partnership Firm), HATIARA, GHOSH DUTTA PARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr GOUTAM BANERJEE, , Son of Mr TARAKCHAND BANERJEE, BISHNUPUR, P.O: BISHNUPUR, Thana: Bishnupur, , Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 321.00/- (B = Rs 300.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 321/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/03/2025 1:47PM with Govt. Ref. No: 192024250467587678 on 31-03-2025, Amount Rs: 321/-, Bank: SBI EPay (SBlePay), Ref. No. 0603434365329 on 31-03-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,921/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 321121, Amount: Rs.100.00/-, Date of Purchase: 18/01/2025, Vendor name: Suranjan Kukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/03/2025 1:47PM with Govt. Ref. No: 192024250467587678 on 31-03-2025, Amount Rs: 19,921/-, Bank: SBI EPay (SBlePay), Ref. No. 0603434365329 on 31-03-2025, Head of Account 0030-02-103-003-02

JOYDEEP MUKHOPADHYAY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0103-2025, Page from 117575 to 117607
being No 010301373 for the year 2025.



Digitally signed by JOYDEEP MUKHOPADHYAY
Date: 2025.05.22 19:18:32 +05:30
Reason: Digital Signing of Deed.

(JOYDEEP MUKHOPADHYAY) 22/05/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.