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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Shantipara, 713048, K 196948

3.4286
 9.10.23
 20/04/23

Sheet's and the Signatures Sheet
 attached to this document
 are part of the Document.

Additional District Sub-Register
 BURDWAN

20 APR 2023



Abhijit Sanyal

Pratik Kumar
 Sonjay Mandal
 Kholkar

AGREEMENT FOR DEVELOPMENT OF LAND
 WITH GENERAL POWER OF ATTORNEY

This DEED OF LAND DEVELOPMENT AGREEMENT
 WITH GENERAL POWER OF ATTORNEY made on this
 20th day of April, 2023

BETWEEN

20 APR 2023

3/3

Sl. No. 719 Date 20/4/2023
Name Prashant Das Gupta
Address Sarani, p.m. Burdwan
Value of Stamp sm
Date of Purchase from Burdwan Treasury-1 12 APR 2023
Stamp Vendor - JOYANTA DAS
Sadar Registry Office (Burdwan)
Licence No. - 6/2010-11
Signature Joyanta Das



AGREEMENT FOR DEVELOPMENT OF LAND
WITH GENERAL POWER OF ATTORNEY
THIS DEED OR LAW...
Additional District Sub-Registrar
BURDWAN
20 APR 2023

Abhijit Suaro
(2)
Pranab Dasgupta
Sanjay Mandal
Kholanath

1. **MR. ABHIJIT SUARO, PAN - FKKPS7844M**, S/o- Mr. Haro Prasad Suaro, by Nationality Indian, by faith-Hindu, by occupation - Business, residing at Katika Street, P.O. & P.S. -Paralakhemundi, Dist - Gagapati, Pin - 761200, Odisha.

2. **MR. PRANAB DASGUPTA, PAN - AHTPD4673Q**, S/o- Late Mihir Kumar Dasgupta, by Nationality Indian, by faith-Hindu, by occupation - Business, residing at Baranilpur, Shantipara, P.O. Sripally, P.S. - Burdwan Sadar, Dist - Purba Bardhaman, Pin - 713103, West Bengal.

3. **MR. SANJAY MANDAL, PAN - BEWPM3604R**, S/o- Mr. Madan Mandal, by Nationality - Indian, by faith - Hindu , by occupation Business, residing at Shaldanga, P.O. Rondia, P.S. - Budbud, Dist - Paschim Bardhaman, Pin - 713420, West Bengal hereinafter collectively referred to as "**LAND OWNER(S)**" (which expression shall, unless excluded by or repugnant to the context, be deemed include his legal heirs, executors, legal representatives and assigns) **OF THE FIRST PART.**

AND

"BHOLANATH BUILDERS" PAN: AAUFB7800K, GSTIN - 19AAUFB7800KIZX having its registered office at 5 No, Ichlabad, P.O. Sripally, P.S. Burdwan Sadar, Dist. Purba Bardhaman, Pin- 713103, W.B. by its builder namely: **SRI. KHOKAN BALL** Son of Late Jogesh Chandra Ball, by Nationality Indian, by faith Hindu, by occupation Business, residing at 5 No, Ichlabad, P.O. Sripally, P.S. Burdwan Sadar, Dist. Purba Bardhaman, Pin- 713103, W.B. hereinafter referred to as "**DEVELOPER**" (which expression shall, unless excluded by or repugnant to the context, deemed to include his legal heirs, executors, administrators, legal representatives, successor in interest and assigns) **OF THE SECOND PART.**

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Additional District Sub-Registrar
BURDWAN

20 APR 2023

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Abhijit Suaro
Pranab Dasgupta
Sanjay Mandal
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DEVOLUTION OF TITLE

WHEREAS the schedule property was under ownership of Pranab dasgupta, Sanjay Mandal, Abhijit Suaro, Safiulla Sekh & Sk Md. Javed such property he/they obtained from Sekh. Samirul & others and such transfer has been completed by way of registered deed of Sale executed & registered on 26/02/2021 and such has been registered before the office of District Registrar - I of Burdwan vide deed being No. I - 1729 for 2021, Registered in Book- I, Vol. No. 0201 - 2021, Pages 47585 to 47628 and thereafter said Pranab Dasgupta, Sanjay Mandal, Abhijit Suaro, Safiulla Sekh & Sk Md. Javed, recorded his/their names in L.R. Settlement record of rights under one man one Khatian vide L.R. Khatian Nos. 5018,5022,4640,5017 & 4422 at Mouza- Kanainatshal, J.L No.76. & they jointly enjoying & possessing.

Thereafter said Safiulla Sekh & Sk Md. Javed enjoying & possessing the same his/their allotted share, then he/they transferred his/their right, title & interest in favour of Abhijit Suaro, Pranab Dasgupta & Sanjay Mandal and such transfer has been completed by way of a registered Sale deed as registered on 09.02.2023 before the office of A.D.S.R. Burdwan, vide deed being No. I - 1067 for 2023.

ACCORDING TO TITLE & R.O.R

WHEREAS the first party /owners of this deed i.e. according to title & R.O.R., being the absolute owner of schedule land, have decided to develop the schedule mentioned property to a project of multi storied building but they are not in a position of to do same, due to lacking of experience as well as physical capacity, as such they have expressed their desire as the form of help of any other by which the dream of first party shall be taken as the place of reality.

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Bimal Kumar
Sanyal Memorial
Kholanath.

INTRODUCTION OF DEVELOPER

WHEREAS the developer is acquainted developer '**FIRM**' namely '**BHOLANATH BUILDERS**', who already introduced own self in the locality i.e. 5 No, Ichlabad, P.O. Sripally, P.S. Burdwan Sadar, Dist. Purba Bardhaman, Pin- 713103, W.B., by constructing project of multi-storied building thereon and the developer is financially sound to complete the further project by maintaining the rule of local authority.

AND WHEREAS the second party developer hearing the dream of first party from their close circle and approach to the first party to allow the Second Party, to develop the land particularly mentioned and described in the first and/or schedule hereunder according to sprouted dream of both parties.

AND WHEREAS all the parties, after knowing all status of each other i.e. right, title, interest of land and pecuniary capacity of second party and the right of possession as well as easement right of the party, being satisfied in respect of capability, the first party/owner and party have agreed to authorized the developer to develop the said land by constructing new multi storied buildings may be (G+IV) as residential flat as ownership basis according to sanctioned plan, which shall sanction by Burdwan Municipality and it may enhanced according to municipal sanction of plan.

AND WHEREAS the parties, for the purpose of avoiding all such future dispute and difference between them, desire to put all such terms and conditions in written in this Deed of Development Agreement.

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(5)

Abhinav Kumar
Punjab Dasgupta
Sanjay Mandal
Kholanath

IN THIS AGREEMENT UNLESS THERE IS ANYTHING TO THE SUBJECT OR CONTEXT

- a) **OWNER/FIRST PARTY** shall mean **1. MR. ABHIJIT SUARO 2. MR. PRANAB DASGUPTA 3. MR. SANJAY MANDAL** and his/their heirs executors, administrators and legal representatives;
- b) **DEVELOPER** shall mean **"BHOLANATH DEVELOPERS"**, a Proprietorship firm and its executors, administrators and legal representatives;
- c) **PREMISES** shall mean the building should be constructed over All land being at Mouza – Kanainatshal, J.L. No. – 76, R.S. Khatian No. 190 & 191 under L.R. Khatian Nos. 4640, 5018 & 5022, L.R. Plot No. **218** of area **1320 Sq.ft.**, Class of Land – **"Bastu"** & L.R. Plot No. **218/238** of area **1500 Sq.ft.**, Class of Land – **"Bastu"** & L.R. Plot No. **218/621** of area **1300 Sq.ft.**, Class of Land – **"Shuna"** at present **"Bastu"** & L.R. Plot No. **218/630** of area **1100 Sq.ft.** Class of Land – **"Danga"** at present **"Bastu"** & L.R. Plot No. **218/634** of area **281 Sq.ft.** Class of Land – **"Shuna"** at present **"Bastu"** & L.R. Plot No. **218/635** of area **1350 Sq.ft.**, Class of Land – **"Shuna"** at present **"Bastu"** Total Land Area (1320 + 1500 + 1300 + 1100 + 281 + 1350) Sq.ft. = **6850 Sq.ft.** or more or less **0.156 Acre** at D.V.C. Mahalla, Ward No.13 within Burdwan Municipality, P.S. Burdwan Sadar and District Purba Bardhaman schedule land, which is particularly mentioned and described as second schedule hereunder.
- e) **COMMON SERVICE FACILITIES AND AMENITIES** shall include corridors, stair ways, landing, passage ways, pump, water storage

(6)

Attn: Sun
Prakash Deshmukh
Company Manager
Kholan Road

tank at top floor and other facilities which may mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance, and I or management of the building which is particularly mentioned and described as sixth schedule hereunder.

- f) **SALEABLE SPACE** shall mean this space in the building available for independent use an occupation after making due provision for common facilities and the space required therefore & each floor will have five flats & each floor five flats nos will be denoted in the following manner A, B, C, D & E.
- g) **OWNER'S ALLOCATION** shall means 40 % (Forty) Percent of the total constructed area & that will be allotted in the following manner Land owners No. 1, 2 & 3 will get flats being Nos. A, B, C, D & E at **1st Floor** & flat No. C at **3rd Floor** & flat Nos. A & E at **Fourth Floor** together with proportionate share of land & common facilities and amenities thereon.
- h) **DEVELOPER'S ALLOCATION** shall means the remaining all the constructed area i.e. 60% (Sixty) Percent of the total constructed area Developer's will get in the following manner flats Nos. A, B, C, D & E at **2nd Floor** & flat Nos. A, B, D & E at **3rd Floor** & flat Nos. B, C & D at **Fourth Floor** and proportionate share in land as well as to common facilities and amenities on prorate basis.

It is also noted the parking area at Ground floor also be allotted in the above mentioned percentage i.e. Owner's allocation 40 % (Forty) Percent & Developer's allocation 60% (Sixty) Percent.

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Alka Sun
Pravali Dabhi
Sanjay Mondal
Chokkathel

- i) **BUILDING** shall mean and include such plan for the construction of the building and sanctioned by the Burdwan Municipality.
- j) **SINGULAR** shall include plural and vice versa,
- k) **MASCULINE** shall include feminine and vice versa.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The owners hereby agree to entrust and hand over to the developer the work and right of development of the said property particularly mentioned and described in the scheduled hereunder.
2. The developer hereby agrees to develop and/or cause to be developing the said property permitted by the concerned authorities by constructing **(G+IV)** building thereon as ownership basis which is mentioned in the Second Schedule hereunder. The developer agreed that he will obtain whatever permissions are required to develop the property at his own costs and on his own responsibility but in the name of the owner /First party and that should be completed as per norms and system of Burdwan Municipality.
3. The developer has been satisfied that the first party is the full and or absolute owner of the said property and that the property is not subject to any mortgage charge or any other encumbrances.
4. The developer shall not start any work of development on the said property unless the building plans are sanctioned by the Burdwan Municipality.

MEMBER OF THE BOARD
MAY 2018

30 APR 2018

(8)

Abhijit Suaro
Pranab Dasgupta
Sanjay Mandal
Kshankar Das

5. THE OWNER AND THE DEVELOPER DO HERE BY DECLARE AND COVENANT AS FOLLOWS :-

- I) The owners i.e. Mr. Abhijit Suaro, Mr. Pranab Dasgupta & Mr. Sanjay Mandal hereby grants exclusive right to the developer to undertake new (G+IV) construction in accordance with the plan sanctioned by the Burdwan Municipality, along with if any subsequent plan be sanctioned for that construction too.
- II) The owner shall forthwith give permission to enter and to develop the land as mentioned in First schedule to the developer.
- III) All the applications for plan and other papers and documents as may be required by the developer for the purpose of obtaining necessary sanction of building plan from the Burdwan Municipality shall be prepared and submitted by the developer on behalf of the owner at the Developer's own costs and expenses.
- IV) The owner shall grant to the developer a Power of Attorney as may be required for the purpose of obtaining sanction of plan and necessary permission. And sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Burdwan Municipality and other authorities. The said power of Attorney shall also include right of the developer to enter into agreement with the prospective purchaser who wanted to purchase the flat of developer allocation with right of transfer of title of respective flats.
- V) Upon completion of the new building (G+IV) the developer shall put owners in undisputed possession of the owner's i.e. Mr. Abhijit Suaro,

RECORDED
BURDWAN
5 APR 2023

(9)

Allen Kumar
Pranab Dasgupta
Sanjay Mandal
K. Chokkappa

Mr. Pranab Dasgupta & Mr. Sanjay Mandal allocation together with proportionate share in land along with the right in common facilities and amenities. And which is particularly mentioned in the third schedule hereunder written.

- VI) That if it is necessary, owners shall execute the deed of conveyance or conveyance in respect of developer's allocation in favour of the developer or its nominees in such part or parts as shall be required by the developer and all costs and expenses including stamps and registration charges shall be borne and paid by the developer or its nominee or nominees, on the other hand the Developer shall execute the deed of conveyance or conveyance in respect of owner's allocation in favour of the owner or its nominees in such part or parts as shall be required by the owner and all costs and expenses including stamps and registration charge shall be borne and paid by the owner or its nominee or nominees.
- VII) The developer shall at its own cost construct and complete the new building (G+IV) at the said land in accordance with the sanctioned plan and confirming such specifications as are mentioned in the fifth schedule hereunder written.
- VIII) The developer shall install, in the said building at its own costs, pump operated deep tube well, water storage tanks overhead reserve, electric wiring and installations of separate transformer and lift and other facilities are required to but provided in the new building constructed for sale of flats therein on ownership basis.

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- II) The owners shall not do any act or deed or thing whereby the developer shall be prevented from construction and completion of the said building.
- III) Neither party shall be use nor permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance annoyance or hazard to the other purchasers/occupiers of the apartments or the buildings.
- IV) Neither party shall thrown or accumulate any dirt, rubbish, waste or refuse or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors, or any other portion or portions of the said premises.
- V) That the Allottee in respect of each flat shall have right to take loan from any finance authority by charging only his own flat.
- VI) That neither the owner nor the developer shall have right to make separate his own allocation by doing partition of the building.
- VII) That in respect of all extra facilities like as lift, transformer, to all external electric facilities etc. For which the charges shall obtain by the developer from each flat owner of the building.
- 7) **THE OWNERS HEREBY AGREE AND COVENANT WITH THE DEVELOPER AS FOLLOWS:-**
- I) The owners shall do all kind of cooperation with the developer in the construction of the building and said premises by the developer.

REGISTRATION
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20 APR 2023

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Somyan Mondal
Kholkar...

- II) The owners shall co-operate with the developer in selling, assigning and/or disposing of the developer allocation portion.
- III) The owners shall execute all such deeds of agreement for sale and sale concerning developer's allocation.
- IV) That if any land dispute may arise for which the project may delayed and to short out the matter under compulsion the developer take steps with pay the charges for which all expenses shall be adjusted by the owner with owners' allocation of the project.

8) THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNER AS FOLLOWS:-

- i) To complete the construction of the building within 30 months from the date of sanctioned building plan by Burdwan Municipality.
- ii) Not to transfer and/or assign the benefits of this agreement.
- iii) Not to violate or contravene any rule of concern authority which applicable to construction of the said building.
- iv) Not to part with possession of the developer's allocation any portion thereof unless possession of the owner's allocation is delivered to the owner provided however it will not prevented the developer from entering into any agreement for sale or transfer or deal with the developer's allocation.
- v) Not to sell the said land particularly mentioned and described in the first schedule hereunder written and not to execute any deed of conveyance directly in favour of any third party in respect of developer's

20 APR 2023

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allocation and the developer shall have no right to charged the first schedule property to any finance authority.

- vi) It is indemnify by the developers that the owners shall not be responsible for any bad work man ship of the developer or any construction being done by the developer deviating from the sanctioned plan.
- vii) To keep the owners indemnified against all third party claims and actions arising out of any sort of act of commission of the developer in relation to the construction of the said building.
- viii) To keep the owners indemnified against all actions suits costs proceedings and claims that may arise out of the developer's action with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

9) MUTUAL COVENANTS AND INDEMNITIES:-

- i) Immediately upon obtaining vacant condition and position of the said property mention in the first schedule hereunder, from the owner along with proper documents of title, possession and Record of Right the developer shall take all necessary steps for sanction of site plan as well as building plan from Burdwan Municipality, in respect of under schedule property.
- ii) The owners as well as developers shall not be liable for any income tax, wealth tax or any other taxes in respect of the developer's and/or owners allocation which shall be the liability of the developer as well as owner who shall keep to each other. Indemnified against all

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actions suits proceedings costs, charges and expenses in respect thereof as vise versa.

- iii) The developer and the owners shall mutually frame, scheme for the management, administration of the said building and/or common parts thereof and agree to abide by all the rules and regulations to be framed by any society/Association and/or any other Organization of the affairs of the building and/or common part thereof as per West Bengal apartment ownership Act'1972.,
- iv) The name of the building shall be **SHIV RATAN APARTMENT.**
- v) Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the premises or any part thereof to the developer by the owner or as creating any right, title or interest in respect thereof in favour of the developer other than exclusive license in favour of the developer to do the acts and things to develop the land, express by provided herein as also in the power of Attorney to be given for the purpose.
- vi) As from the date of completion of the building the developer and/or transferees and the owner shall each be liable to pay and bear proportionate taxes and other charges payable in respect of their respective spaces.
- vii) It there be any acquisition take place by any office of the West Bengal Government as Central Government, in respect of land and structure, therefore compensation of land will get the first party land owner and the compensation for structure will get the second party Developer, as such the awarded money would be delivered accordingly.

Abhinav
 Prakash Dutt
 Ganga Mandal
 Kherkherhal

- viii) That only the garage purchaser (any kind of two wheeler and four wheeler) shall have right to garage his/her/their wheeler at ground floor garage, while barring the garage purchaser no one shall have right to parking his/her/their wheeler (any kind of two wheeler and four wheeler) at the ground floor parking space.
- 10 Force major, the parties hereto shall not be considered to be liable for any obligation hereunder to extent that the performance of relative obligations prevented by the existence of the Force Mesure conditions i.e. flood, earth quake, riot, war storm" tempest civil commotion strike and/or any other act or commission beyond the contrary contract of the papers hereto.
- 11 Each of the terms and conditions stated hereinabove shall be deemed to be the consideration of each other as generation together and/or successor in interest.
12. It is expressly mentioned here that the Developer will have no rights to transfer any portion of the owner allotted portion in any manner by the strength of this Development Agreement as well as General Power of Attorney
13. It there be any dispute may arise between the parties then the dispute shall refer to the arbitrator according to Arbitration act. And arbitrator should be selected by both parties unanimously.

SCHEDULE

(DESCRIPTION OF THE LAND)

All that piece and parcel of land at Mouza - Kanainatshal, J.L. No. - 76, R.S. Khatian No. 190 & 191 under L.R. Khatian Nos. 4640, 5018 & 5022, L.R. Plot No. **218** of area **1320 Sq.ft.**, Class of Land - "**Bastu**" & L.R. Plot No. **218/238** of area **1500 Sq.ft.**, Class of Land - "**Bastu**" & L.R. Plot No. **218/621** of area **1300 Sq.ft.**, Class of Land - "**Shuna**" at present "**Bastu**" & L.R. Plot No. **218/630** of area **1100 Sq.ft.** Class of Land - "**Danga**" at present "**Bastu**" & L.R. Plot No. **218/634** of area **281 Sq.ft.** Class of Land - "**Shuna**" at present "**Bastu**" & L.R. Plot No. **218/635** of area **1350 Sq.ft.**, Class of Land - "**Shuna**" at present "**Bastu**" Total Land Area (1320 + 1500 + 1300 + 1100 +

281 + 1350) Sq.ft. = **6850 Sq.ft.** or more or less **0.156 Acre** within the Jurisdiction of Burdwan Municipality, Ward No.13 at D.V.C. Mahalla, P.S. Burdwan Sadar and District Purba Bardhaman.

TOTAL AREA OF THE LAND IS BUTTED AND BOUNDED BY :-

- On the North** : 25 Feet wide Pucca Road (Untitle),
On the South : Property of L.R. Plot No. 218,
On the East : Property of L.R. Plot No. 218/633,
218/634 & 218/635,
On the West : 10 Feet wide Kancha Road (Untitled),

Albir
Sunab Smit
Sanyal Mandal
Khokan Pal.

SECOND SCHEDULE

The proposed & (G+IV) storied building may be constructed. ✓

THIRD SCHEDULE

OWNER'S ALLOCATION shall means 40 % (Forty) Percent of the total constructed area & that will be allotted in the following manner Land owners No. 1, 2 & 3 will get flats being Nos. A, B, C, D & E at **1st Floor** & flat No. C at **3rd Floor** & flat Nos. A & E at **Fourth Floor** together with proportionate share of land & common facilities and amenities thereon

FORTH SCHEDULE

DEVELOPER'S ALLOCATION shall means the remaining all the constructed area i.e. 60% (Sixty) Percent of the total constructed area Developer's will get in the following manner flats Nos. A, B, C, D & E at **2nd Floor** & flat Nos. A, B, D & E at **3rd Floor** & flat Nos. B, C & D at **Fourth Floor** and proportionate share in land as well as to common facilities and amenities on prorate basis.

FIFTH SCHEDULE

Specification of construction by ISI brand materials.
Rod - Balaiji (Durgapur),

Albin Jais
Pune Durgapur
Somyaj Mandal
Chokanmel

All through RCC frame structure duly tested and with red brick walls. All Indian Marble flooring Marble topping on kitchen counter top 4' -0" X 18".

Colored ceramic tiles in toilets up to 6' -0" and over kitchen counter up to 2'-6"

Marble flooring in toilets.

Wooden door frames with flash door of all doors.

Aluminium window with M.S. Iron grill.

Stair - Black Stone

Fully concealed copper core wearing with standard number of points for lights and fans.

Fully concealed plumbing system using standard make UVC pipes for hot water in one bathroom and water supply in kitchen and toilets with standard quality C.P. fittings.

Stainless steel sinks in kitchen.

White sanitary wears (Standard Make)

Lift - Automatic (Royal),

Colour - Weather Code (Out Side),

Generator -KILOSKAR

And inner walls will be finished with Two coat putty & one coat primer the door and grills will not be painted.

SIXTH SCHEDULE

i) **UNIQUE AMINITIES**

TV point in drawing room and master's bed room.

Exhaust fan points/kitchen chimney point in kitchen and exhausts fan points.

ii) **AMENITIES WITH EXTRA COST**

Parking space at ground floor (Two wheelers & four wheelers and bicycle)

A.C. point, guesser point or any extra point.

Individual electric meters for every flat with all accessories, fittings and fixing.

Mr. Sanjay Mandal
Sanjay Mandal
Khokan Ball

GENERAL POWER OF ATTORNEY

That in continuance and also to the terms of the Development Agreement.

I/We, **1. MR. ABHIJIT SUARO, PAN - FKKPS7844M**, S/o- Mr. Haro Prasad Suaro, by Nationality Indian, by faith-Hindu, by occupation - Business, residing at Katika Street, P.O. & P.S. -Paralakhemundi, Dist - Gagapati, Pin - 761200, Odisha. **2. MR. PRANAB DASGUPTA, PAN - AHTPD4673Q**, S/o- Late Mihir Kumar Dasgupta, by Nationality Indian, by faith-Hindu, by occupation - Business, residing at Baranilpur, Shantipara, P.O. Sripally, P.S. - Burdwan Sadar, Dist - Purba Bardhaman, Pin - 713103, West Bengal. & **3. MR. SANJAY MANDAL, PAN - BEWPM3604R**, S/o- Mr. Madan Mandal, by Nationality - Indian, by faith - Hindu , by occupation Business, residing at Shaldanga, P.O. Rondia, P.S. - Budbud, Dist - Paschim Bardhaman, Pin - 713420, West Bengal being the actual physical possessor and owner of the schedule property herein do hereby nominate, appoint and constitute **"BHOLANATH BUILDERS" PAN: AAUFB7800K, GSTIN - 19AAUFB7800KIZX** having its registered office at 5 No, Ichlabad, P.O. Sripally, P.S. Burdwan Sadar, Dist. Purba Bardhaman, Pin- 713103, W.B. by its builder namely: **SRI. KHOKAN BALL** Son of Late Jogesh Chandra Ball, by Nationality Indian, by faith Hindu, by occupation Business, residing at 5 No, Ichlabad, P.O. Sripally, P.S. Burdwan Sadar, Dist. Purba Bardhaman, Pin- 713103, W.B. hereinafter referred to as **"DEVELOPER"** hearing as my constituted attorney to execute all deeds, acts and things as hereinafter mentioned on our behalf relating to the Developer's allocation only:

1. To sell/transfer the property/properties/land/lands mentioned in the schedule hereunder for such consideration and subject to such covenants as the attorney may think fit and to give receipt for all and/or other consideration money and to execute and to admit and to present

50 APR 2023

before the Sub-Registrar or Registrars, ADSR, Burdwan. Sale proceeds will be divided as per in allocation of Development Agreement.

Almit Kumar
Suresh Kumar
Somyaj Mandal
Kholanath

2. To execute any deed(s) like sale, agreement for sale, lease, partition, declaration, etc. for and on behalf of us which may be necessary to be executed or ascertaining the allotment of land to our share and to admit for registration of such deed(s) before the Registrar or Sub-Registrar and for the Registration of the deeds before the appropriate jurisdiction as mentioned in this agreement for proposed multi-storied building with any person or persons and to receive all advance money and full consideration amount from the intending purchasers and grant receipt against the same. Sale proceeds will be divided as per in allocation of Development Agreement.
3. To do all other acts and things as may be required to be done for completing the sale transfer of the schedule property and executing the deed of conveyance, as if we would do it personally.
4. To look after the schedule mentioned property of our shares and paid rents, revenue after mutation or before mutation etc. and other necessary formalities.
5. To file suit of any civil or criminal case which may be necessary to be file for protecting the interest of us by appointing advocate, to sign in the Vakalatnama, plaint, written statement, petition of complaints, verification, comprise petition, affidavit etc.
6. That the attorney shall be entitled to prosecute or defend any suit, complaint or procuring any found which may be necessary to expedient the purpose of such case, appointment any lawyer for conducting such litigations of civil and criminal nature revenue or income tax tribunal or industrial tribunal.

7. To make any declaration or affidavit for proof of any records of right documents for interest and to do all other acts which will be for our benefit and interest.

H. K. Chatterjee
Prabhat Chatterjee
Sanyal Mandal
K. Chatterjee

8. To appear and to all acts in Government Offices, Semi Government Offices, Local Authority or Local Body, income tax office or any other office on our behalf.
9. That the attorney shall also be entitled to take all sorts of decision for execution of any instrument and even shall also be entitled to lodge any complaint before any Police Officer or Police Station.

SCHEDULE

(DESCRIPTION OF THE LAND)

All that piece and parcel of land at Mouza – Kanainatshal, J.L. No. – 76, R.S. Khatian No. 190 & 191 under L.R. Khatian Nos. 4640, 5018 & 5022, L.R. Plot No. **218** of area **1320 Sq.ft.**, Class of Land – “**Bastu**” & L.R. Plot No. **218/238** of area **1500 Sq.ft.**, Class of Land – “**Bastu**” & L.R. Plot No. **218/621** of area **1300 Sq.ft.**, Class of Land – “**Shuna**” at present “**Bastu**” & L.R. Plot No. **218/630** of area **1100 Sq.ft.** Class of Land – “**Danga**” at present “**Bastu**” & L.R. Plot No. **218/634** of area **281 Sq.ft.** Class of Land – “**Shuna**” at present “**Bastu**” & L.R. Plot No. **218/635** of area **1350 Sq.ft.**, Class of Land – “**Shuna**” at present “**Bastu**” Total Land Area (1320 + 1500 + 1300 + 1100 + 281 + 1350) Sq.ft. = **6850 Sq.ft.** or more or less **0.156 Acre** within the Jurisdiction of Burdwan Municipality, Ward No.13 at D.V.C. Mahalla, P.S. Burdwan Sadar and District Purba Bardhaman.

TOTAL AREA OF THE LAND IS BUTTED AND BOUNDED BY :-

- On the North** : 25 Feet wide Pucca Road (Untitle),
- On the South** : Property of L.R. Plot No. 218,
- On the East** : Property of L.R. Plot No. 218/633,

218/634 & 218/635,

On the West

: 10 Feet wide Kancha Road (Untitled),

Abhijit Kumar
S/o Late Santanu Mandal
Sangar Mandal
Kholakhandal

IN WITNESS WHEREOF the parties to this Deed of Agreement act forth and subscribe their respective hands and scales on the day month and year above mentioned.

Witnesses:

1. ଅଭିଜିତ କୁମାର

ପିତା:- ଉତ୍ତମ କୁମାର କୁମାର

ସମ୍ପ:- ବଡ଼ଲିମ୍ପୁର

ଘର:- ଅମିତଭୂମି

ଝୋଟା:- ପୂର୍ବବିହାର

ପିନ୍:- ୭୬୦୬୦୬

Abhijit Kumar
Sangar Mandal

Signature of the First Part

2. Santanu Mandal
S/o Late Monotoshon Mandal
Baramilpur Road
P.O. Soipally.
Dist. Purbachaddhawan
Pin. 73103.



Kholakhandal

Signature of the Second Part

Drafted by me

Biswasjit Dutta

Deed-Writer.

L. No. 33

Burudilam Saha

Registry office.

REGISTRY
BARAMILPUR

5 APR 2023

आयकर विभाग
INCOME TAX DEPARTMENT
ABHIJIT SUARO
HARO FRASAD SUARO
16/02/1994
Permanent Account Number
FKKPS7844M
Abhijit Suaro
Signature

भारत सरकार
GOVT. OF INDIA



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

यह कार्ड खो जाने पर कृपया सूचित करें / लौटायें :
आयकर पैन सेवा यूनिट, UTIITS,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

भारत सरकार
GOVERNMENT OF INDIA



ଅଭିଜିତ ସୁଆର

Abhijit Suaro

ଜନ୍ମ ତାରିଖ / DOB: 16/02/1994

ପୁରୁଷ / MALE



3168 4570 3592

ମୋ ଆଧାର, ମୋ ପରିଚୟ



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Date: 18/08/2016

ଠିକଣା:
ପିତା ଡକ୍ ନାମ / ମାତା ଡକ୍
ନାମ: ହର ପ୍ରସାଦ ସୁଆର,
କଟିକା ସାହି, ପାରଳାଖେମୁଣ୍ଡି,
ପାରଳାଖେମୁଣ୍ଡି, ଗଜପତି,
ଓଡ଼ିଶା - 761200

Address:
S/O: Haro Prasad Suaro,
KATIKA STREET,
PARALAKHEMUNDI,
Parlakhemundi, Gajapati,
Odisha - 761200



1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



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Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/व्हीटलए :
आयकर पैन सेवा यूनिट, U111SL
प्लॉट नं: 3, सेक्टर 11, सीडी बी बेलपुर,
नवी मुंबई - 400 614

Handwritten signature

भारत सरकार

Government of India



PRANAB DASGUPTA
Date of Birth/DOB: 12/01/1980
Male/ MALE

4258 3482 1098

VID : 9137 2209 5826 7318

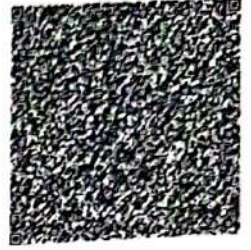
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
S/O: Mihir Kumar Dasgupta, BARONILPUR
SHANTIPARA, Burdwan - I, Bardhaman,
West Bengal - 713103



4258 3482 1098

VID : 9137 2209 5826 7318



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Print down



भारत सरकार

Government of India



Sanjay Mandal

Father : Madan Mandal

DOB: 02/03/1982

Male



8401 3276 0827

आधार - आम आदमी का अधिकार



आधार

Unique Identification Authority of India

Address: Shaldanga,
Bardhaman, Ronda, West
Bengal, 713420

8401 3276 0827

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www.uidai.gov.in

Sanjay Mandal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
BEWPM3604R



नाम / Name
SANJAY MANDAL

पिता का नाम / Father's Name
MADAN MANDAL

जन्म की तिथि / Date of Birth
02/03/1982

16032020


 हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटार्ड:
 आयकर सेवा सेवा इकाई, पन कम डी एन
 चौथी मंजिल, मंत्री स्टर्लिंग,
 प्लॉट नं. 341, सर्वे नं. 997/8,
 मॉडल कॉलोनी, डीप बंगला चौक के पास,
 पुणे - 411 016.



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

Income Tax PAN Services Unit, MSDI,
 4th Floor, Mantri Sterling,
 Plot No. 341, Survey No. 997/8,
 Model Colony, Near Deep Bangalow Chowk,
 Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
 e-mail: tininfo@rsdl.co.in

Sanjay Mandal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHRPB5027A



17082020

नाम / Name
KHOKAN BAL

पिता का नाम / Father's Name
JOGESH CHANDRA BAL

जन्म की तारीख
Date of Birth
17/12/1965

Khokan Bal
हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सूटारें:
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Khokan Bal





भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

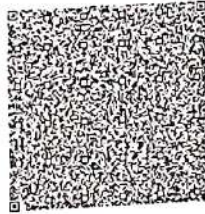
Enrolment No.: 1325/13524/07835

Download Date: 06/11/2020

To
Khokan Bal
S/O: Yogeshchandra Bal
5NO ICHLABAD
Barddhaman (m)
Sripalli
Barddhaman West Bengal - 713103
9832133788

Issue Date: 03/12/2016

Signature Invalid



आपका आधार क्रमांक / Your Aadhaar No. :

4027 4994 7764

VID : 9149 7524 0966 6040

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 06/11/2020



Khokan Bal
Date of Birth/DOB: 17/12/1965
Male/ MALE

Issue Date: 03/12/2016

4027 4994 7764

VID : 9149 7524 0966 6040

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

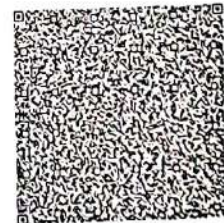
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



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Unique Identification Authority of India



Address:
S/O: Yogeshchandra Bal, 5NO ICHLABAD,
Barddhaman (m), Barddhaman,
West Bengal - 713103



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VID : 9149 7524 0966 6040

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Khokan Bal



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UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Subunath Das,
SANTIPARA,
Bardhaman (m), Bardhaman,
Bengal - 713103



8406 2067 3614

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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA

Samir Das
Date of Birth/DOB: 01/04/1977
Male/ MALE



8406 2067 3614



मेरा आधार, मेरी पहचान

1
समीर दास



SANTIPARA
BARANILPUR
BURDWAN

শান্তি পাড়া
বড় নীলপুর
বর্ধমান

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 271-BURDWAN (S) Assembly Constituency

২৭১-বর্ধমান দক্ষিণ বিধানসভা নির্বাচন কেন্দ্র

Place : BURDWAN

স্থান : বর্ধমান

Date : 11/03/95

তারিখ : ১১/০৩/৯৫



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/39/271/618006

পরিচয় পত্র



Elector's Name : SAMIR DAS

নির্বাচকের নাম : সমীর দাস

Father/Mother/

Husband's Name : SHAMBHUNATH DAS

পিতা/মাতা/স্বামীর নাম : শম্ভুনাথ দাস

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 19

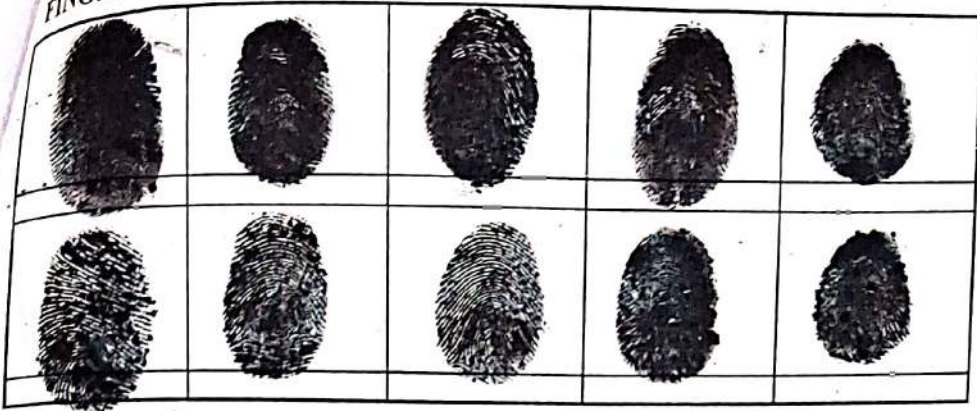
১.১.১৯৯৫-এ বয়স : ১৯

সমীর দাস

১১/০৩/৯৫

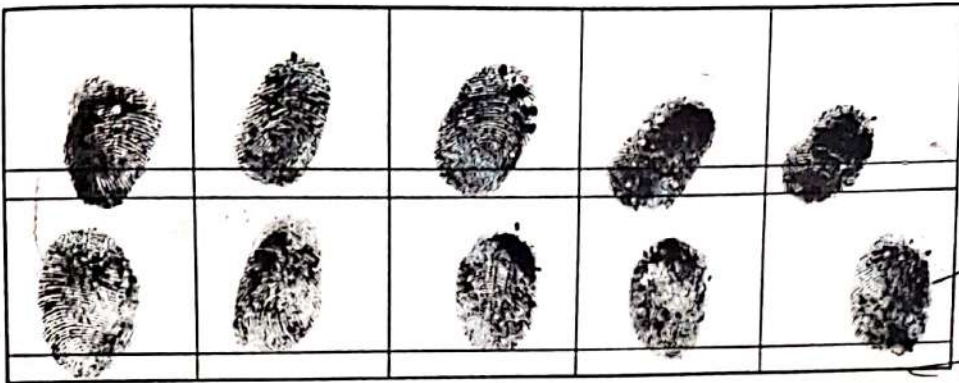


FINGERPRINTS



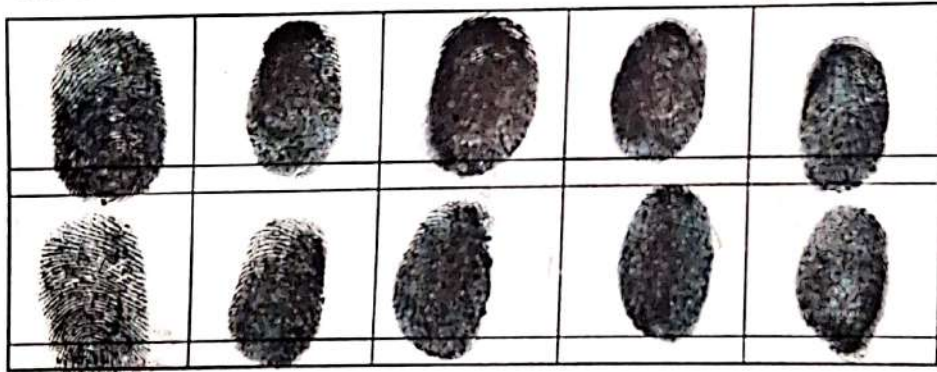
Ashish Suano
Ashish Suano

FINGERPRINTS



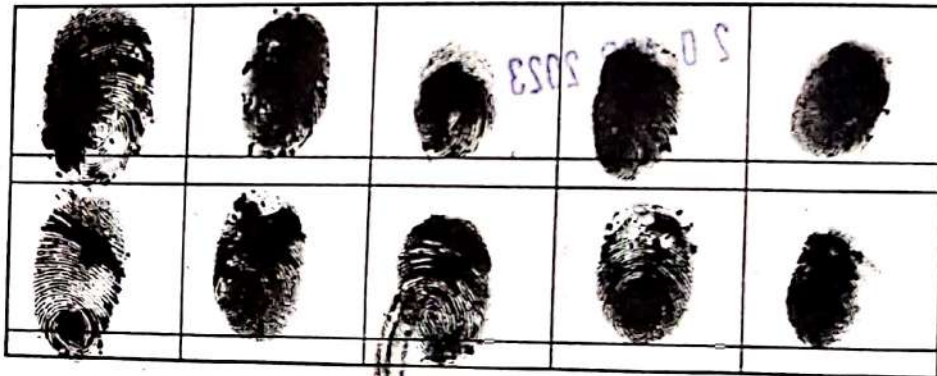
Pratik D. S. ...
Pratik D. S. ...

FINGERPRINTS













Sanjay Mandal
Sanjay Mandal

FINGERPRINTS



Khokan Mal
Khokan Mal

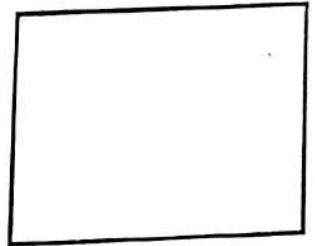
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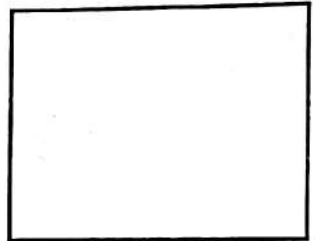


Handwritten text in Devanagari script, possibly a name or identification number.

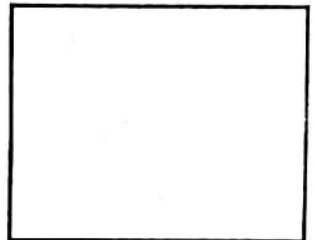
FINGERPRINTS



FINGERPRINTS



FINGERPRINTS



30 APR 2023

Major Information of the Deed

Deed No :	I-0203-02930/2023	Date of Registration	20/04/2023
Query No / Year	0203-2000940735/2023	Office where deed is registered	
Query Date	11/04/2023 4:22:16 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	BISWAJIT DUTTA POLICE LINE BAZAR, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, Mobile No. : 6295296040, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 98,91,146/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,060/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W13, Mouza: Kanainatshal, JI No: 76, Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-218 (RS :-)	LR-4640	Bastu	Bastu	1320 Sq Ft		19,05,753/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,







District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W13, Mouza: Kanainatshal, Ward No: 13 JI No: 76, Pin Code : 713103



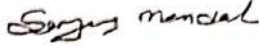
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-218/238 (RS :-)	LR-5018	Bastu	Bastu	1500 Sq Ft		21,65,629/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	LR-218/621 (RS :-)	LR-5022	Bastu	Shuna	1300 Sq Ft		18,76,878/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L4	LR-218/630 (RS :-)	LR-4640	Bastu	Danga	1100 Sq Ft		15,88,127/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L5	LR-218/634 (RS :-)	LR-5018	Bastu	Shuna	281 Sq Ft		4,05,694/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,



LR-218/635 (RS:-)	LR-5022	Bastu	Shuna	1350 Sq Ft		19,49,065/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
TOTAL :				12.6752Dec	0 /-	79,85,393 /-	
Grand Total :				15.7002Dec	0 /-	98,91,146 /-	

Land Lord Details :



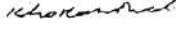


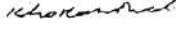


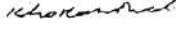
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr ABHIJIT SUARO (Presentant) Son of Mr HARO PRASAD SUARO Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 <small>20/04/2023</small>	 <small>LTI 20/04/2023</small>	 <small>20/04/2023</small>
KATIKA STREET, City:- Not Specified, P.O:- PARALAKHEMUNDI, P.S:-PARALAKHEMUNDI, District:- Gajapati, Orissa, India, PIN:- 761200 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FKxxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office				
2	Mr PRANAB DASGUPTA Son of Late MIHIR KUMAR DASGUPTA Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office	 <small>20/04/2023</small>	 <small>LTI 20/04/2023</small>	 <small>20/04/2023</small>
BARANILPUR SHANTIPARA, City:- , P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr SANJAY MANDAL Son of Mr MADAN MANDAL Executed by: Self, Date of Execution: 20/04/2023 Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office			
20/04/2023	LTI 20/04/2023	20/04/2023	
SHANLDANGA, City:- , P.O:- RONDIA, P.S:-Bud Bud, District:-Purba Bardhaman, West Bengal, India, PIN:- 713420 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BExxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/04/2023 , Admitted by: Self, Date of Admission: 20/04/2023 ,Place : Office			




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BHOLANATH BUILDERS 5 NO ICHALABAD, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 , PAN No.: AAXxxxxx0K,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> Mr KHOKAN BALL Son of Late JOGESH CHANDRA BALL Date of Execution - 20/04/2023 , , Admitted by: Self, Date of Admission: 20/04/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Apr 20 2023 4:48PM</td> <td>LTI 20/04/2023</td> <td>20/04/2023</td> <td></td> </tr> </tbody> </table> 5 NO ICHALABAD, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AAXxxxxx0K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BHOLANATH BUILDERS (as DEVELOPER)	Name	Photo	Finger Print	Signature	Mr KHOKAN BALL Son of Late JOGESH CHANDRA BALL Date of Execution - 20/04/2023 , , Admitted by: Self, Date of Admission: 20/04/2023, Place of Admission of Execution: Office				Apr 20 2023 4:48PM	LTI 20/04/2023	20/04/2023	
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Apr 20 2023 4:48PM	LTI 20/04/2023	20/04/2023											

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SAMIR DAS Son of Mr SHAMBHU NATH DAS 5 NO ICHALABAD, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103			
20/04/2023	20/04/2023	20/04/2023	
Identifier Of Mr ABHIJIT SUARO, Mr PRANAB DASGUPTA, Mr SANJAY MANDAL, , Mr KHOKAN BALL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ABHIJIT SUARO	BHOLANATH BUILDERS-3.025 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr PRANAB DASGUPTA	BHOLANATH BUILDERS-3.43751 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY MANDAL	BHOLANATH BUILDERS-2.97917 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr ABHIJIT SUARO	BHOLANATH BUILDERS-2.52084 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr PRANAB DASGUPTA	BHOLANATH BUILDERS-0.643959 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJAY MANDAL	BHOLANATH BUILDERS-3.09375 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W13, Mouza: Kanainatshal, JI No: 76, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 218, LR Khatian No:- 4640	Owner: অভিজিত সুরো, Gurdian: হরপ্রসাদ, Address: নিজ, Classification: বাস্তু, Area: 0.01400000 Acre,	Mr ABHIJIT SUARO

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W13, Mouza: Kanainatshal, Ward No: 13 JI No: 76, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 218/238, LR Khatian No:- 5018	Owner: প্রণব দাসগুপ্ত, Gurdian: মিহির কুমার দাসগুপ্ত, Address: নিজ, Classification: বাস্তু, Area: 0.00860000 Acre,	Mr PRANAB DASGUPTA
L3	LR Plot No:- 218/621, LR Khatian No:- 5022	Owner: সঞ্জয় মন্ডল, Gurdian: মদন মন্ডল, Address: নিজ, Classification: শুনা, Area: 0.00770000 Acre,	Mr SANJAY MANDAL
L4	LR Plot No:- 218/630, LR Khatian No:- 4640	Owner: অভিজিত সুরো, Gurdian: হরপ্রসাদ, Address: নিজ, Classification: ডাঙ্গা, Area: 0.01100000 Acre,	Mr ABHIJIT SUARO



L5	LR Plot No:- 218/634, LR Khatian No:- 5018	Owner:প্রণব দাসগুপ্ত, Gurdian:মিহির কুমার দাসগুপ্ত, Address:নিজ , Classification:ঘনা, Area:0.00140000 Acre,	Mr PRANAB DASGUPTA
L6	LR Plot No:- 218/635, LR Khatian No:- 5022	Owner:সঞ্জয় মন্ডল, Gurdian:মদন মন্ডল, Address:নিজ , Classification:ঘনা, Area:0.00800000 Acre,	Mr SANJAY MANDAL



On 20-04-2023

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 15:42 hrs on 20-04-2023, at the Office of the A.D.S.R. Bardhaman by Mr ABHIJIT SUARO , 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 98,91,146/-

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

Execution is admitted on 20/04/2023 by 1. Mr ABHIJIT SUARO, Son of Mr HARO PRASAD SUARO, KATIKA STREET, P.O: PARALAKHEMUNDI, Thana: PARALAKHEMUNDI, , Gajapati, ORISSA, India, PIN - 761200, by caste Hindu, by Profession Business, 2. Mr PRANAB DASGUPTA, Son of Late MIHIR KUMAR DASGUPTA, BARANILPUR SHANTIPARA, P.O: SRIPALLY, Thana: Bardhaman , , Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 3. Mr SANJAY MANDAL, Son of Mr MADAN MANDAL, SHANLDANGA, P.O: RONDIA, Thana: Bud Bud, , Purba Bardhaman, WEST BENGAL, India, PIN - 713420, by caste Hindu, by Profession Business

Indetified by Shri SAMIR DAS, , , Son of Mr SHAMBHU NATH DAS, 5 NO ICHALABAD, P.O: SRIPALLY, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

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

Execution is admitted on 20-04-2023 by Mr KHOKAN BALL, DEVELOPER, BHOLANATH BUILDERS (Others), 5 NO ICHALABAD, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Shri SAMIR DAS, , , Son of Mr SHAMBHU NATH DAS, 5 NO ICHALABAD, P.O: SRIPALLY, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/04/2023 1:32PM with Govt. Ref. No: 192023240021264041 on 20-04-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CFBQPV0 on 20-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 10,060/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,060/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 719, Amount: Rs.5,000.00/-, Date of Purchase: 20/04/2023, Vendor name: Joyanta Das

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/04/2023 1:32PM with Govt. Ref. No: 192023240021264041 on 20-04-2023, Amount Rs: 5,060/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CFBQPV0 on 20-04-2023, Head of Account 0030-02-103-003-02



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0203-2023, Page from 82906 to 82947
being No 020302930 for the year 2023.



Digitally signed by SANJIT SARDAR
Date: 2023.04.27 12:24:36 +05:30
Reason: Digital Signing of Deed.

Sanjit

(Sanjit Sardar) 2023/04/27 12:24:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.

(This document is digitally signed.)