

₹ 7754

D. 7902/2024

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

2.08
26/09/24
26

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

২৫২৫৭১৪৪/২০২৪

K 616630

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

Mira Roy
Jayanta Roy.
@ Jayanta K P Roy.
Sushanta Roy
Sushanta K P Roy

Jay Jagannath

For BARDHAMAN DISTRICT DEVELOPMENT AUTHORITY
Mishra Directr

District Sub-Registrar-II
Purba Bardhaman

Development Agreement

Deed of Agreement for Development as well as proposed construction of Multi Storied Residential cum commercial Building, at Mouza- Ichlabad, J.L No. 75, under Burdwan Municipality Ward no 10, Dist. Purba Bardhaman, in the State of West Bengal.

This DEVELOPMENT Agreement made ON this the 26th day of September in english year 2024

BETWEEN

1) Smt. Mira Roy (PAN- BLJPR4786H) wife of Late Aghor Chandra Roy, nationality Indian, by caste Hindu, by profession Housewife, 2) Sri. JAYANTA ROY @ JAYANTA KUMAR ROY (PAN - ACKPR6661C) Son of Late Aghor Chandra Roy, nationality Indian, by caste Hindu, by profession Service, 3) Sri. SUSHANTA ROY @ SUSHANTA KUMAR ROY (PAN - BQJPR8539P) Son of Late Aghor Chandra Roy, nationality Indian, by caste Hindu, by profession Business all are residing at 3 No Ichlabad, P.O. Sripally, P.S. Burdwan

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26 SEP 2024

24



SI NO. 9997 DATE 26.09.2024
SOLD TO For Gooddinner Housing Development (P) Ltd.
ADD. Purba Bardhaman

STAMP NO. 5000
Bardhaman
Signature
Licence No. -2/2010-11

-3 SEP 2024

(Handwritten signature)



(Handwritten mark)

District Sub-Registrar-II
Purba Bardhaman

26 SEP 2024

Mira Roy
Jayanta Roy @
Jayanta K.R. Roy
Sushanta Roy @
Sushanta K.R. Roy

(Page- 2)

For BARDHAMAN HOUSING
DEVELOPMENT (P) LTD.
Maha Roy
Director

Sadar, Dist. Purba Bardhaman, State of West Bengal - 713103, hereinafter called the **OWNERS / Executants'**(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

BARDDHAMAN HOUSING DEVELOPMENT PVT. LTD (CINU70101WB2004PTC099562), having its Regd. Office at 614, 6th Floor 'Merlin Infinite' at Plot no. 51, Block DN, Sector-V, Salt Lake City, Kolkata – 700091, City Office at Parbirhata, P.O.– Sripally, P.S.– Burdwan Sadar, Dist– Purba Bardhaman, Pin– 713103, W.B. PAN– AACCB8475B acting through its authorised representative who from time to time may appoint by "Board of Directors" or represented by **SMT. MOHOJA ROY, PAN-AFOPR7815P** Daughter of Anjan Kumar Roy , Indian by Nationality, Hindu by religion, Business affairs by Occupation, resident of Mayurmahal, Near Khakkar Saheb, P.O. Nutanganj , P.S. Barddhaman Sadar, Dist. Purba Bardhaman, Pin – 713102 (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 OWNERS i.e. the First Part is absolutely seized and possessed of the property described in the "A" Schedule below and have acquired a good & absolute right title interest & possession over the "A" schedule property.

And whereas the below schedule property Mouza- Ichlabad, J.L. No 75, Under Burdwan Municipality, Ward Number 10, Holding Number 183, LOP No 95, C.S Plot No 289, R.S. plot no 289/2212, L.R Plot no- 745 Class- Bastu area of 10 Decimal the present owner got from the Government of West Bengal Department of Refuge Rehabilitation vide a registered Deed in Book I being number 339 dated 27/09/1988 and mutated their names in the B.L & L.R.O office, paid all taxes in regarding with this property and mutated their names in Burdwan Municipality.

And whereas the present Owners/First Part being absolute joint owner and possessor of the said land and the Present Owners said Mira Roy, Jayanta Roy @ Jayanta Kumar Roy & Sushanta Roy @ Sushanta Kumar Roy while they jointly possessed on the ejmali property they made partitioned between them by dint of a registered Deed of Partition being no. 7707 dated 20/09/2024 of D. S. R. II Burdwan and as per averment of the said Deed of Partition, the said 1 st owner Mira Roy as the party of the First Part got and "Ka" Schedule of the said partition which is demarcated on the said deed and the said 2 nd owner Jayanta Roy @ Jayanta Kumar Roy as the party of the First Part got and "Kha" Schedule of the said partition which is demarcated on the said deed and the said 3rd owner Sushanta Roy @ Sushanta Kumar Roy as the party of the First Part got and "Ga"

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District Sub-Registrar-II
Purba Bardhaman

26 SEP 2024

Mitru Roy
Jayanta Roy. @
Jayanta Pr. Roy.
Sushanta Roy @
Sushanta KR Roy

For BARDHAMAN HOUSING
DEVELOPMENT (P) LTD.
Mokona Roy
Director

(Page- 3)

Schedule of the said partition which is demarcated on the said deed the said all 1st, 2 nd & 3rd owner as the parties of the First Part got and the said partition which is demarcated on the said deed.

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

AND WHEREAS the OWNERS 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 OWNERS 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 OWNERS 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 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 space and common parts for and on behalf of the OWNERS 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 ownerS 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 spaces.

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MIRA ROY
JAYANTA ROY @
JAYANTA KR. ROY.
SUSHANTA ROY @
SUSHANTA KR ROY

For BARDHAMAN HOUSING
DEVELOPMENT (PVTD.)
Mohona Roy
Director

(Page- 4)

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 10cents **in** respect of LOP no- 95 & CS Plot no- 289 & RS Plot no- 289/2212 & LR Plot no- 745 comprising to L.R Khatian no. 1035/4, 1558/4 & 457/1 **which is** under Mouza ICHLABAD, J.L. No. 75, within Burdwan Municipality Ward No 10, Mohalla "Chotobene Para" holding number 183, P.S. Burdwan Sadar, Dist. Purba Bardhaman, in the State of West Bengal.

1.2 OWNERS shall means 1) **Smt. MIRA ROY** Wife of Late Aghor Chandra Roy, nationality Indian, by caste Hindu, by profession Housewife, 2) **Sri. JAYANTA ROY @ JAYANTA KUMAR ROY** Son of Late Aghor Chandra Roy, nationality Indian, by caste Hindu, by profession Service & 2) **Sri. SUSHANTA ROY @ SUSHANTA KUMAR ROY** Son of Late Aghor Chandra Roy, nationality Indian, by caste Hindu, by profession Business, all are residing at 3 no Ichlabad, P.O. Sripally, P.S. Burdwan Sadar, Dist. Purba Bardhaman, State of West Bengal - 713103, (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 **BARDHAMAN HOUSING DEVELOPMENT PVT. LTD** having its Regd. Office at 614, 6th Floor 'Merlin Infinite' at Plot no. 51, Block DN, Sector-V, Salt Lake City, Kolkata - 700091, City Office at Parbirhata, P.O.- Sripally, P.S.- Burdwan Sadar, Dist- Purba Bardhaman, Pin- 713103, W.B. acting through its authorised representative who from time to time may appoint by "Board of Directors" or represented by **SMT. MOHOUA ROY, PAN- AFOPR7815P** Daughter of Anjan Kumar Roy, Indian by Nationality, Hindu by religion, Business affairs by Occupation, resident of Mayurmahal, Near Khakkar Saheb, P.O. Nutanganj, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, Pin - 713102 (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.

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Mirza Roy

Jayanta Roy - @

Jayanta K.N. Roy

Susanta Roy @

Susanta K.P. Roy

For BARDDHAMAN HOUSING
DEVELOPMENT (P) LTD.

Mohona Roy
Director

(Page- 5)

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 Owners 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 & 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 Owners 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 **OWNERS' ALLOCATION** shall mean and include that the Owners will only get undivided 40% of the **Flat area and Car Parking 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 a sum of Rs. 1,40,000/- (Rupees- One Lakh Forty Thousand Only) as security money, and the same total Rs. 1,40,000/- (Rupees- One Lakh Forty Thousand Only) will be refunded to the Developer account (without interest). if the land owner not paying the advance amount, in this case land owner allocation portion of sale the flat by the developer adjusted the entire amount first come first sale basis.

(Be it further mention except plan sanction all expenditure which is related Mutation, Conversion, Amalgamation of Municipal Holding is the part of land Owner)

1.10 **Developer's ALLOCATION** shall mean and include that the Developer will get undivided 60% of the **Flat area and the Car parking 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.

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Mitra Proj
Gajanta Proj. @
Gajanta K.P. Proj.
Sustanto Proj @
Sustanto K.P. Proj.

For BARDHAMAN HOUSING
DEVELOPMENT (P) LTD.
Mehena Singh
Director

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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 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.

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 Spaces in the Building, including the Developer for the Units/Flats/Parking Spaces not alienated or agreed to be alienated.

1.17 COMMON EXPENSES shall include all expenses to be incurred by the co - owners 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-owners 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 thereto under the Joint Arbitration. If the Arbitrators fails to resolve the dispute, then the same will be resolved

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Miraboy
Gajanta Roy. @
Gajanta K. Roy.
Suyanta Roy @
Suyanta K. Roy.

FOR BARDDHAMAN HOUSING
DEVELOPMENT (P) LTD.
Wahana
Director

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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 Owners 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, 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 OWNERS HAVE REPRESENTED TO THE DEVELOPER AS FOLLOWS

- 2.1 That the Owners are the absolute owners 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 Pirottor 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 Owners undertake to procure and produce proper permission or No-Objection from the competent authority under the said Act.
- 2.8 The Owners shall supply all original documentary evidences in respect of the property to the Developer.
- 2.9 The Owners 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 taxes and/or enhancement including penalty, interest etc. on the said property till the date of proper documentary evidence.
- 2.10 The Owners shall vacate the said property/premises on the date of execution of the present agreement.

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Mira Roy
Joyanta Roy.
@ Joyanta K.R. Roy.
Supanta Roy
@ Supanta K.R. Roy

For BARDDHAMAN HOUSING
DEVELOPMENT (P) LTD.
Mishra Roy
Director

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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 Owners' title over the schedule property according to the oral assurance and representations made by the Owners.

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 Owners from all costs, consequences and damages arising thereof.

3.4 The Owners 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 Owners 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 Owners 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 Owners. 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 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 Owners shall be entitled to periodically supervise the progress of construction of the building over the property.

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Mirca Roy
Sujanta Roy
Sujanta K.R. Roy
Sujanta P. Roy
Sujanta K.P. Roy

FOR BARDHAMAN HOUSING
DEVELOPMENT (P) LTD.
Sujanta Roy
Director

(Page- 9)

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 Owners and if in any case any consent in writing or signature of the Owners are required for the said purpose the Owners 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 Owners 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 Owners 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 **36 (Thirty-Six)** months from the date of sanction of the building plan from the competent authorities.

ARTICLE - VI

Possession and Payment

6.1 The Owners 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 Owners from the intending purchaser/s for flats/units/parking spaces, price of the undivided proportionate and impartible 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 owners and the said building shall be deemed to be

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Mira Roy

Gayatri Roy

@Gayatri K. Roy

Suyanta Roy

(Page- 10)

@Suyanta K. Roy

For BARDHAMAN HOUSING
DEVELOPMENT P. LTD.
Mishra
Director

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 **36 (Thirty-Six)** 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 Owners will personally be responsible to give consent of the Developer Company.

ARTICLE - VIII

Space Allocation

8.1 That the Owners will only get undivided 40% of the **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 60% of the **Flat area and Car Parking 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 a sum of Rs. 1,40,000/- (Rupees- One Lakh Forty Thousand Only) as advance money and the same total Rs. 1,40,000/- (Rupees- One Lakh Forty Thousand Only) will be refunded to the Developer account (without interest). if the land owner not paying the advance amount, in this case land owner allocation portion of sale the flat by the developer adjusted the entire amount first come first sale basis.

(Be it further mention except plan sanction all expenditure which is related Mutation, Conversion, Amalgamation, Municipal Holding is the part of land Owner).

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 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 existing building, the ratio of the allocation of the Owners & the Developer Company will be same as on this day.

Mirca Roy
Gajanta Roy.
@ Gajanta K. Roy.
Suganta Roy.
@ Suganta K. Roy

(Page- 11)

FOR BANGORAMAN HOUSING
DEVELOPMENT PVT. LTD.
Neha Roy
Director

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 **36 (Thirty-Six)** 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 Owners 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 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 Owners 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 Owners shall incur any liability in respect thereof. The Developer Company shall indemnify and keep indemnified the Owners 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

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Mirca Roy

Gajanta Roy

@Gajanta K.R. Roy.

Suyanta Roy

@Suyanta K.R. Roy

(Page- 12)

For BARDDHAMAN HOUSING
DEVELOPMENT (P) LTD.

Mohana Roy
Director

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 Owners 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 Owners' Allocation.

11.5 The Owners 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 Owners commit any breach of terms & conditions of the agreement, the Owners shall be bound to pay compensation & interest as per banking rate.

11.6 The Owners 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 Owners will bear all costs of the suit/case/proceeding. If the Owners 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 Owners.

11.7 That the Owners will only get undivided 40% of the **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 60% of the **Flat area and Car Parking 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.

Furthermore, if & when the local authority permits to extend any further floor over the existing building, the ratio of the allocation of the Owners 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 Owners till completion of the building in all respect.

12.2 The Owners 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

Contd. next page

Mirza Roy

Arjanta Roy.

@ Arjanta K.R. Roy.

Suyanta Roy

@ Suyanta K.R. Roy

(Page- 13)

For BARDHAMAN HOUSING
DEVELOPMENT (P) LTD.

Mohona Roy
Director

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 Owners

13.1 The Owners 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.

13.2 The Owners 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 Owners 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 Owners and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority.

13.4 The Owners 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

Contd. next page

Misra Roy
Gajanta Roy.
@ Gajanta K.R. Roy.
Supkanta Roy
@ Supkanta K.R. Roy.

For BARDHAMAN HOUSING
DEVELOPMENT (P) LTD.
Mishra Roy
Director

(Page- 14)

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

13.6 The Owners 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 in this situation Land Owners signature is not necessary,

13.8 The Owners 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 Owners hereby further agree and undertake 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 Owners commit any breach, the Owners shall be bound to pay compensation & interest as per banking rate.

13.10 That if and when the local authority permits to extend any further floor over the existing building, the ratio of the allocation of the Owners and the Developer Company will be same as on this day and the same will be continue.

13.11 The Owners 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 Owners will bear all costs of the suit/case.

13.12 The Developer Company shall have right to construct Guest Room, Common Room, Association's Office Room, Security Room, Generator Space, Meter Space (If necessary) etc. on the open space in the Ground Floor. Such space/room may also be used by the Developer Company/Flat Owners for any other purpose as and when necessity arises. The Owners shall not interfere or raise any objection or make any claim over such left-over space or any construction made thereon by the Developer Company.

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.

Contd. next page

Mirza Roy

Gojanta Roy.

@ Gojanta Kr. Roy.

Suganta Roy

@ Suganta Kr Roy

(Page- 15)

For BARDHAMAN HOUSING
DEVELOPMENT (P) LTD.
Mahara
Director

13.14 ELECTRICALS RELATED: -Common HT / LT line Transformer & Generator set, Lift, fire services, if require lighting arrester etc. in the said building complex including costs of transformer; Generator and expenses for cabling and ancillary equipments are provided by the Land Owners and the Developers as per their allocation ratio.

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 shops regarding electrical related money deposited to developer account.

ARTICLE - XIV

Breach and Consequence

14.1 In the event of either party to this agreement committing breach of any of their obligations under this Agreement the aggrieved party shall be entitled to Specific performance and also to recover damages, compensation from the party committing the breach. On the other hand, if the Owners fail to remove the encumbrances regarding the schedule property, the Owners 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 Owners 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 10cents in respect of LOP no- 95 & CS Plot no- 289 & RS Plot no- 289/2212 & LR Plot no- 745 comprising to L.R Khatian no. 1035/4, 1558/4 & 457/1 **which is** under Mouza ICHLABAD, J.L. No. 75, within Burdwan Municipality Ward No 10, Mohalla "Chotobene Para" holding number 183, P.S. Burdwan Sadar, Dist. Purba Bardhaman, in the State of West Bengal.

Butted and bounded by:

In the North : approx 16 feet wide municipal road,

In the East : approx 17 feet wide municipal road,

In the South : Buildings of Bipul Das, Dilip Das & Sushil Dutta

In the West : Building of Chanchal Das.

Contd. next page

Mirav Roy
Gajanta Proj.
@ Gajanta K.P. Proj.
Suyanta Proj.
@ Suyanta K.P. Proj.

For BARDDHAMAN HOUSING
DEVELOPMENT (P) LTD.
Director

(Page- 16)

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

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.

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// 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 Geysar 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 Geysar point
15. External Boundary wall with Gate: Boundary wall will cover a total area with one gate.
16. Stair : Marble finished.

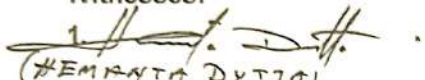
The photos, finger prints, signatures of the parties are annexed herewith in separate sheets, which will be treated as the part of this deed.

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

SIGNED, SEALED AND DELIVERED

Witnesses:

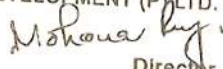

(HEMANTA DUTTA)
S/o Sri Balai Sutta.
Village P.O. - Barasul
P.S. - Cuttack
Rumba Barasul Lane
713124

2. Subrata Roy.
S/o Late Haradhan Roy
7/15 Vidyapati Road,
B-Zone, Durgapur.
Pin - 713205
Purshin Burdwan.

SIGNATURE OF LAND OWNERS

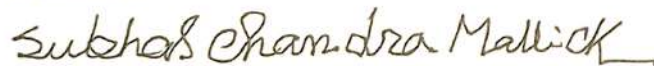
Mira Roy
Gajanta Roy.
@ Gajanta K.R. Roy.
Sushanta Roy.
@ Sushanta K.P. Roy

SIGNATURE OF THE DEVELOPER

For BARDHAMAN HOUSING
DEVELOPMENT (P) LTD.

Director

Drafted by me and typed in my office

Deed-writer



(Subhas Chandra Mallick)

Licence No. 34 D.S.R Burdwan

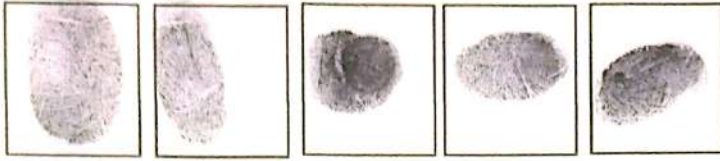
Address- Dhokrasahid, Burning Ghat Road,

Nutanganj, Purba Burdwan 713102.

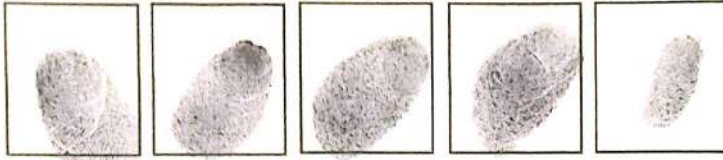
CONTACT- 9434177822/9382017229.

Specimen Form For Ten Finger Impression & Photo

LEFT HAND FINGER PRINT



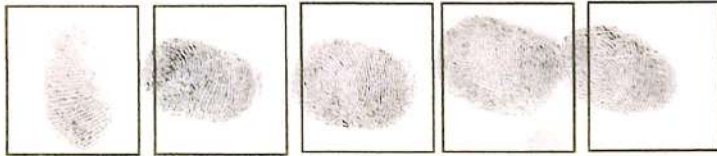
RIGHT HAND FINGER PRINT



Mira Roy

Mira Roy

LEFT HAND FINGER PRINT



RIGHT HAND FINGER PRINT



Gajanta Roy
Gajanta K.R. Roy

Gajanta Roy @ Gajanta K.R. Roy

LEFT HAND FINGER PRINT



RIGHT HAND FINGER PRINT



Susanta Roy
@ Susanta K.R. Roy

Susanta Roy @ Susanta K.R. Roy

LEFT HAND FINGER PRINT



RIGHT HAND FINGER PRINT



Mohona Roy

Mohona Roy


 ভারতের নির্বাচন কমিশন
 পরিচয় কার্ড
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 FKH3542826




নির্বাচকের নাম : মীরা রায়
 Elector's Name : Mira Roy
 স্বামীর নাম : অঘোরচন্দ্র রায়
 Husband's Name : Aghorchandra Roy
 লিঙ্গ / Sex : ক্রী / F
 জন্ম তারিখ : XX / XX / 1950
 Date of Birth

FKH3542826
 ঠিকানা:
 ইছলাবাদ-3, 10 বর্দমান সদর বর্দমান 713103

Address:
 Ichlabad-3, 10 Burdwan Sadar Burdwan
 713103

Date: 07/08/2007
 271-বর্দমান দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রণ
 কর্মকর্তার স্বাক্ষরের সনাক্তি
 Facsimile Signature of the Electoral
 Registration Officer for
 271-Burdwan South Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ঘোষণা দিতে হবে
 তোলা ও এতেই নতুন ঠিকানা পরিবর্তন করতে হবে।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

आयकर विभाग
 INCOME TAX DEPARTMENT


 भारत सरकार
 GOVT. OF INDIA


MIRA ROY
 BIJOY RATAN DAS
 02/01/1950
 Permanent Account Number
 BLJPR4786H
Mira Roy
 Signature



Mira Roy

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/30/271/678423
পরিচয় কার্ড



Elector's Name : SUSHANTA ROY
নির্বাচকের নাম : সুশান্ত রায়
Father/Mother's Name : AGHORCHANDRA ROY
পিতা/মাতা/স্বামীর নাম : অঘোরচন্দ্র রায়
Sex : M
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 19
১১.১১.৯৫-এ বয়স : ১৯

Address ICHLABAD
BURDWAN
BURDWAN

ঠিকানা ইছলাবাদ
বর্ধমান
বর্ধমান

Sushanta Roy
Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক
For 271-BURDWAN (S) Assembly Constituency
২৭১-বর্ধমান মক্কা বিধানসভা নির্বাচন কেন্দ্র

Place : BURDWAN
স্থান : বর্ধমান
Date : 25/02/95
তারিখ : ২৫/০২/৯৫

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BQJPR8539P



नाम / Name
SUSHANTA ROY

पिता का नाम / Father's Name
AGHORCHANDRA ROY

जन्म की तारीख
Date of Birth
16/02/1974

Sushanta Roy
हस्ताक्षर / Signature

26122018


Sushanta Roy

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
 নির্বাচন কমিশন পরিচয় কার্ড Elector's Photo Identity Card

UWX0676270



নাম: জয়ন্ত রায়
Name: Jayanta Roy
 পিতার নাম: অঘোর চন্দ্র রায়
Father's Name: Aghore Chandra Roy
 লিঙ্গ / Gender: পুরুষ / Male
 জন্ম তারিখ / বয়স:
Date of Birth / Age: 03-01-1969



12/9, চন্ডি দাস এভিনিউ স্ট্রীট নং 2A, 2B, 2C, 2A, 5, 8, 10, 12, 14, 16, 18,
 দুর্গাপুর, পূর্ব মেদিনীপুর, পশ্চিম বঙ্গাল, পশ্চিমবঙ্গ - 713205

Address: 12/9, CHANDI DAS AVENUE STREET NO.2A, 2B, 2C,
 2, 4, 6, 8, 10, 12, 14, 16, 18, DURGAPUR (M CORP.),
 DURGAPUR, PASCHIM BARDHAMAN, WEST BENGAL -
 713205



নির্বাচন নিয়ন্ত্রণ পরিচালক, 276 - দুর্গাপুর পূর্ব
Electoral Registration Officer, 276 - Durgapur Purba
 Issue Date: 23-09-2023

ইউজ 1/2016
 1) এই কার্ডটি পরীক্ষা করে, যাতে নিশ্চিত হয় যে এটি নির্বাচন কর্মসূচির অধীনে রয়েছে এবং এটি
 Before every Election, please check that your name exists in current electoral roll
 2) প্রিন্ট করা কার্ডটি এটি সঠিকভাবে দেখান
 This card is not a proof of age except for purpose of Election

UWX0676270




18 275 001815 1950 www.ecoinbengal.nic.in

আয়কর বিভাগ
INCOME TAX DEPARTMENT

ভারত সরকার
GOVT. OF INDIA

JAYANTA ROY
 AGHOR CHANDRA ROY
 03/01/1969
 Permanent Account Number
ACKPR6661C


Jayanta Roy
 Signature

05062013

Jayanta Roy

স্থায়ী তোলা সংখ্যা /PERMANENT ACCOUNT NUMBER
AFOPR7815P



নাম /NAME
MOHOUA ROY

পিতা বা নাম /FATHER'S NAME
ANJAN ROY

জন্ম তারিখ /DATE OF BIRTH
20-02-1973

হस्ताক্ষর /SIGNATURE
Mohoua Roy

Shahin
 আয়কর আয়ুক্ত, (কলকাতা জেলা), কলকাতা
 COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

Mohoua Roy

ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

UWX2222289



নির্বাচকের নাম : মহুয়া রায়
 Elector's Name : Mohoua Roy

পিতার নাম : অঞ্জন কুমার রায়
 Father's Name : Anjan Kumar Roy

লিঙ্গ/Sex : স্ত্রী / F
 জন্ম তারিখ /Date of Birth : 20/02/1973

Mohoua Roy

UWX2222289
 ঠিকানা:
 ময়ুরামহাল, বর্ডহামান, বর্ডহামান (সদর), পূর্ব
 বর্ডহামান-713102


Address:
 MAYURAMAHAL BARDHAMAN BURDWAN
 (SADAR), PURBA BARDHAMAN-713102

Date: 19/12/2019

260 - Burdwan Dakshin Constituency

ভারত-নির্বাচন কমিশন থেকে প্রাপ্ত
 ডাকনাম পরিচয় পত্র।
 Facsimile Signature of the Electoral
 Registration Officer for
 260 - Burdwan Dakshin Constituency

১৯৬ / ৪৪৭


भारत के निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
 निर्वाचन आयोग का पहचान कार्ड Elector's Photo Identity Card

EXX2120806



नाम: हेमन्त दुट्टा
 पिता का नाम: बालू दुट्टा
 लिंग / Geschlecht: पुरुष / Male
 जन्म तिथि / Date of Birth / Age: 30-12-1978

Handwritten signature: Hemanta Dutta

पता: 1001A, एडवाइस, एडवाइस, एडवाइस (अप), एडवाइस, एडवाइस - 712124
 Address: 1001A, PADIYON BARRIA, BARISHA, BARISHA, BARISHA (ADAR NORTH), PUNJA BARISHA, WEST BENGAL - 712124



EXX2120806

निर्वाचन आयोग, 202 - एडवाइस
 Electoral Registration Office, 202 - Barishan Uttar
 New Delhi - 110001

आप को
 यदि निर्वाचन आयोग के अधिकारियों से संपर्क करने की आवश्यकता है, तो
 कृपया निर्वाचन आयोग के अधिकारियों से संपर्क करें।
 If you need to contact the officials of the Commission, please contact them.
 This card is valid only for the purpose of identification.

20 200 000000 1000



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



192024250227091258

GRN Details

GRN: 192024250227091258 Payment Mode: SBI Epay
GRN Date: 26/09/2024 13:47:33 Bank/Gateway: SBlePay Payment Gateway
BRN : 9910164364015 BRN Date: 26/09/2024 13:47:44
Gateway Ref ID: 242709890780 Method: HDFC Retail Bank NB
GRIPS Payment ID: 260920242022709123 Payment Init. Date: 26/09/2024 13:47:33
Payment Status: Successful Payment Ref. No: 2002557188/1/2024
[Query No*/Query Year]

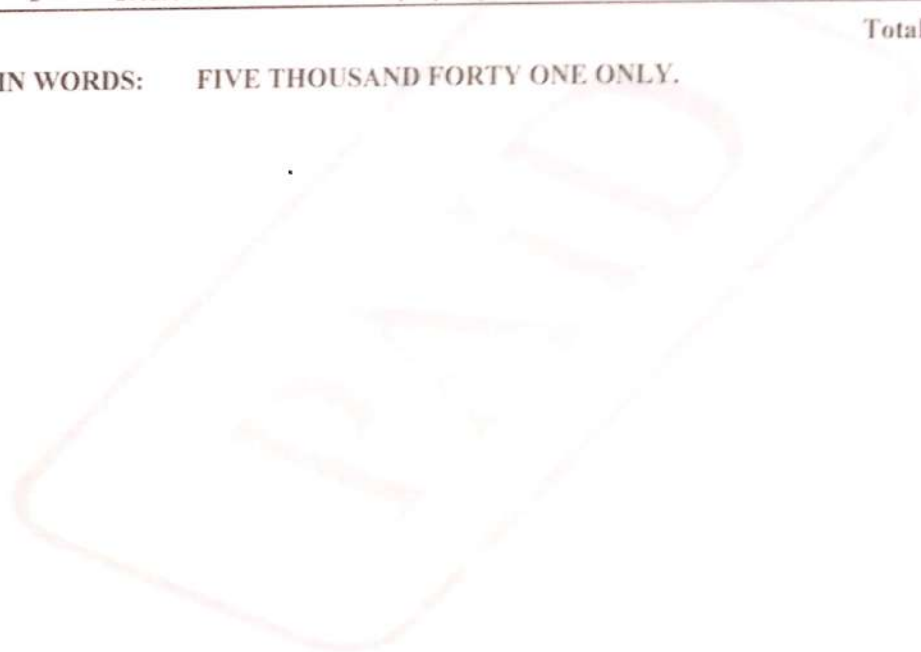
Depositor Details

Depositor's Name: Mr S C Mallick
Address: Burdwan
Mobile: 9382017229
Period From (dd/mm/yyyy): 26/09/2024
Period To (dd/mm/yyyy): 26/09/2024
Payment Ref ID: 2002557188/1/2024
Dept Ref ID/DRN: 2002557188/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002557188/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2002557188/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.



Major Information of the Deed






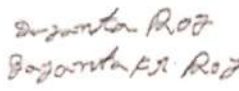


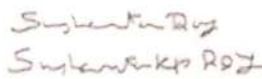
Deed No :	I-0202-07902/2024	Date of Registration	26/09/2024
Query No / Year	0202-2002557188/2024	Office where deed is registered	
Query Date	26/09/2024 1:25:35 PM	D.S.R. - II Purba Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	SUBHAS CHANDRA MALLICK DHOKRASAHID, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713102, Mobile No. : 9382017229, Status : Deed Writer		
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 : 1,40,000/-]	
Set Forth value		Market Value	
		Rs. 72,72,730/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 1,453/- (Article:E, E, E, B, M(b), H)	
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 W10, Mouza: Ichhlabad, , Ward No: 10 JI No: 75, Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-745 (RS : -289/2212)	LR-1035/4	Bastu	Bastu	4 Dec		29,09,092/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
L2	LR-745 (RS : -289/2212)	LR-457/1	Bastu	Bastu	3 Dec		21,81,819/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
L3	LR-745 (RS : -289/2212)	LR-1558*4	Bastu	Bastu	3 Dec		21,81,819/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
		TOTAL :			10Dec	0 /-	72,72,730 /-	
		Grand Total :			10Dec	0 /-	72,72,730 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Mira Roy Wife of Late Aghor Chandra Roy Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office		 Captured	
	26/09/2024	LTI 26/09/2024	26/09/2024	
3 No Ichlabad, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: blxxxxxx6h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office				
2	Name Mr Jayanta Roy, (Alias: Jayanta Kumar Roy) (Presentant) Son of Late Aghor Chandra Roy Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office		 Captured	
	26/09/2024	LTI 26/09/2024	26/09/2024	
3 No Ichlabad, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: acxxxxxx1c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office				
3	Name Mr Sushanta Roy, (Alias: Sushanta Kumar Roy) Son of Late Aghorchandra Roy Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office		 Captured	
	26/09/2024	LTI 26/09/2024	26/09/2024	
3 No Ichlabad, 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: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: bqxxxxxx9p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Barddhaman Housing Development Private Limited Perbirhata, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Date of Incorporation:XX-XX-2XX4 , PAN No.:: aaxxxxxx5b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mr Mohoua Roy Son of Mr Anjan Roy Date of Execution - 26/09/2024, , Admitted by: Self, Date of Admission: 26/09/2024, Place of Admission of Execution: Office</p>	 <p>Sep 26 2024 5:02PM</p>	 <p>Captured LTI 26/09/2024</p>	 <p>26/09/2024</p>
<p>Mayurmahal, City:- Burdwan, P.O:- Natunganj, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: AFxxxxxx5P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Barddhaman Housing Development Private Limited (as Director)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Hemanta Dutta Son of Mr Balai Dutta Barshul, City - Burdwan, P.O:- Barshul Unnayani, P.S:-Bardhaman , District -Purba Bardhaman, West Bengal, India, PIN:- 713124</p>	 <p>26/09/2024</p>	 <p>Captured 26/09/2024</p>	 <p>26/09/2024</p>
Identifier Of Mrs Mira Roy, Mr Jayanta Roy, Mr Sushanta Roy, Mr Mohoua Roy			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mrs Mira Roy	Barddhaman Housing Development Private Limited-4 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr Jayanta Roy	Barddhaman Housing Development Private Limited-3 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr Sushanta Roy	Barddhaman Housing Development Private Limited-3 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W10, Mouza: Ichhlabad, , Ward No: 10 JI No: 75, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 745, LR Khatian No:- 1035/4	Owner:মীরা রায়, Gurdian:অমোর , Address:নিক . Classification:বান্দ, Area:0.04000000 Acre,	Mrs Mira Roy
L2	LR Plot No:- 745, LR Khatian No:- 457/1	Owner:জয়ন্ত কুমার রায়, Gurdian:অমোর নাথ, Address:নিক . Classification:বান্দ, Area:0.03000000 Acre,	Mr Jayanta Roy
L3	LR Plot No:- 745, LR Khatian No:- 1558/4	Owner:সুশান্ত কুমার রায়, Gurdian:অমোর চন্দ, Address:নিক . Classification:বান্দ, Area:0.03000000 Acre,	Mr Sushanta Roy

Endorsement For Deed Number : I - 020207902 / 2024

On 26-09-2024

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

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

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

Presented for registration at 14:00 hrs on 26-09-2024, at the Office of the D.S.R. - II Purba Bardhaman by Mr Jayanta Roy Alias Jayanta Kumar Roy, 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 72,72,730/-

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

Execution is admitted on 26/09/2024 by 1. Mrs Mira Roy, Wife of Late Aghor Chandra Roy, 3 No Ichlabad, P.O: Sripally, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession House wife, 2. Mr Jayanta Roy, Alias Jayanta Kumar Roy, Son of Late Aghor Chandra Roy, 3 No Ichlabad, P.O: Sripally, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Service, 3. Mr Sushanta Roy, Alias Sushanta Kumar Roy, Son of Late Aghorchandra Roy, 3 No Ichlabad, P.O: Sripally, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business

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

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

Execution is admitted on 26-09-2024 by Mr Mohoua Roy, Director, Barddhaman Housing Development Private Limited (Private Limited Company), Perbirhata, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr Hemanta Dutta, ,, Son of Mr Balai Dutta, Barshul, P.O: Barshul Unnayani, Thana: Bardhaman
,, City/Town: BURDWAN, 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 1,453.00/- (B = Rs 1,400.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,453/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/09/2024 1:47PM with Govt. Ref. No: 192024250227091258 on 26-09-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 9910164364015 on 26-09-2024, Head of Account 0030-03-104-001-16
Online on 26/09/2024 4:13PM with Govt. Ref. No: 192024250227501298 on 26-09-2024, Amount Rs: 1,432/-, Bank: SBI EPay (SBlePay), Ref. No. 7160781876755 on 26-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 9997, Amount: Rs 5,000.00/-, Date of Purchase: 26/09/2024, Vendor name: S Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 26/09/2024 1:47PM with Govt. Ref. No: 192024250227091258 on 26-09-2024, Amount Rs: 5,020/-, Bank: SBI EPay (SBlePay), Ref. No..9910164364015 on 26-09-2024, Head of Account 0030-02-103-003-02

Online on 26/09/2024 4:13PM with Govt. Ref. No: 192024250227501298 on 26-09-2024, Amount Rs: 1/-, Bank: SBI EPay (SBlePay), Ref. No. 7160781876755 on 26-09-2024, Head of Account 0030-02-103-003-02



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II Purba Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 0202-2024, Page from 189219 to 189250
Deed No 020207902 for the year 2024.





Digitally signed by Amitava Dutta
Date: 2024.10.21 13:21:02 -07:00
Reason: Digital Signing of Deed.

(Amitava Dutta) 21/10/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II Purba Bardhaman
West Bengal.