

SL- 5353/2024

I- 5325/2024

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S - 2001263263/2024
U 356354

Certified that the document is admissible for registration. The signature sheets and endorsement sheets attached with the document are the part of this documents



Rohit Choudhury

Addl. Dist. Sub-Registrar, Sadar
Krishnagar, Nadia

28 MAY 2024

OWNERS

1. Pratik Choudhury
2. Aditi Mandal
3. Sanjay Kumar Choudhury
4. Pratik Choudhury
5. Sudip K. Choudhury

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Roy
2. Ashish Ghosh
3. Soumyajit Dutta
4. Bandyopadhyay
5. Subash Chandra

AGREEMENT FOR DEVELOPMENT

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दिनांक 09.05.24
गुण 5000
रजिस्ट्रार, सादर
कृष्णनगर, मदी

5000x12500/-



Barun Kanti Ghosh
Sd/- Aniruddha Kumar Ghosh

Addl. Dist. Sub-Registrar, Sadar
Krishnagar, Madia

28 MAY 2024

OWNERS

1. Prodip Choudhury
2. Aditi Mandal.
3. Subir Kumar Choudhury
4. Prabir Choudhury.
5. Sudip K. Choudhury.

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nileshpal Dey.
2. Ashish Ghosh.
3. Soumyajit Datta
4. Bishu Prasad
5. Subash Ghosh.

- 2 -

THIS AGREEMENT OF DEVELOPMENT made this 27th day of May 2024
BETWEEN

1. SRI PRODIP CHOUDHURY, S/O. LATE SATYENDRANATH CHOWDHURY, PAN - AELPC8421L, EPIC NO-WB/11/075/147015, by Nationality Indian, by Religion- Hindu, by Profession - Business, Residing at- Mohitosh Biswas Street, Kathuriapara, P.O.- Krishnagar, P.S.- Kotwali, Dist. Nadia, Pin.- 741101.
 2. SMT ADITI MANDAL, W/O. LATE DHANANJAY MANDAL, PAN - ANXPM5073F, EPIC NO- DKN4757902, by Nationality Indian, by Religion- Hindu, by Profession- House wife, Residing at- 38A/7, M.C. Garden Road, P.O.- Dumdum, P.S.- Dumdum, Dist - North 24 Parganas, Pin - 700030.
 3. SRI SUBIR KUMAR CHOWDHURY, S/O LATE SATYENDRANATH CHOWDHURY, PAN - AGPPC4091E., EPIC NO- XZF2694677 by Nationality Indian, by Religion- Hindu, by Profession - Business., Residing at- Mahitosh Biswas, Kathuriapara, P.O.- Krishnagar, P.S.- Kotwali, Dist. Nadia, Pin.- 741101.
 4. SRI PRABIR CHOWDHURY, S/O. LATE SATYENDRANATH CHOWDHURY, PAN - AUEPC4702F, EPIC NO-WB/11/075/147138. by Nationality Indian, by Religion- Hindu, by Profession Business, Residing at- Mohitosh Biswas Street, Kathuriapara, P.O.- Krishnagar, P.S.- Kotwali, Dist. Nadia, Pin.- 741101.
 5. SRI SUDIP KUMAR CHOWDHURY, S/O. LATE SATYENDRANATH CHOWDHURY, PAN - AIFPC1263L., EPIC NO-WB/11/075/147103 by Nationality Indian, by Religion- Hindu, by Profession - Business., Residing at- Mohitosh Biswas Street, Kathuriapara, P.O.- Krishnagar, P.S.- Kotwali, Dist. Nadia, Pin.- 741101.
- Here-in-after referred to as the "OWNERS/ FIRST PART" (Which expres-

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Addl. Dist. Sub-Registrar, Sadar
Krishnankunt, Nadia

28 MAY 2024

OWNERS

1. Proddip Choudhury
2. Aditi Mandal.
3. ~~Subor Kumar Dasgupta~~
4. Prabir Choudhury
5. Sudip Kr. Choudhury

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Day.
2. Ashish Ghosh.
3. Soumyajit Dutta
4. Goutam Dasgupta
5. Subal Ghosh.

- 3 -

sion shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal heir or heirs or successor(s) or successors-in-office and / or assigns) of the FIRST PART.

AND

"DURJA DEVELOPERS" PAN-AAVFD8347A a registered partnership firm, vide Partnership Deed no. IV-132/2023, dated 06-10-2023, from page nos 6571 to 6593 registered at A.D.S.R., Krishnanagar at Nadia, having its official address at 23, R.N. Tagore Road, Amin Bazar, P.O.- Krishnanagar, P.S.- Kotwali, Dist.- Nadia, Pin- 741101, being represented by its partners named here under:-

1. SRI NILOTPAL DEY, S/O. LATE NARAYAN CHANDRA DEY, PAN-ARMPD5954D, EPIC NO-XZF2833168, by Nationality- Indian, by Religion- Hindu, by Profession - Business, residing at- Bank Lane, Hatar Para, P.O.- Krishnanagar, P.S.- Kotwali, Dist.- Nadia, PIN 741101.
2. SRI ASHISH GHOSH, S/O. BANESWAR GHOSH, PAN-AQEPG1769Q, EPIC NO-XZF2891364, by Nationality- Indian, by Religion- Hindu, by Profession - Business, residing at- N.C. Ghosh Sarani, Chaker Para P.O.- Krishnanagar, P.S.- Kotwali, Dist.- Nadia, PIN- 741101.
3. SRI SOUMYAJIT DUTTA, S/O. SRI HRIDAY RANJAN DUTTA, PAN-ADVPD6070H, EPIC NO-XZF2607331, by Nationality- Indian, by Religion- Hindu, by Profession - Business, residing at- Swarnamoyee Lane, Ukilpara, P.O. Krishnanagar, P.S.- Kotwali, Dist.- Nadia, PIN-741101.
4. SRI BUDDHADEB PRAMANIK, S/O. LATE AMAL PRAMANIK, PAN- AKNPP6472E, EPIC NO-DMB1614098, by Nationality- Indian, by

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20/10/23



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Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

28 MAY 2024

OWNERS

1. Prodip Choudhury
2. Aditi Mandal -
3. Subir Kumar Chowdhury
4. Prabir Chowdhury
5. Sudip K. Chowdhury

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey.
2. Ashish Ghosh.
3. Soumyajit Dutta
4. Bishu Prasad
5. Subahu Ghosh.

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Religion- Hindu, by Profession - Business, residing at- J.N. Moulick Lane, Chasa Para, P.O.- Krishnanagar, P.S.- Kotwali, Dist.- Nadia, PIN-741101.

5. SRI SUBAHU GHOSH, S/O. SRI BARUN KANTI GHOSH, PAN-CKNPG4998L, EPIC NO-XZF2475853, by Nationality- Indian, by Religion- Hindu, by Profession - Business, residing at- B.D. Mukherjee Lane, P.O.- Krishnanagar, P.S.- Kotwali, Dist.- Nadia, PIN-741101.

Here-in-after referred to as the "DEVELOPERS/ SECOND PART" (Which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and / or assigns) of the SECOND PART.

WHEREAS the First Part namely Prodip Choudhury, Aditi Mandal, Subir Kumar Chowdhury, Prabir Chowdhury, Sudip Kumar Chowdhury, hereinafter referred as the Owners have inherited the scheduled property by virtue of inheritance from LATE USHA RANI CHOWDHURY as described here-in-below :-

ANDWHEREAS Satyendra Nath Chowdhury, S/O. Late Nabadwip Chandra Chowdhury sold his entire schedule I mentioned property to Usha Rani Chowdhury, W/O. Satyendra Nath Chowdhury vide Sale Deed no. 2127/ 1971 being registered at District Sub Registry Office, Nadia. Then Usha Rani Chowdhury, W/O. Satyendra Nath Chowdhury started enjoying the scheduled property with right, title, interest and possession during her lifetime by paying regular Taxes and Revenues (as the case may be) to the respective Authorities.

AND WHEREAS Usha Rani Chowdhury, W/O. Satyendra Nath

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Addl. Dist. Sub-Registrar, Sedar
Kulawangsan, Madia

28 MAY 2024

OWNERS

1. Prodip Choudhury
2. Aditi Mandal
3. Subir Kumar Chowdhury
4. Probir Chowdhury
5. Sudip K. Chowdhury

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey
2. Ashish Ghosh
3. Soumyajit Datta
4. Pradip Kumar Dey
5. Subal Ghosh

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Chowdhury demised on 28-11-1998 leaving behind her legal heirs namely Prodip Choudhury, Aditi Mandal, Subir Kumar Chowdhury, Probir Chowdhury and Sudip Kumar Chowdhury.

Thereafter the First Part / Owners (i.e. Prodip Choudhury, Aditi Mandal, Subir Kumar Chowdhury, Probir Chowdhury, Sudip Kumar Chowdhury) became the owner of scheduled I mentioned property admeasuring an area of 10 Decimals plot of land which originally belonged to Usha Rani Chowdhury, W/O. Late Satyendra Nath Chowdhury.

ALL THAT piece and parcel of Portion of the land under Krishnagar Municipal, Holding No 29. within the limits of Ward No.20 site at Mohitosh Biswas Street, under Krishnanagar Municipal Authority containing Plot Nos. R.S. 1706, L.R. 1692, Khatian No. R.S. 920, L.R. 6432, 6436, 6434, 6433, 6435, J.L. No. 94, Mouza- Gobinda Sarak, under P.S. Kotwali, admeasuring an area of 10 Decimals (a bit more or less) of land :-

Sl.	Name Of Owner	Plot No. L.R.	Khatian No. L.R.	Classification	Area (Decimal)
1.	Prodip Choudhury	1692	6432	Bari at Present Vacant Land	2
2.	Aditi Mandal	1692	6436	Do	2
3.	Subir Kumar Chowdhury	1692	6434	Do	2
4.	Probir Chowdhury	1692	6433	Do	2
5.	Sudip Kumar Chowdhury	1692	6435	Do	2
TOTAL					10.00 Dec.
					OR
					00.10 acres.

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Addl. Dist. Sub-Registrar, Sadar
Muzaffargarh, Nadia

28 MAY 2024

OWNERS

1. Prodip Choudhury
2. Anil Mandal.
3. Subir Kumar Choudhury
4. Prabir Choudhury
5. Sudip K. Choudhury

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilatpal Dey.
2. Ashish Ghosh.
3. Soumyajit Datta
4. Bishuddh Kumar
5. Subal Ghosh.

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more fully described in the history written here-in-above and in concerned separate Title Deeds. The details of Land accrued through inheritance in equal shares and the said premises is butted and bounded as follows:-

ON THE North : Municipal Road- Mahitosh Biswas Street

ON THE SOUTH : House of Late Hari Patra

ON THE EAST : Municipal Road

ON THE WEST : Land of Late Ragunath Sadhukhan

Precisely described in Schedule - I below.

AND WHEREAS the First Part / Owners since inheriting the property by inheritance of the said scheduled property have duly mutated their respective portions / shares in the said property in their respective names at the concerned Office of the Municipal Authority and B.L. & L.R.O. and enjoying the said premises with right, title, interest and possession by paying regular Taxes and Revenues (as the case may be) to the respective Authorities.

AND WHEREAS now the First Part / Owners has decided to develop the Property and the Developer herein being aware about such intentions approached the First Part / Owners with a development plan of G+4 building structure proposal and the First Part / Owners agreed to the said proposal along with the terms and conditions laid down here-in-after.

AND WHEREAS the First Part / Owners, in consideration of the Said Property as described in the Schedule I as written here-in-after, has agreed to receive a net share Owners allocation, specifically described in Schedule II, of proposed constructive area of the constructed building that will pertain to Spaces & Apartments, proportionate land and whatsoever in the Building

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Addl. Dist. Sub-Registrar, Sadar
Krishnagar, Nadia

28 MAY 2024

OWNERS

1. Prodip Choudhury
2. Aditi Mandal.
3. Subir Kumar Chowdhury
4. Prabir Chowdhury
5. Sudip K. Chowdhury

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey.
2. Ashish Ghosh.
3. Soumyajit Datta
4. Bishuddhoy Dey
5. Subrata Ghosh.

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proposed to be developed and constructed by the Developer as per the Plan duly to be sanctioned by the concerned Local Municipal Authority. Therefore, the sharing of the proposed constructed building between the First Part / Owners and Developer with regard to construction of apartment / units or the area shares in respect of the Said Property and / or in the Building / Buildings as will be considered or developed as agreed between First Part / Owners and the Developers mentioned in Schedule II and Schedule III of this Development Agreement.

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

DEFINITION:

In these presents unless contrary hereto or repugnant thereto the following expressions shall have the following meanings:

(i) FIRST PART / OWNERS shall collectively mean:-

SRI PRODIP CHOUDHURY, S/O. LATE SATYENDRANATH CHOWDHURY

SMT ADITI MANDAL, W/O. LATE DHANANJAY MANDAL

SRI SUBIR KUMAR CHOWDHURY, S/O. LATE SATYENDRANATH CHOWDHURY

SRI PRABIR CHOWDHURY, S/O. LATE SATYENDRANATH CHOWDHURY

SRI SUDIP KUMAR CHOWDHURY, S/O. LATE SATYENDRANATH CHOWDHURY,

(ii) DEVELOPER shall mean

"DURJA DEVELOPERS" a registered partnership firm, vide Partnership Deed no. IV-132/2023, dated 06-10-2023, from page nos 6571 to 6593 registered at A.D.S.R., Krishnanagar at Nadia, having its official address at 23, R.N. Tagore Road, Amin Bazar, P.O.- Krishnagar, P.S.- Kotwali, Dist.- Nadia, Pin- 741101,

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Addl. Dist. Sub-Registrar, Sadar
Killeshwar, Nadia

28 MAY 2024

OWNERS

1. Prodip Choudhury
2. Aditi Mandal.
3. Subra Kumar Bhattacharya
4. Prabin Choudhury
5. Sudip Kr. Chowdhury.

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpaul Deo.
2. Ashish Ghosh.
3. Soumyajit Dutta
4. Buddhadeb Pramanik
5. Subahu Ghosh.

- 8 8 -

being represented by its partners named here under:-

1. SRI NILOTPAL DEY, S/O. LATE NARAYAN CHANDRA DEY.
2. SRI ASHISH GHOSH, S/O. BANESWAR GHOSH.
3. SRI SOUMYAJIT DUTTA, S/O. SRI HRIDAY RANJAN DUTTA.
4. SRI BUDDHADEB PRAMANIK, S/O. LATE AMAL PRAMANIK.
5. SRI SUBAHU GHOSH, S/O. SRI BARUN KANTI GHOSH.

- iii) SAID PROPERTY shall mean ALL THAT piece and parcel of Portion of the land under Krishnagar Municipal, Holding No 29 within the limits of Ward No.20 site at Mohitosh Biswas Street under Krishnanagar Municipal Authority containing Plot Nos. R.S. 1706, L.R. 1692, Khatian No. R.S. 920, L.R. 6432,6436, 6434,6433,6435, J.L. No. 94, Mauza- Gobinda Sarak under P.S. Kotwali, admeasuring an area of 10 Decimals (a bit more or less) of land more fully and particularly described in the SCHEDULE - I written hereunder;
- (iv) THE BUILDING PLAN shall mean and include necessary maps or plans drawn and prepared by the Developer's architect(s) and to be sanctioned by the competent authorities of Krishnagar Municipality with such alteration or modification as may be made by the Developer for the construction of a Said Building at the Said property, more fully described in the Schedule - I, Schedule - II and Schedule - III hereunder;
- (v) COMMON AREAS FACILITIES AND AMENITIES shall mean the boundary wall and include corridors, staircases, lifts, passages, other open spaces, and facilities required for enjoyment, maintenance and/or management of the new building/buildings complex to be constructed on the land of the Said property;

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Addl. Dist. Sub-Registrar, Sadar
Kishanganagar, Haryana

28 MAY 2024

OWNERS

1. Prodit Choudhary
2. Aditi Mandel.
3. Babu Kumar Choudhary
4. Prabir Choudhary
5. Sudip Kr. Choudhary.

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey.
2. Ashish Ghosh.
3. Soumyajit Dutta
4. Swadish Choudhary
5. Subash Ghosh.

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(vi) ALLOCATED SPACE shall mean the space/apartments/units in the proposed and/or new building complex available for independent use and occupation along with the proportionate share of land common areas and facilities of the building/building complex, more specifically described in Schedule II and Schedule III.

(vii) OWNER'S ALLOCATION shall mean receiving Total 4180 sq. ft (including carpet area means common staircase, common lift & other common facility) constructed area on the ground floor, 1st, 2nd and 3rd floor collectively, which is more fully described as the constructed area of the constructed building with this Development Agreement. More specifically mentioned in Schedule II.

(viii) DEVELOPER'S ALLOCATION shall mean receiving allocated constructed area on the ground floor (except two Shop Room), remaining area on the 1st floor (except one flat measuring Covered area 704 Sqft including Carpet area 880 sft) remaining area on the 2nd floor (except one flat measuring Covered area 600 Sqft including Carpet area 750 sft) remaining area on the 3rd floor (except one flat measuring Covered area 600 Sqft including Carpet area 750 Sqft of flat on South-West Side & Covered area 600 Sqft including Carpet area 750 Sqft of flat on South-East Side & Covered area 600 Sqft including Carpet area 750 Sqft Flat on North-East side respectively)

and entail 4th Floor which is more fully described as the constructed area of the constructed building with this Development Agreement along with propor-

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Addl. Dist. Sub-Registrar, Sadar
Pichanarkar, Nadia

28 MAY 2024

OWNERS

1. Pradip Choudhury
2. Aditi Mandal.
3. Subir Kumar Choudhury
4. Prabin Choudhury
5. Sudip K. Choudhury

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilatpal Dey.
2. Adish Ghosh.
3. Soumyajit Dutta
4. Bussidey Sengupta
5. Subarna Ghosh.

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tionate share of land and proportionate undivided share of roof top right more specifically mentioned in Schedule III. Let it be mentioned here that the allocated constructed area in the building. It is pertinent to be mentioned here that developers allocation shall mean the remaining area after allotment of 4180 Sqft to owners.

- (i) THE ARCHITECT shall mean such person or persons/ organization who may be by appointed by the Developer for designing and planning of the building proposed to be constructed upon the Said Land.
- (ii) ADVOCATE shall mean such persons/organization who may be by appointed by the Developer and/or First Part/Owners.
- (iii) BUYER/TRANSFeree shall mean a person or persons to whom any space in the new building shall be transferred by the Developer and First Part / Owners.

REPRESENTATIONS

Prior to the execution of these presents, the Owners hereby represents to the Developer as follows;

- 1.(a) The First Part / Owners is the absolute Owners of the Said Property free from all encumbrance/(s) ;
- (b) The Owner has not entered into any agreement or agreements for sale or created any mortgage or encumbered with anybody in respect of the Said property;
- (c) The Said Property is free from all encumbrances, charges, liens, suits, Lis Pendens, attachments, trust whatsoever;
- (d) The Said Property is not affected by any attachments including attach-

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4/10/20



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Addl. Dist. Sub-Registrar, Sader
Kichanur, Nadia

28 MAY 2024

OWNERS

1. Pradip Choudhury
2. Apuliti Mandal.
3. Subir Kumar Mondal
4. Prabin Choudhury
5. Sudip kr. choudhury

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey.
2. Ashish Ghosh.
3. Soumyajit Dutta
4. Subodh Kumar
5. Subal Chakr.

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ments under any Certificate case or any proceedings started at the instance of the Income Tax and Wealth Tax Authorities or Government Authorities under the Public Demand Recovery Act or otherwise whatsoever;

(e) There are no Certificate Case or proceedings pending against the Owner for realization of arrears of Income Tax or other taxes or otherwise under the Public Demand Recovery Act or any other Act for the time being in force;

(f) No Declaration has been made or published for the acquisition of the Said Property or any part thereof under the Land Acquisition Act for the time being in force for the acquisition of the Said Property.

(g) The Said Property or any portion thereof is not affected by any notice for acquisition or requisition under the Defence of India Act or Rules, framed there-under or any other acts or enactments whatsoever,

(h) There are no other adjacent plot of owner/s or any other person/s having any pre-emptive right with respect to the Said Property.

2. The First Part / Owners is absolutely seized and possessed of and/or sufficiently or otherwise well entitled to the Said property and the owners are fully aware that relying on such representation the Developer has agreed to enter into this agreement.

3. The First Part / Owners hereby further represents to the Developer that at the time of construction they will fully co-operate for smooth construction and/or carrying out management work for by the Developer.

4. The First Part / Owners has a clear and marketable title in respect thereof.

5. The First Part / Owners has full and absolute right to enter into this agreement.

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Addl. Dist. Sub-Registrar, Sadar
Krishnamoorthy, Nadia

28 MAY 2024

OWNERS

1. Pradip Choudhary
2. Aditi Mandal.
3. Subir Kumar Choudhary
4. Prabin Shindhy.
5. Sudip K. Choudhary.

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey.
2. Ashish Ghosh.
3. Soumyajit Dutta
4. Pradyumn
5. Subal Ghosh.

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6. There is no subsisting Agreement for Sale or Agreement for Development in respect of the Said Property.

The Developer on its part has conducted necessary searches in the office of the concerned department and upon being satisfied of the marketability of the title of the Said Property has agreed to develop and construct/cause to be constructed a residential-cum-commercial complex. However, if any Agreement/Deed/Document with regard to the Said Property comes to the knowledge of either the Owners or the Developer subsequent to the date execution of this Agreement, such agreement/deed/document shall be considered null and void and any person raising any claim or benefit accruing there from shall not be accepted.

THE BUILDING:

The Developer shall construct the Said Building/Complex comprising of front showroom/apartments/units etc. as per approval including common area on the ground floor, boundary wall, gate, lift, two stair case etc. at its own responsibility, cost and expenses on account of all the required labours, materials, equipments fixtures, fittings, utilities and other amenities/facilities strictly as per approved design and other amenities as the Specifications provided in this Agreement.

DECLARATION:

The First Part / Owners undertakes and declare that the Said Property is not mortgaged and/or hypothecated to any bank or financial authority and that the same is free from all encumbrances at time of signing of this Agreement.

STRUCTURAL DESIGN AND DRAWING:

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Addl. Dist. Sub-Registrar, Sadar
Krishnamagar, Nadia

28 MAY 2024

OWNERS

1. Pradip Choudhury
2. Aditi Mandal.
3. Prabir Kumar Choudhury
4. Prabir Choudhury
5. Sudip K. Choudhury.

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey.
2. Ashish Ghosh.
3. Soumyajit Dutta
4. ~~Pradip Choudhury~~
5. Subal Ghosh.

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The Developer shall, within 45 (fourty five) days from the date of execution of the agreement of development along with the appointment of the Power of Attorney by the First Part / Owners, prepare the complete architectural plan, structural drawing and design of the proposed building and submit to the Owners for approval. The Developer shall be responsible for the soundness of architectural, structural, electrical, plumbing and sanitary drawing and design as well as adequate natural calamity safety measures in the design & also the implementation of the same. The Developer shall bear the necessary cost for the said assignments.

COMMENCEMENT AND COMPLETION OF CONSTRUCTION:

The owner shall commence construction of the complex within 30 (Thirty) days' from the date of sanction of the building plan or handing over the vacant possession of the Said Property to developer after vacating by the Owners of the persons using the said property by the Developer, whichever is later. The formalities for submissions of the building plan for the proposed building shall be completed by the Developer within 45 (fourty five) days' from the date of execution of this Agreement of Development with necessary Power of Attorney and the development of the Said Property shall be completed within 30 (thirty) months from the date of commencement of construction. The period can be extended for a further period of 6 (Six) months' depending upon the situation and mutually agreed by both the parties.

POWER OF ATTORNEY

That the First Part / Owners shall execute and register a Development Power Of Attorney for the Said Property corresponding to Developer's in



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Addl. Dist. Sub-Registrar, Sadar
Kishanganagar, Nadia

28 MAY 2024

OWNERS

1. Pradip Choudhury
2. Aditi Mandal.
3. Debis Kumar Choudhury
4. Prabin Choudhury
5. Sudip K. Choudhury.

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey.
2. Ashish Ghosh.
3. Soumyajit Datta
4. Goutam Kumar
5. Subal Ghosh.

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favour of the Developer at the time of signing this Agreement with full power to do whatever is required and necessary so as to construct the proposed building complex and thereafter sale, contract, sub-let, lease, mortgage, etc of the apartments along with the proportionate share of land of the Developer in the property and undivided share of Developer in the roof top in the Said Property to any the intending Buyer(s) and / or person as per Power of Attorney Act .

Both the Owner and the Developer agree that in the Building Complex, the parties shall be entitled to the following allocations of sale proceeds:

- i. The First Part / Owners shall have owners allocated share with this agreement, proportionate share of land in the property in respect of total constructed undivided area/revenue share that will pertain to the front showroom/ apartments/units in the Said Building together with right to common passage, lift, staircase, open space etc of the Said Property as agreed between the First Part / Owners and Developer.
- ii. The DEVELOPER shall Developer's allocated with this agreement proportionate share of land in the property and share of roof top in respect of total constructed undivided area/revenue share that will pertain to the front showroom/ apartments/units in the Said Building together with right to common passage, two lift, staircase, open space etc of the Said Property as agreed between the First Part / Owners and Developer.

REALISATION And Application of Tax :-

- 1) Both the parties address the respective income tax liability separately.
- 2) The Developer may collect and deposit the Taxes (as applicable) against

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Addl. Dist. Sub-Registrar, Sadar
Krishnagere, Madia

28 MAY 2024

OWNERS

1. Pradip Choudhury
2. Aditi Mandal.
3. Subir Kumar Choudhury
4. Prabir Choudhury
5. Sudip K. Choudhury

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey.
2. Akish Ghosh.
3. Soumyajit Dutta
4. Anindya Sen
5. Subal Ghosh.

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the sale proceeds to the office of the concerned department and provide the duly signed receipts to which it may be requisite.

CHARGES PRIOR TO CONSTRUCTION:-

That, in order to ensure the implementations of the un-hindered construction of the Project, the First Part/Owners shall make payments of B.L.&L.R.O Tax (land revenue) and Local Municipal Tax up-to-date to the appropriate authorities on or before the day of signing this Agreement.

CHARGES DURING CONSTRUCTION:-

That, all applicable taxes, bills and charges of the Government and other concerned authorities (including Land Revenue Department) and any escalation thereof during the period from the date of taking-over possession of property (from the owners) till the date of handing over possession of all the apartments/units to the Owners/ prospective Buyers or the Owners, as the case may be, shall be borne by the Developer .

OWNER'S OBLIGATIONS:-

- i) The Owners shall make out the marketable title to the Said Property free from all encumbrances and reasonable doubts.
- ii) The Owners shall give an irrevocable right to the Developer to construct buildings along with right to sale, contract, sub-let, lease, mortgage and rent etc the units amounting to Developer's allocated share, specifically mentioned in Schedule III, in the Said Building to the prospective purchasers and / or any other persons.
- iii) It is specially agreed that the Owners shall through the Developer's Architects submit plans for sanctioning of lay out for construction of build-



Addl. Dist. Sub-Registrar, Sadar
Krishnamoorthy, Madia

28 MAY 2024

OWNERS

1. Pradip Choudhury
2. Aditi Mandal.
3. Kabir Kumar Choudhury
4. Prabir Choudhury
5. Sudip K. Choudhury.

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey.
2. Ashish Ghosh.
3. Soumyajit Dutta
4. Jyoti Kumar
5. Subash Ghosh.

- 16 -

ings and/or other structures on the Said Property or any part of portion thereof.

iv) The Owners shall allow free ingress to and egress from the Said Property to the Developer's servants, employees, sub-contractors and all other persons, who are necessary in connection with the carrying out of the works under this agreement.

v) The Owners are bound to joint the apartment association and bear the maintenance cost and other expences as decided by apartment committee.

vi) The Owners shall keep the Developer indemnified against all suits, proceedings, claims or demands, costs, charges and expences arising out of the Owners or relating the title of the Said Property, in any manner whatsoever or arising out of the Agreement.

vii) The Owners shall hand over all necessary documents of the said property in original to the Developer including the documents of Title Deed/(s), Link Deed/(s), Legal Heir Certificate duly signed by councilor and/or Chairman of the Krishnagar Municipality or through a Affidavit / Certificate of Assurance duly passed by any Executive Magistrate for showing off/produce of the same document/(s) for any legitimate cause of ground to any appropriate authority as to be requisite by the Developer.

DEVELOPER'S RIGHTS:-

That in order to implement the project effectually and completely and facilitate the transfer of Developer's Allocation apartments/units/front showroom and proportionate shares in the Said Property, the Developer shall on and from the date of execution and signing of this Agreement, be at liberty to do, execute and perform at its free will all that acts, deeds and things as may be



Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

28 MAY 2024

OWNERS

1. Pradip Choudhury
2. Aditi Handal
3. Subir Kumar Choudhury
4. Prabir Choudhury
5. Sudip Kr. Choudhury

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey
2. Ashish Ghosh
3. Soumyajit Dutta
4. Brijesh Kumar
5. Subal Chakraborty

- 8 17 8 -

found reasonable and expedient:

- i) To prepare and publish prospectus, profile, forms, leaflets and brochures of or about the project and advertise / market and sale of the transferable land shares and the apartments/units and shop rooms.
- ii) To receive advances against and/or payments in partial or full, as the case may be, of the value payable by the investors as price of the land shares and costs and charges for the complete construction of the apartments and shop room(s) allotted to them.
- iii) To Cancel an allotment and rescind any agreement with any Allotee/ Buyer in case of his default in payment of the value or installment within the time specified for the same.
- iv) To change, create mortgage the property and deposit original deeds, conveyances and related papers to the Banks, Financial Institutions, Body Or Bodies, Person or Persons as that case may be to raise fund as may be required for implementation of the Project.
- v) To open one or more bank account in any nationalized or private bank and operate and transact the same as per the sole discretion of the Developer.

DEVELOPER'S OBLIGATIONS

- i) The Developer shall at its own costs raise/ erect building/ building complex/proposed project as per the sanctioned building plan/s of the concerned authorities within 30 (Thirty) months from the date of sanction of the plan by the concerned authority/authorities, the Developer shall erect and complete the building in all respect in accordance with the direction of the Architect so appointed for the new construction of the said building so as to be fit for

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SA
Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

28 MAY 2024

OWNERS

1. Prodit Choudhary
2. Aditi Mandal.
3. Debpr Kumar Choudhary
4. Probin Choudhary.
5. Sudip K.V. Choudhary.

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey.
2. Ashish Ghosh.
3. Soumyajit Datta
4. Subhadra Prasad
5. Subash Ghosh.

- 18 -

occupation subject however to force majeure and/or provision extension of period. The period can be extended for a further period of 6 (Six) months.

ii) The Developer shall comply with all requirements for the concerned authorities and other local authorities relating to the construction of the Said Building on the said Property and shall obtain all necessary approvals from the developing and / or planning authorities as and when required at the at its own cost in the name and on behalf of the owners.

iii) All costs, charges and expenses from the date of execution of these presents including architects fees (appointed by the Developer) and costs charges and expenses which may have to be paid shall be paid met and discharged by the Developer and the Developer hereby agrees to keep the Owners indemnified against all actions, suits, proceedings, costs, charges and demand and claims in respect thereof.

iv) The Developer shall be under obligation to apply for and obtain completion certificate and occupancy certificate from the concerned local authority and the Owners shall have no financial liability on such account .

v) The Developer shall be authorized by the Owners to apply for and obtain temporary and/or permanent connection of water, electricity, gas and/ or other inputs and facilities required for the new building.

vi) For any addition, alteration, modification, change or deviation in the construction of the new building, approval of the concerned local authority and other authorities as the case may be has to be obtained by the Developer and it will be solely responsible for such regulation at its own costs provided however the Owners shall render all assistance (Except but & excluding any



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Addl. Dist. Sub-Registrar, Sadar
Krichharnagar, Nadia

28 MAY 2024

OWNERS

1. Pradip Choudhury
2. Aditi Mandal.
3. Shriy Kumar Choudhury.
4. Prabin Choudhury.
5. Sudip Kr. Choudhury.

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey.
2. Arish Ghosh.
3. Soumyajit Dutta
4. ~~Biswajit~~
5. Subal Ghosh.

- 19 -

kind of financial/fiscal assistance in respect of any shorts of expense & liabilities) to the Developer in this regard as and when necessary for better development.

vii) The construction of the new building shall be made as per the specifications approved by the Architect.

viii) The Developer shall be sole responsible and/or liable in repayment of any loan and/or mortgage amount taken by them for the construction of the proposed building construction and the Owners in no case can be held liable for repayment of any loan and/or mortgage amount in case of default of repayment by Developers.

INDEMNITY BY DEVELOPER:-

The Developer hereby indemnifies and undertakes to keep the Owners unaffected, harmless, non-labile, for whatsoever:

(a) That during the development and construction or in any span of time regarding the same said property & construction of the said project as agreed upon in transition with third party, allottees, prospective purchaser(s), unique space in the building proposed to be constructed.

(b) That it is further agreed that Developer shall stand responsible and liable for handing over peaceful vacant and fully habitability of the project and satisfying the realization of the front showroom/flats/apartments/ receivable by the Owners agreed upon here-in-above. But Developer may hand-over to the third party buyer(s) out of Developer's own allocation without consent of the Owners towards mobilization of funds for unhindered progress of the project.



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Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

28 MAY 2024

OWNERS

1. Pradip Choudhury
2. Abiti Mandal.
3. Subir Kumar Choudhury
4. Prabin Choudhury
5. Sudip K. Choudhury

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilatpal Dey.
2. Ashish Ghosh.
3. Soumyajit Datta
4. ~~Buddhadeb~~
5. Subarna Choudh.

- 20 -

NOTWITHSTANDING anything contained in the preceding clauses, it is specifically agreed by and between the parties hereto that, after execution hereof the Developer shall be entitled to put up fencing around the Said Property or any portion or portions thereof, for the purpose of preventing any possible encroachment and shall also be entitled to put up fencing around the portions of the property in occupation of the unauthorized occupation, if any, as and when it is found necessary.

CONSTRUCTION PERIOD AND DELAY:-

The construction and development of the said Property shall be completed within 30 (Thirty) months from the date of commencement of construction. This period can be extended for a further period of 6 (Six) months subject to Force Majeure reasons. However, if the Developer still fails to complete the construction work within the stipulated period of 30 (Thirty) months plus 6 (Six) months, the Developer shall compensate the Owners as per mutual agreement between the contracting parties.

If at any time, after the execution of this Agreement, either party fails/neglects to carry out its obligations under this agreement, the other party shall become entitled to claim all losses and damages suffered by the defaulting party.

AGREEMENT WITH TRANSFEREES/BUYERS

The Developer, both by the support of the "Agreement for Development" and "Development Power Of Attorney" shall have the right to negotiate, sale, resale, lease out, let out, mortgage, rent and enter into agreement. Out of the Developers Allocation more fully described in Schedule III for the purpose of transferring and disposing of the Developer's allocation in the building/

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[Signature]




Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

28 MAY 2024

OWNERS

1. Pradip Choudhury
2. Aditi Mondal.
3. Suresh Kumar Choudhury
4. Pradip Choudhury
5. Sudip K. Choudhury.

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey.
2. Ashish Ghosh.
3. Soumyajit Dutta
4. ~~Buddhadas Ghosh~~
5. Subal Ghosh.

- 8 21 8 -

apartments including flats spaces divided and demarcated proportionate area in and outside building common space and piece of land in the project on the basis of the plan as to be approved at a price to be determined & fixed by the authority of the local municipality and Developer may receive money from the prospective buyer and to acknowledge and give receipt.

FINAL DEED OF CONVEYANCE

The Final Deed of Conveyance to be entered into with all prospective Buyers by the Owners and the Developer independently as per their own choice. Let it be mentioned here that both the Owners and the Developer shall be at liberty to execute, Deeds, Agreements what-so-ever to all prospective buyers and/ or persons, at their own will without the interference of other Part.

COST OF TRANSFER OF DEVELOPER/TRANSFEROR'S APARTMENTS

The cost of stamp duty, transfer fee, registration fee, GST and other miscellaneous expenses for transfer of the Said Property alongwith proportionate share of land to the Buyers shall be borne by the Buyers/Transferees.

ASSIGNMENT

This Agreement cannot be assigned or transferred to any third party without the consent of the either party in writing.

ENTIRE AGREEMENT

The parties hereto acknowledge, declare and confirm that this Agreement represents the entire Agreement between them. Any alteration, addition, or modification hereto shall not be valid and binding, unless the same is in writing and signed by or on behalf of both the parties.

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Addl. Dist. Sub-Registrar, Sadar
Kolkata - 700 001, Nadia

28 MAY 2024

OWNERS

1. Poojit Choudhary
2. Aditi Mandal.
3. Suba Kumar Choudhary,
4. Poojit Choudhary
5. Sudip K.V. Choudhary.

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey.
2. Ashish Ghosh.
3. Soumyajit Dutta
4. Subhendu Kumar
5. Subalini Ghosh.

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INDEMNITY BY DEVELOPER

The Developer hereby undertakes that during the development for any third party allottee(s) and all prospective purchaser unique space in the building proposed to be constructed as agreed hereinbefore, the Developer undertakes all statutory liability, Taxes, TDS, with the proportionate liability as may be required by the Second Part/Owners. It is further declared by the Developer if the Second Part/Owners are entitle with any person or party that shall be mutually settled and addressed suitably without effecting or injuring the interest with the Developer and/or the title of the property thereby. Herein above and payment to all receivables as above is being completed satisfactory and comprehensive

COPIES OF AGREEMENT

1(One) copy of this Agreement shall be executed which to be retained by the Developer and each party shall have the right to retain 1 (One) or more certified representative copy, all of which deemed & determined to be the good as the original copy.

GOVERNING LAW

The right and obligations of the parties under or arising out of this Agreement shall be constructed and enforced in accordance with the laws of Union of Republic of Indian.

JURISDICTION

This Agreement shall be subject to the jurisdiction of the Learned Courts at Krishnanagar (alias Krishnagar) only.

THE SCHEDULE ABOVE REFERRED TO

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Addl. Dist. Sub-Registrar, Sadar
Kulmari, Nadia

28 MAY 2024

OWNERS

1. Prodip Choudhury
2. Aditi Mandal
3. Subir Kumar Chowdhury
4. Probir Chowdhury
5. Sudip Kr. Chowdhury.

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey
2. Ashish Ghosh
3. Soumyajit Dutta
4. Pratik Dey
5. Subal Ghosh.

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SCHEDULE - I

(THE SCHEDULE OF THE ENTIRE LAND)

ALL THAT piece and parcel of Portion of the land under Krishnagar Municipal, Holding No 29 within the limits of Ward No.20 site at Mohitosh Biswas Street under Krishnanagar Municipal Authority containing Plot Nos. R.S. 1706, L.R. 1692, Khatian No. R.S. 920, L.R. 6432,6436,6434,6433,6435,J.L. No. 94, Mauza- Gobinda Sarak under P.S. Kotwali, Dist -Nadia,A.D.S.R. Krishnagar, Nadia, Porganas -Ukhra, Touzi - Hal 07 admeasuring an area of 10 Decimals (a bit more or less) of land :-

<u>Sl.</u>	<u>Name Of Owner</u>	<u>Plot No.</u>	<u>Khatian No.</u>	<u>Classification</u>	<u>Area</u>
		<u>L.R.</u>	<u>L.R.</u>		<u>(Decimal)</u>
1.	Prodip Choudhury	1692	6432	Bari at Present	2
				Vacant Land	
2.	Aditi Mandal	1692	6436	Do	2
3.	Subir Kumar Chowdhury	1692	6434	Do	2
4.	Probir Chowdhury	1692	6433	Do	2
5.	Sudip Kumar Chowdhury	1692	6435	Do	2
	@ Sudip Chowdhury		TOTAL-		10.00 Dec.
					OR
					00.10 acres.

more fully described in the history written here-in-above and in concerned separate Title Deeds. The details of Land accrued through inheritance in equal shares and the said premises is butted and bounded as follows:-



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Addl. Dist. Sub-Registrar, Sadar
Kishanganagar, Nadia

28 MAY 2024

OWNERS

1. Prodip Choudhury
2. Aditi Mandal.
3. Subir Kumar Chowdhury
4. Prabir Chowdhury
5. Sudip K. Chowdhury,

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey.
2. Arvind Ghosh.
3. Soumyajit Dutta
4. Goutam Kumar
5. Subal Choph.

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- ON THE North : Municipal Road- Mahitosh Biswas Street
ON THE SOUTH : House of Late Hari Patra
ON THE EAST : Municipal Road
ON THE WEST : Land of Late Ragunath Sadhukhan

SCHEDULE - II

(OWNER'S ALLOCATION)

FIRST PART/ OWNER'S ALLOCATION shall mean receiving :-

1. Prodip Choudhury- 3RD Floor (South-West Side) Covered area 600 Sqft including Carpet area 750 Sqft Flat (More or Less)
2. Aditi Mandal- 2nd Floor (North-East Side) Covered area 600 Sqft including Carpet area 750 Sqft flat (More or Less)
3. Subir Kumar Chowdhury 1st Floor (North-West Side) Covered area 704 Sqft including Carpet area 880 Sqft flat (More or Less) & Gr. Floor shop Room Covered area 120 Sqft including Carpet area 150 Sqft (More or Less) (Facing Mahitosh Biswas Street)
4. Prabir Chowdhury 3RD Floor (South-East Side) Covered area 600 Sqft including Carpet area 750 Sqft (More or Less)
5. Sudip Kumar Chowdhury 3RD Floor (North-East Side) Covered area 600 Sqft including Carpet area 750 Sqft (More or Less)) & Gr. Floor shop Room Covered area 120 Sqft including Carpet area 150 Sqft (More or Less) (Facing Mahitosh Biswas Street)

which is more fully described as the constructed area of the constructed building with this Development Agreement and as well as undemarcated & undivided proportionate share of the common space in all constructed area in

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A.B.



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Addl. Dist. Sub-Registrar, Sadar
Krishnarewar, Nadia

28 MAY 2024

OWNERS

1. Pradip Choudhury
2. Aditi Mandal.
3. Subir Kumar Choudhury
4. Prabir Choudhury
5. Sudip kr. Choudhury.

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey.
2. Adish Ghosh.
3. Soumyajit Dutta
4. Pradyumn
5. Subash Ghosh.

-8 25 :-

all the floors and / or open space within and outside the Said constructed Building and /or right to use common lifts, common staircase, toilet, sewage pipes, drains, water line, water tank within the proposed building of the Said Property.

SCHEDULE - III

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean receiving :-

allocated constructed area on the ground floor (except two Shop Room measuring Covered area 240 Sqft including Carpet area 300 Sqft in total facing Mahitosh Biswas Street),

remaining area of 1st floor (except one flat measuring Covered area 704 Sqft including Carpet area 880 Sqft of North-West Side)

remaining area of 2nd floor (except one flat measuring Covered area 600 Sqft including Carpet area 750 Sqft of North-East Side)

remaining area of 3rd floor (except one flat measuring Covered area 600 Sqft including Carpet area 750 Sqft of flat on South-West Side & One flat measuring Covered area 600 Sqft including Carpet area 750 Sqft of flat on South-East Side & One flat measuring Covered area 600 Sqft including Carpet area 750 Sqft Flat on North-East side respectively)

and entail 4th Floor which is more fully described as the constructed area of the constructed building with this Development Agreement alongwith proportionate share of land and proportionate undivided share of roof top right more specifically mentioned in Schedule III. Let it be mentioned here that the allocated constructed area in the building. Proportionate share of land accord-




Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

28 MAY 2024

OWNERS

1. Prodit Choudhury
2. Aditi Mandal.
3. Subin Kumar Choudhury
4. Prabin Choudhury
5. Sudip Kr Choudhury

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey.
2. Adish Ghosh.
3. Soumyajit Datta
4. Pradyumn
5. Subanu Ghosh.

- 26 -

ing to land Rules establish by Law in West Bengal and in India .

which is more fully described as the constructed area of the constructed building with this Development Agreement and as well as undemarcated & undivided proportionate share of the common space in all constructed area in all the floors and / or open space within and outside the Said constructed Building and /or right to use common lifts, common stair toilet, sewage pipes, drains, water line, water tank etc case within the proposed building of the Said Property.

SPECIFICATION OF WORK

Foundation	: RCC Foundation and framed structure .
Brick Work	: Brick Work of 10'', 5'' and 3'' with Specified plaster .
Flooring	: Flooring of Vetrified Floor Tiles with 4''skirting on all sides.
Doors	: Wooden frames and flash door shutter.
Windows	: All windows will be made of Aluminum sliding shutters fitted with Glass panels and handles.
Kitchen	: Black stone platform with a sink and colour Glazed Tiles Up to 2'-0'' height above the platform .
Toilet	: colour Glazed Tiles Up to 5'-0'' height also two comode, one wash basin.
Water Supply	: 24 hours water supply will be provided by overhead tank.
Interior Wall Coats	: All the interior walls will be finished with a coat of putty.
Extra Works	: Any extra work other than that standard specifications mention above shall bear charges extra and such amount

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Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

28 MAY 2024

OWNERS

1. Rodip Choudhury
2. Aditi Mandal.
3. Debis Kumar Choudhury.
4. Prabir Choudhury.
5. Sudip K. Choudhury.

DEVELOPERS

"DURJA DEVELOPERS"

represented by its partners

1. Nilotpal Dey
2. Adish Ghosh.
3. Soumyajit Dutta
4. Siddhanta Mukherjee.
5. Subash Ghosh.

- 8 27 -

shall be deposited before the execution of such work.

Power backup facility : The cost For instalation of Transformer and Main Meter will have to bear by the purchasers & owners according to sqft area of individual flats .

ELECTRICAL :- Internal Electrification- consealed wiring with adequate wires up to switch board to install modern gadgets (without switch and fittings)

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

The thumb impressions of ten fingers of the Land Owner and Developers along with their self attested photographs are attached here-with at the last page of this deed and will be treat as a part of this deed.

Drafted & Dictated by me

as per instruction of the Executants

Prasenjit Das

(Advocate)

District Judges' Court Nadia,
at Krishnagar

Enrollemnt No. - W.B. 2486/99

Typed by me :

Akshay Adhikary
Typed by me , Akshay Adhikary.

WITNESS:

1) Barun Kanti Ghosh
S/O Lt Ananta Kumar Ghosh
of B.D. Mukherjee Lane, Krishnagar,
Nadia.

2) Subin Das
Late Bhramantika Das
Katharia Pura
Krishnagar
Nadia



✓
Addl. Dist. Sub-Registrar, Sadar
Kolar District, Hadia

28 MAY 2024

Owner:- ডান হাতের পাঁচ আঙ্গুলের টিপ (Prodip)



বৃহদঙ্গুল তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

বাম হাতের পাঁচ আঙ্গুলের টিপ

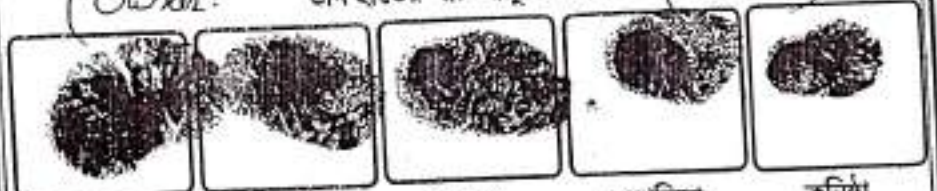


বৃহদঙ্গুল তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

উক্ত দশ আঙ্গুলের টিপ ছাপ ও ছবি প্রত্যায়িত হইল।

Prodip Choudhury

Owner:- ডান হাতের পাঁচ আঙ্গুলের টিপ (Aditi)



বৃহদঙ্গুল তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

বাম হাতের পাঁচ আঙ্গুলের টিপ



বৃহদঙ্গুল তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

উক্ত দশ আঙ্গুলের টিপ ছাপ ও ছবি প্রত্যায়িত হইল।

Aditi Mandal.

Owner:- ডান হাতের পাঁচ আঙ্গুলের টিপ (Subir)



বৃহদঙ্গুল তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

বাম হাতের পাঁচ আঙ্গুলের টিপ



বৃহদঙ্গুল তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

উক্ত দশ আঙ্গুলের টিপ ছাপ ও ছবি প্রত্যায়িত হইল।

Subir Kumar Choudhury.



2
Addl. Dist. Sub-Registrar, Sadar
Krishnamoogur, Nadia

28 MAY 2024



(Over) ডান হাতের পাঁচ আঙ্গুলের টিপ (Prabir)

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

বাম হাতের পাঁচ আঙ্গুলের টিপ

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

উক্ত দশ আঙ্গুলের টিপ ছাপ ও ছবি প্রত্যায়িত হইল।

Prabir Choudhury.



(Over) ডান হাতের পাঁচ আঙ্গুলের টিপ (Sudip)

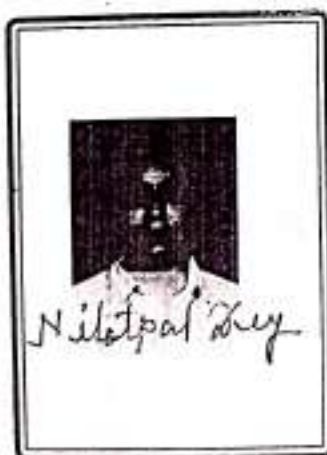
বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

বাম হাতের পাঁচ আঙ্গুলের টিপ

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

উক্ত দশ আঙ্গুলের টিপ ছাপ ও ছবি প্রত্যায়িত হইল।

Sudip Kr. Chowdhury.



(Developer) ডান হাতের পাঁচ আঙ্গুলের টিপ (Nilotpal)

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

বাম হাতের পাঁচ আঙ্গুলের টিপ

বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

উক্ত দশ আঙ্গুলের টিপ ছাপ ও ছবি প্রত্যায়িত হইল।

Nilotpal Dey.



D

Addl. Dist. Sub-Registrar, Sadar
Krishnamangal, Nadia

28 MAY 2024



(Dewlapar) ডান হাতের পাঁচ আঙ্গুলের টিপ (Ashish)

বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

বাম হাতের পাঁচ আঙ্গুলের টিপ

বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

উক্ত দশ আঙ্গুলের টিপ ছাপ ও ছবি প্রত্যায়িত হইল।
Ashish Ghosh.



(Dewlapar) ডান হাতের পাঁচ আঙ্গুলের টিপ (Buddhadeb)

বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

বাম হাতের পাঁচ আঙ্গুলের টিপ

বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

উক্ত দশ আঙ্গুলের টিপ ছাপ ও ছবি প্রত্যায়িত হইল।
Buddhadeb Dey



(Dewlapar) ডান হাতের পাঁচ আঙ্গুলের টিপ (Soumyajit)

বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

বাম হাতের পাঁচ আঙ্গুলের টিপ

বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

উক্ত দশ আঙ্গুলের টিপ ছাপ ও ছবি প্রত্যায়িত হইল।
Soumyajit Dutta



(Dewlapar) ডান হাতের পাঁচ আঙ্গুলের টিপ (Subash)

বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

বাম হাতের পাঁচ আঙ্গুলের টিপ

বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা

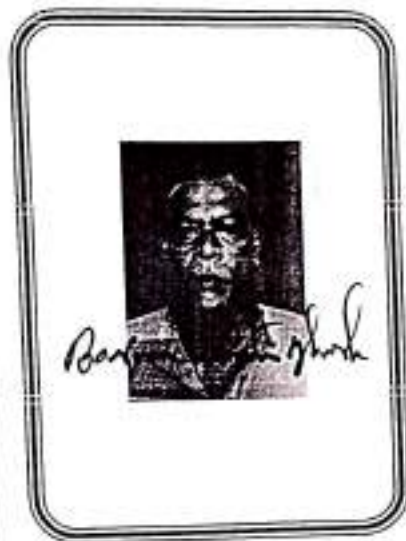
উক্ত দশ আঙ্গুলের টিপ ছাপ ও ছবি প্রত্যায়িত হইল।
Subash Ghosh.




Addl. Dist. Sub-Registrar, Sadar
Krishnamangal. Nadia

28 MAY 2024

সনাত্তকারীর পরিচয়



বাম হাত		ডান হাত
	বৃদ্ধাঙ্গুল	
	তর্জনী	
	মধ্যমা	
	অনামিকা	
	কনিষ্ঠা	

ভেটিং নং- ০৩/১১/০৭৫/১৯৯০৩০

আধার নং- ৭২৪৯ ০৭৬৫ ৩১২৫

আমি অত্র সনাত্তকারী অত্র দলিলের দাতা/দাতাগণ, গ্রহীতা/গ্রহীতাগণ-কে চিনি ও জানি, এই মর্মে অত্র দলিলে সনাত্তকারী হিসাবে টিপছাপ ও ছবি সহ-সহি করিলাম। *Barun Kanti Ghosh*

সনাত্তকারীর সাক্ষর

সনাত্তকারীর নাম :- *Barun Kanti Ghosh*

পিতা/স্বামীর নাম :- *Lt Amiya Kumar Ghosh*

সং :- *B.D. Mukherjee Lane,*

পোস্ট :- *Krishnagar*

, থানা :- *Kotwali*

জেলা :- *Nadia*

, পিন নং :- *৭৪১১০১*



↓
Addl. Dist. Sub-Registrar, Sadar
Krishnamacher, Nadia

28 MAY 2024



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



192024250059420868

GRN Details

GRN:	192024250059420868	Payment Mode:	SBI Epay
GRN Date:	27/05/2024 18:44:42	Bank/Gateway:	SBIPay Payment Gateway
BRN :	9330274228338	BRN Date:	27/05/2024 18:44:58
Gateway Ref ID:	IGARHTYJS3	Method:	State Bank of India NB
GRIPS Payment ID:	270520242005942085	Payment Init. Date:	27/05/2024 18:44:42
Payment Status:	Successful	Payment Ref. No:	2001263263/3/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Shri Nilotpal Dey
Address:	Krishnagar
Mobile:	8641816674
Period From (dd/mm/yyyy):	27/05/2024
Period To (dd/mm/yyyy):	27/05/2024
Payment Ref ID:	2001263263/3/2024
Dept Ref ID/DRN:	2001263263/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001263263/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2001263263/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				2024

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.



GRIPS 2.0 Acknowledgement Receipt Payment Summary



270520242005942085

GRIPS Payment Detail

GRIPS Payment ID:	270520242005942085	Payment Init. Date:	27/05/2024 18:44:42
Total Amount:	2024	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9330274228338	BRN Date:	27/05/2024 18:44:58
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Shri Nilotpal Dey
Mobile:	8641816674

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250059420868	Directorate of Registration & Stamp Revenue	2024
Total			2024

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

Major Information of the Deed

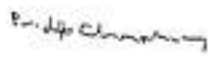
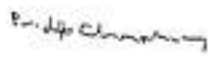
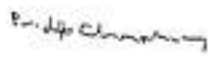
Deed No. :	I-1302-05325/2024	Date of Registration	28/05/2024
Query No / Year	1302-2001263263/2024	Office where deed is registered	
Query Date	21/05/2024 10:17:54 AM	A.D.S.R. KRISHNANAGAR, District: Nadia	
Applicant Name, Address & Other Details	Prasenjit Das Thana : Krishnanagar, District : Nadia, WEST BENGAL, PIN - 741101, Mobile No. : 8641816674, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 36,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

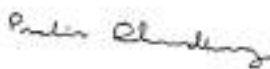
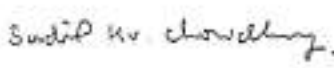
Land Details :

District: Nadia, P.S:- Krishnanagar, Municipality: KRISHNANAGAR, Road: Mahitoash Biswas St., Mouza: Gobindasarak, , Ward No: 20, Holding No:29 JI No: 94, Pin Code : 741101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1692 (RS :-)	LR-6432	Viti	Bari	2 Dec	1,00,000/-	7,20,000/-	Property is on Road Adjacent to Metal Road,
L2	LR-1692 (RS :-)	LR-6436	Viti	Bari	2 Dec	1,00,000/-	7,20,000/-	Property is on Road Adjacent to Metal Road,
L3	LR-1692 (RS :-)	LR-6434	Viti	Bari	2 Dec	1,00,000/-	7,20,000/-	Property is on Road Adjacent to Metal Road,
L4	LR-1692 (RS :-)	LR-6433	Viti	Bari	2 Dec	1,00,000/-	7,20,000/-	Property is on Road Adjacent to Metal Road,
L5	LR-1692 (RS :-)	LR-6435	Viti	Bari	2 Dec	1,00,000/-	7,20,000/-	Property is on Road Adjacent to Metal Road,
TOTAL :					10Dec	5,00,000 /-	36,00,000 /-	
Grand Total :					10Dec	5,00,000 /-	36,00,000 /-	

Land Lord Details :

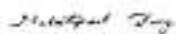
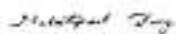
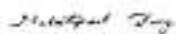
Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Prodip Choudhury (Presentant) Son of Late Satyendranath Choudhury Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>28/05/2024</td> <td></td> <td>LTI 28/05/2024</td> <td>28/05/2024</td> </tr> </tbody> </table> Mohitosh Biswas Street, Kanthuria Para, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: AExxxxxx1L, Aadhaar No: 92xxxxxxxx0180, Status :Individual, Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Shri Prodip Choudhury (Presentant) Son of Late Satyendranath Choudhury Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office		 Captured		28/05/2024		LTI 28/05/2024	28/05/2024
Name	Photo	Finger Print	Signature										
Shri Prodip Choudhury (Presentant) Son of Late Satyendranath Choudhury Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office		 Captured											
28/05/2024		LTI 28/05/2024	28/05/2024										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Aditi Mandal Wife of Late Dhannanhay Mandal Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>28/05/2024</td> <td></td> <td>LTI 28/05/2024</td> <td>28/05/2024</td> </tr> </tbody> </table> 38A/7, M.C. Garden Road, City:- Dum Dum, P.O:- Dumdum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ANxxxxxx3F, Aadhaar No: 20xxxxxxxx2301, Status :Individual, Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Smt Aditi Mandal Wife of Late Dhannanhay Mandal Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office		 Captured		28/05/2024		LTI 28/05/2024	28/05/2024
Name	Photo	Finger Print	Signature										
Smt Aditi Mandal Wife of Late Dhannanhay Mandal Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office		 Captured											
28/05/2024		LTI 28/05/2024	28/05/2024										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Subir Kumar Chowdhury Son of Late Satyendranath Chowdhury Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>28/05/2024</td> <td></td> <td>LTI 28/05/2024</td> <td>28/05/2024</td> </tr> </tbody> </table> Mohitosh Biswas Street, Kanthuria Para, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AGxxxxxx1E, Aadhaar No: 26xxxxxxxx9951, Status :Individual, Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Shri Subir Kumar Chowdhury Son of Late Satyendranath Chowdhury Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office		 Captured		28/05/2024		LTI 28/05/2024	28/05/2024
Name	Photo	Finger Print	Signature										
Shri Subir Kumar Chowdhury Son of Late Satyendranath Chowdhury Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office		 Captured											
28/05/2024		LTI 28/05/2024	28/05/2024										

4	Name Shri Prabir Chowdhury Son of Late Satyendranath Choudhury Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office	Photo  28/05/2024	Finger Print  Captured LTI 28/05/2024	Signature  28/05/2024
Mohitosh Biswas Street, Kanthuria Para, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: AUxxxxxx2F, Aadhaar No: 93xxxxxxxx1440, Status :Individual, Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office				
5	Name Shri Sudip Kumar Chowdhury Son of Late Satyendranath Choudhury Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office	Photo  28/05/2024	Finger Print  Captured LTI 28/05/2024	Signature  28/05/2024
Mohitosh Biswas Street, Kanthuria Para, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: AIxxxxxx3L, Aadhaar No: 57xxxxxxxx6676, Status :Individual, Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 28/05/2024 ,Place : Office				

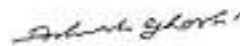
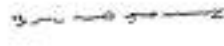
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Durja Developers 23, R.N. Tagore Road, Amin Bazar, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101 Date of Incorporation:XX-XX-2XX3 , PAN No.: AAxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature				
1	<table border="1"> <tr> <td> Name Shri Nilotpal Dey Son of Late Narayan Chandra Dey Date of Execution : 27/05/2024 , , Admitted by: Self, Date of Admission: 28/05/2024 , Place of Admission of Execution: Office </td> <td> Photo  May 28 2024 12:46PM </td> <td> Finger Print  Captured LTI 28/05/2024 </td> <td> Signature  28/05/2024 </td> </tr> </table>	Name Shri Nilotpal Dey Son of Late Narayan Chandra Dey Date of Execution : 27/05/2024 , , Admitted by: Self, Date of Admission: 28/05/2024 , Place of Admission of Execution: Office	Photo  May 28 2024 12:46PM	Finger Print  Captured LTI 28/05/2024	Signature  28/05/2024
Name Shri Nilotpal Dey Son of Late Narayan Chandra Dey Date of Execution : 27/05/2024 , , Admitted by: Self, Date of Admission: 28/05/2024 , Place of Admission of Execution: Office	Photo  May 28 2024 12:46PM	Finger Print  Captured LTI 28/05/2024	Signature  28/05/2024		

Bank Lane, Hatar Para, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: ARxxxxxx4D, Aadhaar No: 20xxxxxxxx6932 Status : Representative, Representative of : Durja Developers (as Partner)

	Name	Photo	Finger Print	Signature
2	Shri Ashish Ghosh Son of Banerwar Ghosh Date of Execution - 27/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 12:46PM	 LT1 28/05/2024	 28/05/2024
N.C. Ghosh Sarani, Chaker Para, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: AQxxxxxx9Q, Aadhaar No: 33xxxxxxxx4153 Status : Representative, Representative of : Durja Developers (as Partner)				
3	Shri Soumyajit Dutta Son of Shri Hridayranjan Dutta Date of Execution - 27/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 12:47PM	 LT1 28/05/2024	 28/05/2024
Swamamoyee Lane, Ukil Para, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: ADxxxxxx0H, Aadhaar No: 60xxxxxxxx2333 Status : Representative, Representative of : Durja Developers (as Partner)				
4	Shri Buddhadeb Pramanik Son of Late Amal Pramanik Date of Execution - 27/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 12:47PM	 LT1 28/05/2024	 28/05/2024
J.N. Moulick Lane, Chasa Para, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: AKxxxxxx2E, Aadhaar No: 37xxxxxxxx4574 Status : Representative, Representative of : Durja Developers (as Partner)				
5	Shri Subahu Ghosh Son of Shri Barun Kanti Ghosh Date of Execution - 27/05/2024, , Admitted by: Self, Date of Admission: 28/05/2024, Place of Admission of Execution: Office	 May 28 2024 12:48PM	 LT1 28/05/2024	 28/05/2024

B.D. Mukherjee Lane, City:- Krishnanagar, P.O:- Krishnagar, P.S:- Krishnanagar, District:- Nadia, West Bengal, India, PIN:- 741101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX9, PAN No.: CKxxxxxx8L, Aadhaar No: 41xxxxxxx4066 Status : Representative, Representative of : Durja Developers (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Barun Kanti Ghosh Son of Late Aniya Kumar Ghosh B.D. Mukherjee Lane, City:- Krishnanagar, P.O:- Krishnagar, P.S:- Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101			
	28/05/2024	28/05/2024	28/05/2024
Identifier Of Shri Prodip Choudhury, Smt Aditi Mandal, Shri Subir Kumar Chowdhury, Shri Prabir Chowdhury, Shri Sudip Kumar Chowdhury, Shri Nilotpal Dey, Shri Ashish Ghosh, Shri Soumyajit Dutta, Shri Buddhadeb Pramanik, Shri Subahu Ghosh			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Prodip Choudhury	Durja Developers-2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Aditi Mandal	Durja Developers-2 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Subir Kumar Chowdhury	Durja Developers-2 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri Prabir Chowdhury	Durja Developers-2 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri Sudip Kumar Chowdhury	Durja Developers-2 Dec

Land Details as per Land Record

District: Nadia, P.S:- Krishnanagar, Municipality: KRISHNANAGAR, Road: Mahitoash Biswas St., Mouza: Gobindasarak, Ward No: 20, Holding No:29 JI No: 94, Pin Code : 741101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1692, LR Khatian No:- 6432	Owner:প্রদীপ চৌধুরী, Gurdian:মহোদয় চৌধুরী, Address:মহিতাশ বিহার ট্রাষ্ট, কৃষ্ণনগর, গোবিন্দসারী, নদীয়া, Classification:বাড়ী, Area:0.02000000 Acre,	Shri Prodip Choudhury
L2	LR Plot No:- 1692, LR Khatian No:- 6436	Owner:অদিতি মন্ডল, Gurdian:ধননন্দ মন্ডল, Address:মহিতাশ বিহার ট্রাষ্ট, কৃষ্ণনগর, গোবিন্দসারী, নদীয়া, Classification:বাড়ী, Area:0.02000000 Acre,	Smt Aditi Mandal
L3	LR Plot No:- 1692, LR Khatian No:- 6434	Owner:সুবীর কুমার চৌধুরী, Gurdian:মহোদয় চৌধুরী, Address:মহিতাশ বিহার ট্রাষ্ট, কৃষ্ণনগর, গোবিন্দসারী, নদীয়া, Classification:বাড়ী, Area:0.02000000 Acre,	Shri Subir Kumar Chowdhury
L4	LR Plot No:- 1692, LR Khatian No:- 6433	Owner:প্রবীর চৌধুরী, Gurdian:মহোদয় চৌধুরী, Address:মহিতাশ বিহার ট্রাষ্ট, কৃষ্ণনগর, গোবিন্দসারী, নদীয়া, Classification:বাড়ী, Area:0.02000000 Acre,	Shri Prabir Chowdhury
L5	LR Plot No:- 1692, LR Khatian No:- 6435	Owner:সুদীপ চৌধুরী, Gurdian:মহোদয় চৌধুরী, Address:মহিতাশ বিহার ট্রাষ্ট, কৃষ্ণনগর, গোবিন্দসারী, নদীয়া, Classification:বাড়ী, Area:0.02000000 Acre,	Shri Sudip Kumar Chowdhury

On 28-05-2024

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 12:18 hrs on 28-05-2024, at the Office of the A.D.S.R. KRISHNANAGAR by Shri Prodip Choudhury, 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 36,00,000/-

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

Execution is admitted on 28/05/2024 by 1. Shri Prodip Choudhury, Son of Late Satyendranath Choudhury, Mohitosh Biswas Street, Kanthuria Para, P.O: Krishnagar, Thana: Krishnagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business, 2. Smt Aditi Mandal, Wife of Late Dhannanay Mandal, 38A/7, M.C. Garden Road, P.O: Dumdum, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife, 3. Shri Subir Kumar Chowdhury, Son of Late Satyendranath Chowdhury, Mohitosh Biswas Street, Kanthuria Para, P.O: Krishnagar, Thana: Krishnagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business, 4. Shri Prabir Chowdhury, Son of Late Satyendranath Chowdhury, Mohitosh Biswas Street, Kanthuria Para, P.O: Krishnagar, Thana: Krishnagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business, 5. Shri Sudip Kumar Chowdhury, Son of Late Satyendranath Chowdhury, Mohitosh Biswas Street, Kanthuria Para, P.O: Krishnagar, Thana: Krishnagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Business

Indetified by Shri Barun Kanti Ghosh, , Son of Late Amiya Kumar Ghosh, B.D. Mukherjee Lane, P.O: Krishnagar, Thana: Krishnagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Business

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

Execution is admitted on 28-05-2024 by Shri Ashish Ghosh, Partner, Durja Developers (Partnership Firm), 23, R.N. Tagore Road, Amin Bazar, City:- Krishnagar, P.O:- Krishnagar, P.S:-Krishnagar, District:-Nadia, West Bengal, India, PIN:- 741101

Indetified by Shri Barun Kanti Ghosh, , Son of Late Amiya Kumar Ghosh, B.D. Mukherjee Lane, P.O: Krishnagar, Thana: Krishnagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Business

Execution is admitted on 28-05-2024 by Shri Sourmyajit Dutta, Partner, Durja Developers (Partnership Firm), 23, R.N. Tagore Road, Amin Bazar, City:- Krishnagar, P.O:- Krishnagar, P.S:-Krishnagar, District:-Nadia, West Bengal, India, PIN:- 741101

Indetified by Shri Barun Kanti Ghosh, , Son of Late Amiya Kumar Ghosh, B.D. Mukherjee Lane, P.O: Krishnagar, Thana: Krishnagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Business

Execution is admitted on 28-05-2024 by Shri Buddhadeb Pramanik, Partner, Durja Developers (Partnership Firm), 23, R.N. Tagore Road, Amin Bazar, City:- Krishnagar, P.O:- Krishnagar, P.S:-Krishnagar, District:-Nadia, West Bengal, India, PIN:- 741101

Indetified by Shri Barun Kanti Ghosh, , Son of Late Amiya Kumar Ghosh, B.D. Mukherjee Lane, P.O: Krishnagar, Thana: Krishnagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Business

Execution is admitted on 28-05-2024 by Shri Subahu Ghosh, Partner, Durja Developers (Partnership Firm), 23, R.N. Tagore Road, Amin Bazar, City:- Krishnagar, P.O:- Krishnagar, P.S:-Krishnagar, District:-Nadia, West Bengal, India, PIN:- 741101

Indetified by Shri Barun Kanti Ghosh, , Son of Late Amiya Kumar Ghosh, B.D. Mukherjee Lane, P.O: Krishnagar, Thana: Krishnagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Business

Execution is admitted on 28-05-2024 by Shri Nilotpal Dey, Partner, Durja Developers (Partnership Firm), 23, R.N. Tagore Road, Amin Bazar, City:- Krishnagar, P.O:- Krishnagar, P.S:-Krishnagar, District:-Nadia, West Bengal, India, PIN:- 741101

Indetified by Shri Barun Kanti Ghosh, . . Son of Late Amla Kumar Ghosh, B.D. Mukherjee Lane, P.O: Krishnagar, Thana: Krishnanagar, . City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/05/2024 6:44PM with Govt. Ref. No: 192024250059420868 on 27-05-2024, Amount Rs: 14/-, Bank: SBI EPay (SBIPay), Ref. No. 9330274228338 on 27-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

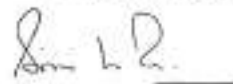
Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,010/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1369, Amount: Rs. 5,000.00/-, Date of Purchase: 09/05/2024, Vendor name: B Pramanick

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/05/2024 6:44PM with Govt. Ref. No: 192024250059420868 on 27-05-2024, Amount Rs: 2,010/-, Bank: SBI EPay (SBIPay), Ref. No. 9330274228338 on 27-05-2024, Head of Account 0030-02-103-003-02



Sisir Kumar Bera

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KRISHNANAGAR
Nadia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1302-2024, Page from 182447 to 182488

being No 130205325 for the year 2024.



Sisir Kumar Bera

Digitally signed by Sisir Kumar Bera
Date: 2024.05.28 17:18:18 +05:30
Reason: Digital Signing of Deed.

(Sisir Kumar Bera) 28/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KRISHNANAGAR
West Bengal.