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पश्चिम बंगाल WEST BENGAL

L 793186

L 793186

PANNALAL MURARILAL

Partner

AZADI PROPERTIES  
Proprietor

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

### Development Agreement

Deed of Agreement for Development as well as proposed construction of  
Multi Storied Residential cum commercial Building, at Mouza- Burdwan, J.L  
No. 30, under Burdwan Municipality Ward no 26, Mahalla- Kajirberh. Dist-  
Purba Bardhaman, in the State of West Bengal.

This DEVELOPMENT Agreement made ON this the 25th day of February in English

Additional District Sub-Registrar  
BURDWAN

### BETWEEN

PANNALAL MURARILAL (PAN- AAJFP2021P) (a partnership firm registered  
under The Indian Partnership Act 1932), address at Borehat, Kalitala, P.O- Nutanganj,  
P.S- Burdwan Dist- Purba Bardhaman, State of West Bengal- 713102. represented  
by one of its

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SL. NO. 4587 DATE 24.02.2025

SOLD TO Azad Rahaman

ADD J.B. Hazra Road, Purba Bardhaman

STAMP 5000.00

Burdwan No. T.Y. Part

Stamp Vendor SIKHARI DEY

Burdwan Collector Control

Licence No. 2/2010-11

Signature

*(Signature)*



Additional District Sub-Registrar  
BURDWAN

25 FEB. 2025

PANNALAL MURARILAL  
Giridhari Agarwal  
PARTNER

AZADI PROPERTIES  
Azad Rahaman  
Proprietor

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Managing Partner,

**MR. GIRIDHARI AGARWAL (PAN- ACSPA4758K)** Son of late Roshanlal Agarwal nationality Indian, by caste Hindu, by profession Business, residing at Borehat, Kalitala, P.O- Nutanganj, P.S- Burdwan Dist- Purba Bardhaman, State of West Bengal- 713102, hereinafter called the **OWNER/Executant'** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their heirs, executors, administrators, legal representatives, assigns, nominee or nominees) of the **FIRST PART**

**AND**

**AZADI PROPERTIES**, (a proprietorship firm) having its Regd. Office at N. H. Bypass, Goda More, P.O.- Lakundi, P.S.- Burdwan Sadar, Dist- Purba Bardhaman, Pin- 713102, acting through its authorised proprietor or represented by **MR. AZAD RAHAMAN, PAN- AFOPR8109Q** Son of Late Abdur Rahaman, Indian by Nationality, Islam by religion, Business affairs by Occupation, resident of J. B. Hazra Road, Rashikpur, P.O. Burdwan, P.S. Bardhaman Sadar, Dist. Purba Burdwan, Pin- 713101(W.B.), hereinafter referred to as the **DEVELOPER** (which Expression shall unless excluded by or repugnant to the context be deemed to include the **DEVELOPER** their legal heirs, executors, administrators, legal representatives, successors, successor-in-interest and assignees) of the **OTHER PART**.

**WHEREAS** the **OWNER** i.e. the First Part is absolutely seized and possessed of the property described in the Schedule below and have acquired a good & absolute right title interest & possession over the schedule property.

**AND WHEREAS** the below schedule property Mouza- Burdwan, J.L. No 30, Under Burdwan Municipality, Ward Number 26, Mahalla Kajirberh, plot no 41 Class- Bastu an area of 28 Decimal with two storied building, this property was originally belong to Nibaran Chandra Kundu, Krishna Chandra Dey & Atul Chandra Dey. and they was absolutely seized and possessed of the property described in the Schedule below and have acquired a good & absolute right title interest & possession over the schedule property and transferred the same in the name of Sovamoyee Debi @ Dey (Wife of Dhirendra Chandra Dey by the Deed of Sale registered under book no 1, being number 2547 dated 05/05/1952 register before office of the Burdwan District Sub Registry Office and she being absolutely seized and possessed of the property described in the Schedule below R.S. Plot No 41 an area of 28 Decimal and had acquired a good & absolute right title interest & possession over the schedule property and mutated his name in the R.S R.O.R and paid all taxes to the concern authorities.

**AND WHEREAS** the said Sovamoyee Debi @ Dey transferred 12 Decimal of land out of 28 Decimal in the name of Dr. Samir Chandra Nag Son of Late Dulal Chandra Nag by the Deed of Sale registered under book no 1, Volume number 30,

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pages 271 to 273 being number 2334 dated 13/03/1981 register before the office of the Burdwan District Sub Registry Office and again transferred 16 Decimal of land out of 28 Decimal in the name of Mrs. Manjula Nag Wife of Dr. Samir Chandra Nag by the Deed of Sale registered under book no 1, Volume number 30, pages 271 to 273 being number 2333 dated 13/03/1981 register before the office of the Burdwan District Sub Registry Office and they being absolutely seized and possessed of the property described in the Schedule below and have acquired a good & absolute right title interest & possession over the schedule property and mutated his name in the L.R.R.O.R under Khatiyani No 12134 & 10311 and paid all taxes to the concern authorities and paid taxes at Burdwan Municipality and mutated their names under holding number 1 and applied for a building plan and after obtaining sanction from Burdwan Municipality they had constructed a building over the schedule property and had acquired a good & absolute right title interest & possession over the schedule property.

**AND WHEREAS** the said Dr. Samir Chandra Nag & Mrs. Manjula Nag transferred the schedule 28 Decimal land with structure in the name of **MEDITECH MEDICAL LTD** (a company registered under companies Act) represented by its Managing Director Sk Abdul Sabir son of Md. Ayub by the Deed of Sale registered under book no 1, being number 4173 dated 05/09/2008 register before the office of the Additional District Sub Registry Office Burdwan, and had acquired a good & absolute right title interest & possession over the schedule property and mutated his name in the L.R. R.O.R and paid all taxes to the concern authorities and mutated the company name at the office of Burdwan Municipality under Holding Number 138.

**AND WHEREAS** the said **MEDITECH MEDICAL LTD** took a loan from IDBI Bank, and the said company failed to repay the loan amount, and the aforesaid Bank after fulfilment of all formalities and auctioned the shedule mention property under SARFAESI Act 2002, and the present Owner a highest bidder purchase the schedule mention property with structure vide a registered Sale Certificate book no. 1 being number 302 registered before the office of Additional District Sub Registry Office Burdwan dated 17/01/2017 and delivered the rightful possession to the present OWNER.

**AND WHEREAS** the present owner being absolutely seized and possessed of the property described in the Schedule below and have acquired a good & absolute right title interest & possession over the schedule property and mutated his name in the L.R. R.O.R and paid all taxes to the concern authorities.

**AND WHEREAS** the present OWNER wants to construct a multi-storied building plan containing several self-contained Flats/Units/Parking/Shops etc. from the competent authorities. But for want of time, experience and fund they are unable to proceed with such a project.

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PARTNER

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**AND WHEREAS** the OWNER are in need of a Company/person/company, who would take up the multi-storied building project and complete the same by taking all sorts of steps for development & construction by providing fund from its own source.

**AND WHEREAS** the developer COMPANY is engaged in civil construction & development of immovable properties. The OWNER approach the developer COMPANY represented by its director to take up the multi-storied building project and to complete the same by providing fund from its own source.

**AND WHEREAS** the developer COMPANY has agreed to take up the project and to construct the multi-storied building over the schedule property by providing its own fund as per sanctioned building plan issued by competent authorities.

**AND WHEREAS** the OWNER and developer COMPANY represented by its Director after due discussion over the modus operandi and the terms & conditions of the development, have mutually agreed on condition that the developer COMPANY would make construction of the multi-storied building as per sanctioned plan issued by competent authorities and with the authority & power to procure intending purchaser/purchasers of flats/units/parking spaces comprising in the multi-storied building and would make as an agent for the intending purchaser/purchasers to be secured by the developer COMPANY and would also realize the cost of construction of the flats/units/parking/Shops spaces and common parts from the intending purchaser/purchasers directly for self and also the cost of the proportionate share of interest in the land described in the schedule mentioned hereunder and as would be proportionate to each such flat/unit/parking/Shops space and common parts for and on behalf of the OWNER and upon receipt of such payment from the intending purchaser/purchasers the developer Company will nominate the intending purchaser/purchasers for purchase of the undivided, proportionate, impartible and indivisible share or interest in the said land as would be proportionate to each such flat/unit/parking spaces agreed to be acquired by the intending purchaser/purchasers to the said owner who would execute proper sale deed/conveyance deed in respect of the said undivided, impartible and indivisible interest in the land together with flats/units/parking/Shops spaces.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES as FOLLOWS:**

**ARTICLE - I**

**Definitions** Unless in these presents there is something in the subject of context inconsistent with.

**1.1. PREMISES** shall mean ALL THAT piece and parcel of Bastu class of land a little more or less 28 cents/Decimal in respect of Plot no- 41 corresponding LR Plot no- 401 which is under Mouza Burdwan, J.L. No. 30, within Burdwan Municipality

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PARTNER

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Proprietor

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Ward No 26, Mahalla Kajirberh, P.S. Burdwan Sadar, Dist. Purba Bardhaman, in the State of West Bengal.

**1.2 OWNER** shall mean **M/S PANNALAL MURARILAL** (a partnership firm registered under The Indian Partnership Act 1932), address at Borehat, Kalitala, P.O- Nutanganj, P.S- Burdwan Dist- Purba Bardhaman, State of West Bengal- 713102. represented by one of its

**Managing Partner,**

**MR. GIRIDHARI AGARWAL** Son of late Roshanlal Agarwal nationality Indian, by caste Hindu, by profession Business, residing at Borehat, Kalitala, P.O- Nutanganj, P.S- Burdwan Dist- Purba Bardhaman, State of West Bengal- 713102, (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their heirs, executors, administrators, legal representatives, assigns, nominee or nominees)

**1.3 DEVELOPER** shall means **AZADI PROPERTIES**, (a proprietorship firm) having its Regd. Office at N. H. Bypass, Goda More, P.O.- Lakurdi, P.S.- Burdwan Sadar, Dist- Purba Bardhaman, Pin- 713102, acting through its authorised proprietor or represented by **MR. AZAD RAHAMAN**, Son of Late Abdur Rahaman, Indian by Nationality, Islam by religion, Business affairs by Occupation, resident of J. B. Hazra Road, Rashikpur, P.O. Burdwan, P.S. Bardhaman Sadar, Dist. Purba Burdwan, Pin- 713101(W.B.), hereinafter referred to as the **DEVELOPER** (which Expression shall unless excluded by or repugnant to the context be deemed to include the **DEVELOPER** their legal heirs, executors, administrators, legal representatives, successors, successor-in-interest and assignees).

**1.4 Building** shall mean multi-storied residential building to be constructed over the schedule property with such necessary additional structures in accordance with the plan/plans sanctioned by competent authorities and other authorities for construction of flats/units/car parking spaces over the schedule property.

**1.5 ARCHITECT** shall mean any technically experienced qualified person/ persons of the Company appointed by the Developer as Architect for construction of multi-storied residential building to be constructed over the schedule.

**1.6 BUILDING PLAN** shall mean the plan/drawings of the multi-storied residential cum commercial building prepared by the Architect and submitted by the Owner to the competent authorities for construction of the multi-storied residential building over the schedule property with such variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned.

**1.7 COMMON FACILITIES/PORTIONS** shall include paths, passages, lift, roofs, foundations, columns, beams, supports, main wall, corridors, lobbies, entrances &

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PARTNER

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Proprietor

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exits, tanks, motors, pump and such other spaces and facilities whatsoever required for the establishment, location, common enjoyment, provision, management and/or maintenance of the buildings as shall be determined by the Developer Company and the Owner of the building or otherwise required and the Developer Company shall continue to manage and control all affairs until an Association or Society is formed and take charge of the same.

**1.8 CONSTRUCTED SPACE** shall mean the space in the building available for independent use and the occupation including the space demarcated for common facilities.

**1.9 OWNER'S ALLOCATION** shall mean and include that the Owner will only get undivided 45% of the Flat area/Car Parking/Shops space of the multi-storied building over the schedule property TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures subject to sanction of total F.A.R.

Be it mentioned here that if any deviation occurs then the same will be mutually adjusted as on this day by executing separate supplementary agreement. Be it further mentioned here that the OWNERS will receive 10,00,000 (Ten Lakhs) on the date of execution of this deed which is treated as refundable money.

be it further mention here, if the land Owners fails to perform to return of refundable money, in this situation land Owners allocation portion will be sold by the developer and will be adjusted the entire amount first come first customer choice first sale basis. (Be it further mention except plan sanction all expenditure which is related Mutation, Conversion, Amalgamation of panchayet tax, any permission etc is the part of land Owners)

**1.10 Developer's ALLOCATION** shall mean and include that the Developer will get undivided 55% of the Flat area/Car parking/Shops space of the multi-storied building as per sanctioned building plan issued by competent authorities over the schedule property TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures subject to sanction of total F.A.R. Be it mentioned here that if any deviation occurs then the same will be mutually adjusted as on this day by executing separate supplementary agreement.

**1.11 SALEABLE SPACE** means the space in the entire building, which will be available for independent use and occupation after making due provision for common facilities and the spaces required therefore.

**1.12 COVERED AREA** shall mean the plinth area of the said unit/flat/parking space including the bathrooms and balconies and also thickness of the walls and pillars

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which includes proportionate share of the plinth area of the common portions PROVIDED THAT if any wall be common between two units/flats/parking space then one - half of the area under such wall shall be included in each Unit/Flat/Shop.

**1.13 UNDIVIDED SHARE** shall mean the undivided proportionate share in the land attributable to the each flat/unit/parking space comprised in the said property and the common portions held by and/or here in agreed to be sold to the respective purchaser/s and also wherever the context permits.

**1.14 TRANSFEREE** shall mean the person to whom any may space in the building has been transferred or is proposed to be transferred.

**1.15 TRANSFER** with its grammatical, variations shall mean and include transfer by possession and by other means adopted for effecting what is understood as a transfer of space in multi-storied building to purchaser/s thereof and will include the meaning of the said terms as defined in the Income Tax Act, 1961 and the Transfer of property Act.

**1.16 CO - Owner** shall according to its context mean and include all persons who acquire or agree to acquire Units/Flats/Parking/Shops Spaces in the Building, including the Developer for the Units/Flats/Parking/Shops Spaces not alienated or agreed to be alienated.

**1.17 COMMON EXPENSES** shall include all expenses to be incurred by the co - owner for the maintenance, management and upkeep of the building over the schedule property for common purposes.

**1.18 COMMON FACILITIES AND AMENITIES** shall mean the Corridors, Ways, Stair, Stair Passage Ways, Drive Ways, Lift, Roof, Pump, Tube well Under ground and Overhead tank, Meter Space, Septic Tank, Boundary Wall and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, maintenance and/or management of the building in common.

**1.19 COMMON PURPOSES** shall mean the purpose of managing and maintaining the building over the schedule property and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the co-owner relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the common perorations in common.

**1.20** In case of any dispute difference or question arising between the parties with regard to the interpretation meaning or scope of this agreement or any rights and liabilities of the parties under the agreement or out of the agreement or in any manner whatsoever concerning this agreement and same shall be referred to arbitration under the provisions of The Arbitration Act, 1996 and or statutory modification or enactment

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thereto under the Joint Arbitration. If the Arbitrators fails to resolve the dispute, then the same will be resolved by due course of law under the specific and relevant provision of The Arbitration and conciliation Act, 1996.

**1.21 UNIT/FLAT** shall according to the context, mean all Purchaser/Purchasers and/or intending Purchaser/s of different Unit/s/Flat/s in the building and shall also include the Developer herein and the Owner herein in respect of such Unit/s/Flat/s which are retained and/or not alienated and/or not agreed to be alienated of the time being.

**1.22 DEVELOPER'S ADVOCATE** shall mean the Advocate Sudarshan Mallick, who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion and erection and sale, transfer, grant, conveyance, demised, devise and provide of the premise, its parts and parcels and the building/s and the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.

#### **ARTICLE - II**

##### **THE OWNER HAVE REPRESENTED TO THE DEVELOPER AS FOLLOWS**

2.1 That the Owner are the absolute owner of the said property and lawfully entitled to the same and no dispute or proceedings is pending in respect thereof any part or portion thereof.

2.2 That there is no arrear of taxes and/or other levies of impositions of the said property due and payable to any statutory authority.

2.3 That no proceeding for acquisition of the said property or any portion thereof is pending nor has any notice been received in respect thereof.

2.4 That the said land is not a Debottor or Pirotor property or Vested to the State of West Bengal.

2.5 That no proceeding of Income Tax Act, Weather Tax Act or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.

2.6 That there is absolutely no impediment or bar in matter of this agreement/ understanding or sale or the said property as contemplated in these present.

2.7 That the said property hereunder given for development does not in any way attract the mischief of the Urban Land (Ceiling and Regulation) Act. However, in case of necessity the Owner undertake to procure and produce proper permission or No-Objection from the competent authority under the said Act.

2.8 The Owner shall bound to supply all original documentary evidences in respect of the property to the Developer and the Developer must issue a list of document upon the letter head of company to the land owner.

2.9 The Owner shall extend all co-operation and take all steps lawfully & reasonably necessary for speedy construction of the multi-storied building and pay all arrears of

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taxes and/or enhancement including penalty, interest etc. on the said property till the date of proper documentary evidence.

2.10 The Owner shall vacate the said property/premises on the date of execution of the present agreement.

### ARTICLE - III

#### THE DEVELOPER COMPANY ASSURANCES, REPRESENTS AND CONCOMPANY AS FOLLOWS

- 3.1 The Developer Company has vast experience relating to construction and sufficient fund and enough competence to complete the building as per terms of this agreement within the stipulated period.
- 3.2 The Developer Company on good faith is satisfied with regard to the Owner's title over the schedule property according to the oral assurance and representations made by the Owner.
- 3.3 In case there is any damage to the building or unforeseen situation happens to any workmen, labourers in course of construction, the Developer Company will personally liable for the same and shall indemnify the Owner from all costs, consequences and damages arising thereof.
- 3.4 The Owner will not be liable for any act, deeds and things on the part of the Developer Company regarding construction & development of the property.
- 3.5 The Developer Company shall at its own costs & expenses apply and obtain all necessary permission certificates from all appropriate authority or authorities as may be required for the purpose of completion of the said building in the said premises.
- 3.6 The Developer Company shall at its own costs complete the multi-storied building over the schedule property by amalgamating the entire property into one holding.
- 3.7 The Developer Company acting on behalf of the Owner as Attorney and shall from time to time submit all further Plans and/or applications and other documents and papers with the consent of the Architect and the Owner and do all further acts, deeds and things as may be required or otherwise relevant for the purpose and/or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the building expeditiously and without delay.
- 3.8 The applications, plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owner. Be it mentioned here that the Developer can take any loan by mortgaging the schedule property for the purpose of the Construction & Development.

The intending purchaser/purchasers can also take loan by mortgaging his/her/their own proposed Flats/units/car parking spaces. All fees and other expenses incurred and/or to be incurred relating to the preparation of the plans by the Architect, Sanction fee charged or to be charged by the competent authority and

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supervision in the course of construction of the Building by the Architect shall be borne and paid by the Developer Company. All other costs and charges and expenses related to the construction of the building shall also be borne and paid by the Developer Company.

3.9 The Owner shall be entitled to periodically supervise the progress of construction of the building over the property.

3.10 That the Developer Company has every right to amalgamate (the schedule property and also neighbour property/ other holding) and/or to modify and/or to alter the building plan and also have right to submit supplementary Building Plan for the purpose of completion of construction of the proposed multi-storied residential building over the schedule property mentioned hereunder after due discussion of the Owner and if in any case any consent in writing or signature of the Owner are required for the said purpose the Owner shall sign the same and also shall co-operate in all matters in respect of getting supplementary sanction of Building Plan.

#### ARTICLE - IV

##### Occupant

4.1 All the areas to be vacated by the Owner in all respect and give permission to the Developer for the purpose of construction of the multi-storied building as per sanctioned building plan issued by Burdwan Municipality over the schedule property.

#### ARTICLE - V

##### Cost of Construction / Completion

5.1 The entire cost of construction of the building or whatsoever nature shall be borne by the Developer and such costs shall include the cost of all service amenities, fittings and fixtures, all over heads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers in respect of the construction costs for the purpose of obtaining all other permissions and approvals. The Owner shall not be required to contribute any amount in that regard.

5.2 The Developer Company shall complete the construction of the multi-storied building within 60 (Sixty) months from the date of sanction of the building plan from the competent authorities.

#### ARTICLE - VI

##### Possession and Payment

6.1 The Owner shall put the Developer Company in the exclusive possession to the said property as agreed upon on the date of execution of the present agreement.

6.2 That the Developer Company shall be entitled to collect and realize consideration money for and on behalf of the Owner from the intending purchaser/s for flats/units/parking spaces, price of the undivided proportionate and impartible

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share and interest in the land as would be proportionate to the Developer's allocation of the constructed area with common parts and common areas.

6.3 That the Developer Company shall be entitled to collect the price of the undivided proportionate and impartible share or interest in the said land and cost of construction so far it relates to its allocation.

6.4 The Flats will not be considered as complete unless the Developer Company has given notice to this effect to the flat owner and the said building shall be deemed to be completed in all regards on receipt of possession by each owner of the flats/ units/car parking spaces.

#### ARTICLE - VII

##### Developer's Obligation

7.1 The Developer Company shall complete the multi-storied building within 60 (Sixty) months from the date of sanction of the building plan from the competent authorities and deliver the possession after completing in all respect.

7.2 The Developer Company shall have power to make any deviation of sanctioned plan of the said building over the schedule property after obtaining permission from the concerned authority and the Owner will personally be responsible to give consent of the Developer Company.

#### ARTICLE - VIII

##### Space Allocation

8.1 That the Owner will only get undivided 45% of the Flat area/Car Parking/ Shops space of the multi-storied building over the schedule property as per sanctioned building plan issued by competent authorities TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures subject to sanction of total F.A.R and the Developer will get undivided 55% of the Flat area/Car Parking/Shops space of the multi-storied building over the schedule property as per sanctioned building plan issued by competent authorities.

Be it mentioned here that if any deviation occurs then the same will be mutually adjusted as on this day by executing separate supplementary agreement. Be it further mentioned here that the OWNERS will receive 10,00,000 (Ten Lakhs) on the date of execution of this deed treated as refundable money. the sum of the amount will be refunded to the Developer account with the contract of the both parties.

be it further mention here, if the land Owners fails to perform to return of refundable money, in this situation land Owners allocation portion will be sold by the developer and will be adjusted the entire amount first come first customer choice first sale basis.

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(Be it further mention except plan sanction all expenditure which is related Mutation, Conversion, Amalgamation of panchayet tax, any permission etc is the part of land Owners)

8.2 The Developer Company shall be entitled to deal with his own developer allotted space/area for sale, transfer, grant lease and/or in any way dispose of the proposed flats/parking spaces/units/commercial space and to receive, realize and collect all sale proceeds, rents, issues and profits arising there from and for which no further consent of the other party shall be required.

8.3 That during pendency of the work if and when the local authority permits to extend any further floor over the under construction existing building, the ratio of the allocation of the Owner & the Developer Company will be same as on this day.

#### ARTICLE - IX

##### Delivery of Possession

9.1 The Developer Company hereby agrees to give possession after completing the multi-storied residential cum commercial building in all respect within 60 (Sixty) months from the date of sanction of the building plan from the competent authorities. The Developer shall not incur any liability for any delay in the delivery of possession by reason of civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to land documents / construction of the building. In any of the aforesaid event, the Developer shall be entitled to corresponding extension of further time of 24 months from the date of withdrawal of restriction order.

9.2 That the Owner shall execute deed/deeds in respect of their undivided share of interest on the land with building as may be required by the Developer Company in its favour or in favour of its prospective Buyer/s as nominated by the Developer Company.

#### ARTICLE - X

##### Architects, Engineers etc.

10.1 That for the purpose of the development of the schedule property, the Developer Company shall be alone responsible to appoint LBS/ Architect for the proposed building and the certificate given by the LBS/ Architect regarding the materials to be used for construction, erection and completion of the building and also specification for the purpose of construction and/or workmanship and completion of the building shall be final, conclusive and binding on the parties.

10.2 The decision of the LBS / Architect regarding the quality of the materials and also the specifications of the purpose of construction will be final, conclusive and binding on the parties.

10.3 The Developer Company shall be solely liable for ensuring safety and strength of the structural, masonry, fittings & fixtures used in the construction of the building

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Proprietor

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and the consequences of any deviation/breach/default in complying with any statutory/ engineering requirements shall be to their account and they shall keep the Owner wholly indemnified against any claims/demands on this account.

#### ARTICLE-XI

##### Indemnity

11.1 The Developer Company shall be fully responsible for any deviation or unauthorized construction or accident or mishap while making any construction and in no event the Owner shall incur any liability in respect thereof. The Developer Company shall indemnify and keep indemnified the Owner against all losses, liabilities, costs or claims, actions or proceedings thus arising.

11.2 The Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of the Deeds of Conveyance and/or other documents relating to transfer of the Flats/Units/Car Parking spaces, shall be entirely borne by the Developer Company or its nominee or nominees.

11.3 That during pendency of the project if any party dies, her/his/their legal heirs/ successors/administrators will be bound to obey the terms & conditions of the present agreement and will be bound to execute supplementary agreement with the other party.

11.4 The Owner shall not be liable to pay any Tax in respect of the Developer's Allocation and likewise the Developer Company shall not be liable to pay any Tax in respect of the Owner Allocation.

11.5 The Owner agrees and undertakes not to cause any interference or hindrances in the work of construction of the building over the schedule property and shall vacate the possession free from all sorts of encumbrances. If the Owner commit any breach of terms & conditions of the agreement, the Owner shall be bound to pay compensation & interest as per banking rate.

11.6 The Owner shall personally bear all costs relating to the ownership of their property and if any dispute arises regarding their ownership of the property at that time the Owner will bear all costs of the suit/case/proceeding. If the Owner fail to conduct the said suit/case/proceeding at that time the Developer Company as Attorney will conduct the same and the costs of the suit/case along with related expenses will be deducted from the share of the Owner allocation part.

11.7 That the Owner will only get undivided 45% of the **Commercial Unit/Flat area and Car Parking space** of the multi-storied building over the schedule property as per sanctioned building plan issued by competent authorities TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures subject to sanction of total F.A.R and the Developer will get undivided 55% of the **Commercial Unit/Flat area and Car Parking space** of the multi-storied building over the schedule property as

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Adv

(Page- 14)

per sanctioned building plan issued by competent authorities. Be it mentioned here that if any deviation occurs then the same will be mutually adjusted as on this day by executing separate supplementary agreement.

Furthermore, if & when the local authority permits to extend any further floor over the existing building, the ratio of the allocation of the Owner and the Developer Company will be same as on this day and the procedure to transfer their proposed allocation will be same as on this day and the same will be done by executing separate supplementary Agreement.

#### ARTICLE-XII

##### Maintenance

12.1 The Developer Company shall be liable to pay and bear all current taxes, rates and other outgoing payable in respect of the property from the date of handing over possession by the Owner till completion of the building in all respect.

12.2 The Owner and the Developer Company and/or the Purchasers will maintain their portion at their own costs in good condition and shall not do or suffer to be done anything in or to the said property and/or common areas and passages of the said building which may be against law or which will cause obstruction or interference to the user of such common areas.

12.3 That after the said building is completed, the Developer Company will form an Association with the occupants of the various flats and form such rules & regulations as the Developer Company shall think fit and proper for the maintenance of the said building.

12.4 That until such Association is formed, the Developer Company shall continue to remain responsible for the maintenance and rendition of the common services and all other outgoing payable in respect thereof.

#### ARTICLE - XIII

##### Obligations of the Owner

13.1 The Owner shall grant a Power of Attorney in favour of the Developer Company for applying to the competent authority for grant of permission to develop the said property and to construct proposed building in its place as per sanctioned plan and to make & sign all necessary applications & papers before any competent authority regarding development & amalgamation of the property, sanction of building plan, permission for water supply, electricity supply, laying down drainage and for other amenities before the competent authorities and all other statutory authorities and to appoint LBS/Architects, Contractors, Structural Engineers, Surveyors, Advocate, Agent or any other professionals as may be required for proposed the project and to enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary.

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Omaliach  
Adh

PANNALAL MURARILAL

*Considered*  
*Agreed*  
*Partner*

AZADI PROPERTIES  
*Azad Balan*  
Proprietor

(Page- 15)

13.2 The Owner shall sign and execute necessary applications, papers, deeds, documents and do all acts, deeds and things as may be required in order to legally and effectively devolve to the Developer Company or its nominee title to the Developer's Allocation over the schedule property and for completing the construction work of the building.

13.3 The Owner shall also execute Power of Attorney to empower the Developer to negotiate for sale of the proposed flats/units/car parking space and other units at the best price available including her allocation and to enter into an agreement for sale with the intending purchasers in the prescribed form and to execute the sale deed in favour of the prospective purchasers and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchaser/s and admit execution thereof on behalf of the Owner and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority.

13.4 The Owner shall also execute Power of Attorney to empower the Developer Company to get a co-operative housing society/Association of the flat purchasers in the said new building registered under the Co-operative Societies Act or Societies Registration Act or any other acts and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the Registrar and to do all other acts and things necessary for registration of the society and to obtain registration certificate and to engage any advocate or solicitor for the purpose of taking advice and for preparation and execution of documents required to be executed and to pay their fees.

13.5 That the Owner shall sign all papers and execute necessary documents for the purpose of completion of the proposed project.

13.6 The Owner shall execute Supplementary Agreement with the Developer for any further amendments, alternations or modifications, which are not possible to be stated at present.

13.7 That the Developer shall be at liberty to take financial assistance from any Nationalised Bank or any Pvt. Bank or any other financial institution or person at his discretion on the relevant project over the schedule mentioned property issued by the Banks or any other financial institutions with mortgage of the demised property and its relevant original deed or deeds in the name of the land owner of the said property.

13.8 The Owner hereby further agree and undertake not do any act, deed, thing whereby the Developer may be prevented from constructing the proposed building and completing the same.

13.9 The Owner hereby further agree and undertake not to cause any interference or hindrances in the work of construction of the building over the schedule property

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*Ad*

**AZADI PROPERTIES**  
*Azad Rahman*  
Proprietor

and shall vacate the possession free from all sorts of encumbrances. If the Owner commit any breach, the Owner shall be bound to pay compensation & interest as per banking rate.

13.11 The Owner will personally bear all costs relating to the ownership of their property and if any dispute arises relating their ownership regarding the schedule property at that time the Owner will bear all costs of the suit/case.

13.13 The original documents of title in respect of the said Property will be handed over by the Land Owner to the Developer, simultaneously upon signing of this Development agreement and will remain in exclusive possession and custody of the Developer and no other person or entity has any right or entitlement in respect of the same. However, the Developer will hand over the original title Deeds to the Land Owner as and when require and the land Owner will return the same to the Developer immediately upon completion of production/inspection.

In case developer is funding all the aforesaid electrical related items therefore developer to be collect from all proposed purchaser as well as residential flat/ commercial space/shops regarding electrical related money deposited to developer account.

### Breach and Consequence.

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Ad

PANJAL MURARILAL

*Signature*  
Partner

AZADI PROPERTIES  
*Signature*  
Proprietor

(Page- 17)

the schedule property, the Owner will solely be responsible & liable for all financial loss & injury of the Developer Company.

14.2 If the Developer Company fails to commence the proposed construction within the stipulated period, the time may be extended for another twenty-four months subject to payment of damages.

14.3 If the Developer Company fails to carry-on the proposed work within the stipulated period, by reason of civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to construction of the building, the time will be extended and the Owner will be bound to execute supplementary agreement in favour of the Developer Company.

#### ARTICLE-XV JURISDICTION

15.1 Court at Burdwan shall have the jurisdiction to try and entertain all actions, suits and proceedings arising out of this Agreement.

#### THE SCHEDULE A ABOVE REFERRED TO

**ALL THAT** piece and parcel of **Bastu** class of land a little more or less 28 cents/Decimal in respect of R.S. Plot no- 41 corresponding LR Plot no- 401 which is under Mouza Burdwan, J.L. No. 30, within Burdwan Municipality Ward No 26, Mahalla Kajirberh; Holding Number 138. with two storied pucca building ground floor area more or less 4510 sq. ft. and first floor area more or less 4510 sq. ft, the said building is deprecation condition, P.S. Burdwan Sadar, Dist. Purba Bardhaman, in the State of West Bengal. *The said building is above 35 years old.*

#### Butted and bounded by:

In the North : Municipal Road wide approx 28 ft. ✓

In the East : Passage,

In the South : Property of others,

In the West : Municipal Road,

#### **(COMMON INSTALLATIONS FOR WHICH THE PROPORTIONATE ADDITIONAL SEPARATE COSTS ARE TO BE PAID BY THE FLAT OWNER)**

Electrical installations relating to meter, installation of transformer for receiving electricity from the Electricity Authority with proportionate cost for installation of Lift & Generator and other installations, if any provided for the common use of the Units/ Flats of the premises and not covered by Section A here in above.

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*Signature*  
*Ad*

PANNALAL MURARILAL

*Giridhar*  
PARTNER

AZADI PROPERTIES

*Atul Devaran*  
Proprietor

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**THE SPECIFICATION OF CONSTRUCTION OF THE FLATS**

1. Foundation: R.C.C. Foundation.
2. Floor : Marble/Vitrified tiles.
3. Walls : 8" Outside Wall, 5" flat to flat Partition, 3 inch Internal Partition Stair Case wall 5".
4. Doors : All doors will be Flash doors excluding toilet and kitchen which will be PVC door.
5. Kitchen : One Kitchen with Black stone marbel cooking Slab, 2 ft. High glaze tiles above Black stone, Steel Sink, One exhaust fan-hole. One bib cock
6. Toilet : Marble finished flooring, Glazed tiles up to 5// height from floor. 2 bib cock, One Shower, One Geyser point
7. Dining : One Tap point
8. Window : Aluminium channel glass fitting window.
9. Plumbing : Outside pipe P.V.C., Conceal pipe P.V.C. (Water connection pipe), P.V.C. Shower (Bathroom), Deep tube well connected to overhead water tank (for water supply to each flat) S.W. Line with P.V.C. man hole, Septic tank R.C.C. casting.
10. Sanitary : 1 Pan / Commode in each toilet.
11. Electricity : Total Conceal wiring P.V.C. Electricity Board with Switch D.P. Box (one P.V.C. main with indicators) Ground one iron main switch.
12. Interior Wall: Wall Putty.
13. Balcony : Vitrified-tiles or KG finished flooring.
14. Electricity point: Electric point in each Flat out of which One AC point & One Geyser point
15. External Boundary wall with Gate: Boundary wall will cover a total area with one gate.
16. Stair : Marble finished.

The photos, finger prints, signatures of the parties are annexed herewith in separate sheets, which will be treated as the part of this deed.

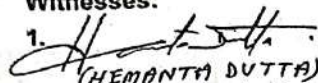
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*Adv*

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IN WITNESS WHEREOF the parties have put their respective hands on the day, month and year as written above.

**SIGNED, SEALED AND DELIVERED**

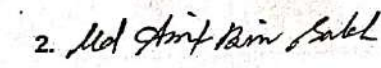
**Witnesses:**

1.   
(HEMANTA DUTTA)  
S/O - Sri Balai Dutta  
Vill + P.O. - Barend  
P.S. - Saktigosh  
Purba Bardhaman.

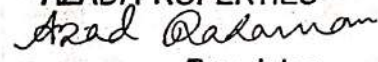
PANNALAL MURARILAL

  
PARTNER

**SIGNATURE OF LAND OWNER**

2.   
(MOHAMMAD ARIF BIN SALEH)  
Dubrajdisahi East  
Near Primary School  
Burdwan - 713101  
Dist. - Purba Bardhaman

AZADI PROPERTIES

  
Proprietor

**SIGNATURE OF THE DEVELOPER**

Drafted by me and typed at my office.

  
**Shri Sudarshan Mallick.**

Advocate

Enrolment Number- F/1419/4014/2024  
Burdwan District Judges Court  
Purba Bardhaman, 713101.  
Resi- Dhokrasahid, Burningghat road,  
Nutanganj, Purba Bardhaman.  
Contact- 9382017229/8900115142  
30.12.2024\_Pannalal Murarilal\_Development Agreement

### Major Information of the Deed

|                                                              |                                                                                                                                                                                                                    |                                               |            |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------|
| Deed No :                                                    | I-0203-01304/2025                                                                                                                                                                                                  | Date of Registration                          | 25/02/2025 |
| Query No / Year                                              | 0203-2000557518/2025                                                                                                                                                                                               | Office where deed is registered               |            |
| Query Date                                                   | 24/02/2025 3:00:50 PM                                                                                                                                                                                              | A.D.S.R. Bardhaman, District: Purba Bardhaman |            |
| Applicant Name, Address & Other Details                      | Sudarshan Mallick<br>Burdwan District Judges Court, Thana : Bardhaman<br>District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 8900115142.<br>Status : Advocate                                      |                                               |            |
| Transaction                                                  | Additional Transaction                                                                                                                                                                                             |                                               |            |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-] |                                               |            |
| Set Forth value                                              | Market Value                                                                                                                                                                                                       |                                               |            |
|                                                              | Rs. 4,58,14,146/-                                                                                                                                                                                                  |                                               |            |
| Stampduty Paid(SD)                                           | Registration Fee Paid                                                                                                                                                                                              |                                               |            |
| Rs. 75.021/- (Article:48(g))                                 | Rs. 10,021/- (Article:E, E, E, B)                                                                                                                                                                                  |                                               |            |
| Remarks                                                      | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                                                                                                     |                                               |            |

### Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: UMR W26, Mouza: Burdwan, , Holding No:138 JI No: 30, Pin Code : 713101

| Sch No        | Plot Number | Khatian Number | Land Use Proposed ROR  | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                           |
|---------------|-------------|----------------|------------------------|--------------|-------------------------|-----------------------|---------------------------------------------------------|
| L1            | RS-41       | RS-20981       | Other Commercial Usage | Bastu        | 28 Dec                  | 3,20,72,740/-         | Width of Approach Road: 28 Ft., Adjacent to Metal Road, |
| Grand Total : |             |                |                        | 28Dec        | 0/-                     | 320,72,740/-          |                                                         |

### Structure Details :

| Sch No                                                                                                                                                 | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                     | On Land L1        | 9020 Sq Ft.       | 0/-                     | 1,37,41,406/-         | Structure Type: Structure |
| Gr. Floor, Area of floor : 4510 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete   |                   |                   |                         |                       |                           |
| Floor No: 1, Area of floor : 4510 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :                                                                                                                                                |                   | 9020 sq ft        | 0/-                     | 137,41,406/-          |                           |

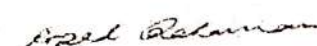
**Land Lord Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                            |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>PANNALAL MURARILAL</b><br>Borehat Kalitala, City:- Burdwan, P.O:- Nutanganj, P.S:-Bardhaman<br>, District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Date of Incorporation:XX-XX-2XX6 . PAN No.:: AAxxxxxx1P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

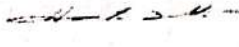
**Developer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                               |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Azadi Properties</b><br>N H Bypass Goda More, City:- Burdwan, P.O:- Lakurdi, P.S:-Bardhaman<br>, District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Date of Incorporation:XX-XX-1XX8 . PAN No.:: Afxxxxxx9q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| Representative Details :                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                             |                                                                                     |                                                                                                                      |                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Sl No                                                                                                                                                                                                                                                                                                                                                                           | Name,Address,Photo,Finger print and Signature                                                                                                                                                               |                                                                                     |                                                                                                                      |                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                 | Name                                                                                                                                                                                                        | Photo                                                                               | Finger Print                                                                                                         | Signature                                                                                          |
| 1                                                                                                                                                                                                                                                                                                                                                                               | <b>Mr Giridhari Agarwal</b><br>(Presentant)<br>Son of Late Roshanlal Agarwal<br>Date of Execution - 25/02/2025, , Admitted by: Self, Date of Admission: 25/02/2025, Place of Admission of Execution: Office |   | <br>Captured<br>LTI<br>25/02/2025  | <br>25/02/2025   |
| Borehat Kalitala, City:- Burdwan, P.O:- Nutanganj, P.S:-Bardhaman<br>, District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: ACxxxxxx8K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PANNALAL MURARILAL (as Managing partner) |                                                                                                                                                                                                             |                                                                                     |                                                                                                                      |                                                                                                    |
| 2                                                                                                                                                                                                                                                                                                                                                                               | <b>Mr Azad Rahaman</b><br>Son of Late Abdur Rahaman<br>Date of Execution - 25/02/2025, , Admitted by: Self, Date of Admission: 25/02/2025, Place of Admission of Execution: Office                          |  | <br>Captured<br>LTI<br>25/02/2025 | <br>25/02/2025 |
| J B Hazra Road, Rashikpur, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman<br>, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AFxxxxxx9q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Azadi Properties (as proprietor)  |                                                                                                                                                                                                             |                                                                                     |                                                                                                                      |                                                                                                    |

**Identifier Details :**

| Name                                                                                                                                                                              | Photo                                                                             | Finger Print                                                                                  | Signature                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Mr Hemanta Dutta</b><br>Son of Mr Balai Dutta<br>Barshul, City:- , P.O:- Barshul Unnayani,<br>P.S:-Bardhaman<br>District:-Purba Bardhaman, West<br>Bengal, India, PIN:- 713124 |  | <br>Captured |  |
| Identifier Of Mr Giridhari Agarwal, Mr Azad Rahaman                                                                                                                               | 25/02/2025                                                                        | 25/02/2025                                                                                    | 25/02/2025                                                                         |

| Transfer of property for L1 |                    |                                      |
|-----------------------------|--------------------|--------------------------------------|
| Sl.No                       | From               | To. with area (Name-Area)            |
| 1                           | PANNALAL MURARILAL | Azadi Properties-28 Dec              |
| Transfer of property for S1 |                    |                                      |
| Sl.No                       | From               | To. with area (Name-Area)            |
| 1                           | PANNALAL MURARILAL | Azadi Properties-9020.00000000 Sq Ft |

Endorsement For Deed Number : I - 020301304 / 2025

On 25-02-2025

**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 14:02 hrs on 25-02-2025, at the Office of the A.D.S.R. Bardhaman by Mr Giridhari Agarwal ..

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,58,14,146/-

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

Execution is admitted on 25-02-2025 by Mr Giridhari Agarwal, Managing partner, PANNALAL MURARILAL (Partnership Firm), Borehat Kalitola, City:- Burdwan, P.O:- Nutangan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102

Indetified by Mr Hemanta Dutta, , Son of Mr Balai Dutta, Barshul, P.O: Barshul Unnayani, Thana: Bardhaman , , Purba Bardhaman, WEST BENGAL, India, PIN - 713124, by caste Hindu, by profession Others

Execution is admitted on 25-02-2025 by Mr Azad Rahaman, proprietor, Azadi Properties (Sole Proprietorship), N H Bypass Goda More, City:- Burdwan, P.O:- Lakurdi, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102

Indetified by Mr Hemanta Dutta, , Son of Mr Balai Dutta, Barshul, P.O: Barshul Unnayani, Thana: Bardhaman , , Purba Bardhaman, WEST BENGAL, India, PIN - 713124, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,021.00/- ( B = Rs 10,000.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/02/2025 12:33PM with Govt. Ref. No: 192024250420194838 on 25-02-2025, Amount Rs: 10,021/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 0605436918945 on 25-02-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,021/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 4587, Amount: Rs.5,000.00/-, Date of Purchase: 24/02/2025, Vendor name: S DEY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/02/2025 12:33PM with Govt. Ref. No: 192024250420194838 on 25-02-2025, Amount Rs: 70,021/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 0605436918945 on 25-02-2025, 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 0203-2025, Page from 35711 to 35741  
being No 020301304 for the year 2025.



Digitally signed by SANJIT SARDAR  
Date: 2025.03.10 12:25:09 +05.30  
Reason: Digital Signing of Deed.

(Sanjit Sardar) 10/03/2025  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Bardhaman,  
West Bengal.