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পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

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

1-31/8  
 1490240  
 19/8/2021

**Additional District Sub-Registrar  
 BURDWAN**

**23 AUG 2021**

*Shikhar Prasad Sadhukhan  
 Parvati Sadhukhan.*

*M/S. MADHATA HOUSING DEVELOPER  
 PARTNER  
 Debansu Samanta*

**AGREEMENT FOR DEVELOPMENT OF LAND WITH  
 DEVELOPMENT POWER**

THE PROPERTY IS SITUATED AT MOUZA KANAINATSHAL  
 UNDER BAIKUNTHAPUR II GRAM PANCHAYAT,  
 WITHIN POLICE STATION BURDWAN,  
 DIST. PURBA BARDHAMAN.

Value Rs. 15,00,000/-

Govt. Assessed value Rs. 32,40,000/-



SL No. 323 Date 16.8.2021  
Sold To Samanta Housing Developer

ADD.....  
VALUE..... 50000

Purba Bardhaman.

Burdwan Treasury-I Purches Date.....  
SOMA CHOWDHURY  
Memari A.D.S.R. Office  
L.No.-2/2019-20

13 AUG 2021

Soma Chowdhury

Additional District Sub Registrar  
BURDWAN  
13 AUG 2021



UNDER BALKUNTHAPUR II GRAM PANCHAYAT  
WITHIN POLICE STATION BURDWAN  
DIST. PURBA BARDHAMAN  
Value Rs. 15,00,000/-  
Additional District Sub Registrar  
BURDWAN

17 AUG 2021

Shiba Prosad Sadhukhan  
Parbati Sadhukhan.

M/S. SAMANTA HOUSING DEVELOPER

Debasis Samanta  
PARTNER

This Deed of Agreement made on this 16<sup>th</sup> Day of August, 2021

**BETWEEN**

1. **SRI SHIBA PROSAD SADHUKHAN, PAN: ALYPS1046H**, son of Madan Mohan Sadhukhan,
2. **SMT. PARBATI SADHUKHAN, PAN: BKRPS9671K**, wife of Sri Shiba Prosad Sadhukhan, both are by faith Hindu, by Nationality Indian, by occupation Business, resident of Golahat, Bardhaman, P.O. Sripally P.S. Burdwan, District Purba Bardhaman, PIN 713103, hereinafter referred to as "**FIRST PARTY / LAND OWNER**" (which expression shall, unless excluded by or repugnant to the context, be deemed include his legal heirs, executors, legal representatives, and assigns) **OF THE FIRST PART.**

**AND**

**"M/S SAMANTA HOUSING DEVELOPER" PAN: ADBFS1519A**, a Partnership Firm, having its office at, Vill. Raina, P.O. & P.S. Raina, District Purba Bardhaman, PIN 713421, **represented by its Partner,**

**SRI DEBASIS SAMANTA, PAN: AVOPS7016H**, son of Late Kalicharan Samanta, by faith Hindu, by Nationality Indian, by occupation Business, resident of Golahat,

*Debasis Samanta*



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17 AUG 2021



Shiba Jomsad Sadhu Khan  
Parbati Sadhukhan.

M/S. SAMANTA HOUSING DEVELOPER  
PARTNER  
Debasis Samanta

Shankharipukur, Bardhaman, P.O. Sripally, P.S. Bardhaman, Dist. Purba Bardhaman, PIN 713103, hereinafter referred to as **THIRD PARTY / DEVELOPER** (which expression shall, unless excluded by or repugnant to the context, deemed to include his legal heirs, executors, administrators, legal representatives, successor in interest and assigns) **OF THE OTHER PART**

#### OWNERSHIP OF LAND, DEVOLUTION OF TITLE

**WHEREAS** item No. 1 of the 'A' schedule plot of land as well as other land was under the ownership of Jitendranath Samui & others and their names were properly been recorded in the R.S.R.O.R. and during their possession and enjoyment of the property said Jitendranath Samui and other owners have transferred 56 decimal area in favour of Madan Mohan Sadhukhan by way of registered sale deed of Burdwan Joint Sub Registered on 09.02.1963 vide deed No. 657 of 1963.

**AND WHEREAS** after purchasing the property said Madan Mohan Sadhukhan, by mutating his name in the L.R.R.O.R. under Khatian 242, has enjoyed the property and during his enjoyment he has transferred item No. 1 of the "A" schedule property in favour of his son i.e. present landowner First Party, by way of registered

*Debasis*



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17 AUG 2021

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Parwati Sadhukhan.

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Debasmita Samanta  
PARTNER

gift deed of A.D.S.R. Burdwan and such has been registered on 27<sup>th</sup> March 2012 vide deed No. 2401 of 2012.

**AND WHEREAS** after obtaining item No. 1 of the "A" schedule property along with others property, Shibaprasad Sadhukhan has mutated his name in the LRROR under Khatian No. 2747.

**AND WHEREAS** item No. 2 of the "A" schedule property belonged to one Rama Debi Bhattacharya and others, who has transferred the same in favour of Madan Mohan Sadhukhan and Bibhuti Bhusan Sadhukhan by way of two registered Sale Deed of Burdwan Joint Sub-Registry Office vide Deed No. 5023 of 1967 and 5323 of 1974 and after purchasing the same, during enjoyment of the property, Bibhuti Bhusan Sadhukhan has died, as such the legal heirs of Bibhuti Bhusan Sadhukhan have stepped to the shoe of the Bibhuti Bhusan Sadhukhan and after obtaining half share of the property, they have transferred the said share in favour of Madan Mohan Sadhukhan in the year of 1986 by way of registered gift deed and such deed has been registered before the office of Burdwan Joint Sub Registry Office vide Deed No. 6961 of 1986 and after obtaining the property, Madan Mohan Sadhukhan has become absolute owner of the said property, thereafter said Madan





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**BURDWAN**

**17 AUG 2021**



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Mohan Sadhukhan has transferred the same in favour of his son namely Sri Shiba Prasad Sadhukhan by way of registered gift deed of A.D.S.R. Burdwan vide Deed No. 1573 of 2012 and after obtaining the property, said Shiba Prasad Sadhukhan has transferred item No. 2 of the A Schedule property in favour of his wife by way of registered gift deed of A.D.S.R. Burdwan vide Deed No. 7102 of 2019 and after obtaining the property said Parbati Sadhukhan has mutated her name in the LRROR under Khatian No. 4273 and both the land owner have enjoyed their respective properties by paying the Govt. rent till up to date.

### DESCRIPTION OF RECORD OF RIGHT

**WHEREAS** the schedule property according to R.S.R.O.R. Khatian No. 03 and Plot Number is as 538, L.R.R.O.R, the properties is under Rayati Swatwa of Shibaprasad Sadhukhan under Khatian No. 2747 & 4273, L.R. Plot No. 538, classification of land was Shali and after way of conversion vide Case No. 288(IND)/2012, the permission for change of nature of land from Shali to Bastu has been issued by the respective authority of Land Department with area of 56 decimal i.e. the total area including "A" schedule land and Plot No. 528/788 with land classification as Bastu and the rent has been paid up to the period of 1426 B.S.

*[Handwritten signature]*



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**BURDWAN**

**17 AUG 2021**

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Parvati Sadhukhan.

M/S. SAMANTA HOUSING DEVELOPER  
PARTNER  
*Debasini Samanta*

### ACCORDING TO TITLE & R.O.R

**WHEREAS** the first party / land owner, according to title & R.O.R., being the absolute owner of schedule land, have decided to develop the A schedule mentioned property to a project of multi storied building but he is not in a position of to do same, due to lacking of experience as well as physical capacity and deficiency of pecuniary capacity, as such he has expressed his desire as the form of help of any other by which the dream of first party shall be taken as the place of reality.

### INTRODUCTION OF DEVELOPER

**WHEREAS** the developer is acquainted as 'FIRM' namely "M/S SAMANTA HOUSING DEVELOPER", who already introduced own self in the locality i.e. in Barddhaman Town, by constructing a project of multi-storied building thereon and the developer is financially sound to complete the further project by maintaining the rule of local authority.

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

*[Handwritten signature]*





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**17 AUG 2021**

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Parbati Sadhukhan.

M/S. SAMANTA HOUSING DEVELOPER  
PARTNER  
S. Samanta

**AND WHEREAS** both the parties, after knowing all status of each other i.e. right, title, interest of land and pecuniary capacity of developer and being satisfied in respect of capability of developer and right, title and interest of land of the First Part as vice-versa, the first party / land owner has agreed to authorize the developer to develop the said land by constructing new multi storied buildings as commercial cum residential high-rise building as ownership basis according to sanctioned plan, which shall sanction by Baikunthapur 2 No. Gram Panchayat by doing shake their hands in a form of agreement with some terms and conditions.

**AND WHEREAS** it is agreed by both parties that the development of the property for the purpose of construction multi storied (B+G+VI).

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

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

- 1. a) LAND OWNER/ FIRST PARTY** shall mean **SRI SHIBAPRASAD SADHUKHAN and PARBATI SADHUKHAN** and their heirs executors, administrators and legal representatives;



Additional District Sub-Registrar  
BURDWAN

17 AUG 2021



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M/S. SAMANTA HOUSING DEVELOPER  
PARTNER  
Debari Samanti

b) **DEVELOPER** shall mean “M/S SAMANTA HOUSING DEVELOPER”, a Partnership firm and its executors, administrators and legal representatives;

c) **PREMISES** shall mean the (G+V) as Tower ‘A’ All that piece of land by measuring 0.10 acre more-less area of land being R.S. Khatian No. 03, R.S. Plot No. 538 and in the L.R.R.O.R, the Khatian No. 2747 and L.R. Plot No. 538 classification of land Shali (with permission for Bastu) & (B+G+V) as Tower ‘B’ over All that piece of land by measuring 0.12 acre more-less area of land being R.S. Khatian No. 03, R.S. Plot No. 528/788 and in the L.R.R.O.R, the Khatian No. 4273 and L.R. Plot No. 528/788 classification of land Bastu and both the tower should be commercial cum residential building according to sanction plan from Baikunthapur-2 Gram Panchayat, within Mouza Kanainatshal, J.L. No. 76, under P.S. Burdwan, Dist. Purba Bardhaman under Baikunthapur-2 Gram Panchayat.

d) **COMMON SERVICE FACILITIES AND AMENITIES** shall include roof, corridors, stair ways, landing, passage ways, Drive ways, pump room for submersible, tube well and other facilities which may mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions,



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BURDWAN

17 AUG 2021

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M/S. SAMANTA HOUSING DEVELOPER  
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maintenance, and / or management of the building which is particularly mentioned and described as sixth schedule hereunder.

e) **SALEABLE SPACE** shall mean this space in the building available for independent use an occupation after making due provision for common facilities and the space required therefore.

f) **LAND OWNER'S ALLOCATION** shall mean 40% in every floor of the project along with proportionate share of land and all facilities & amenities of the building on prorate basis, while if there be any change be arose in any floor in that case such change should be adjusted in any other floor according to developer choice.

g) **DEVELOPERS ALLOCATION** shall mean barring the owner's allocation, the rest flats of the said tower along with proportionate share of land and all facilities & amenities of the building on prorate basis.

h) **BUILDING** shall mean (G+V) as Tower 'A' & (B+G+V) as Tower 'B', both are as commercial cum residential building which has been sanctioned by Baikunthapur 2 No. Gram Panchayat.

i) Legal Advisor shall be Ashish Kumar Paul

j) Architect shall be Sourav Batabyal







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17 AUG 2021

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PARTNER  
*Devi Samant*

k) SINGULAR shall include plural and vice versa,

l) MASCULINE shall include feminine and vice versa

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

1. The land owner hereby agrees to entrust and hand over to the developer the work and right of development of the said property particularly mentioned and described in the First scheduled hereunder.

2. The developer hereby agrees to develop and /or cause to be developing the said property should be permitted by Baikunthapur 2 No. Gram Panchayat by constructing (G+V) as 'Tower 'A' & (B+G+V) as Tower 'B', both are as commercial cum residential building, containing transferable residential flat as ownership basis and commercial unit, which is mentioned in the Second Schedule hereunder. The developer agreed that he will obtain whatever any other permissions are required to develop the property at his own costs and on his own responsibility but in the name of the land owner / First party and that should be completed as per norms and system of Baikunthapur 2 No. Gram Panchayat.

*Devi Samant*



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17 AUG 2021



Shiba prasad Sadhukhan  
Parvati Sadhukhan.

d/s. SAMANTA HOUSING DEVELOPER  
PARTNER  
Oliver Samant.

3. The developer, after perusal the documents in respect of A Schedule land as supplied by land owner, has been satisfied that the first party is the full and/ or absolute land owner of the said property and that the property is not subject to any mortgage, charge or any other encumbrances.

4. The developer shall not start any work of development on the said property unless the building plans are sanctioned by Baikunthapur 2 No. Gram Panchayat, after that the developer should complete the construction work within stipulated 30 months period with extension, means it would be counted from the date of sanction of building plan and Developer should submit building plan within 60 days from the date of issue of site plan and it is mentioned here that if developer be fail to complete the construction within stipulated period (30 months with extension) in that case the developer shall be liable to pay demurrage to land owner according to 18% interest per annum over the then land value during the period of delay.

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

1) The Land owner hereby grants exclusive right to the developer to undertake new (G+V) as Tower 'A' & (B+G+V) as



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BURDWAN

17 AUG 2021

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Parvati Sadhukhan.

M/S. SAMANTA HOUSING DEVELOPER  
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Debasis Samanta.

Tower 'B', both are as commercial cum residential building in accordance with the plan, which has been sanctioned by Baikunthapur-2 Gram Panchayat, along with if any subsequent plan be sanctioned for that construction too.

II) The Land owner shall forthwith give permission to enter and to develop the land as mentioned in First schedule to the developer after execution of this deed of agreement of development has been executed as well as registered on today, inspite of that if any land dispute may arise, by which the construction work is faced any hurdle and damage for that, the land owner will be liable for such damage and be responsible to pay the amount, for such damaged period, equivalent to the rate of interest which Nationalized Bank provide for fixed deposit over the project cost till the removal of said hurdle.

III) All the applications for plan and other papers and documents as may be required by the developer for the purpose of obtaining necessary sanction of building plan from the Baikunthapur-2 Gram Panchayat as well as any other purpose and all application shall be prepared and submitted by the developer on behalf of the land owner at the Developer's own costs and expenses

*Debasis*





Additional District Sub-Registrar  
BURDWAN

17 AUG 2021

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Shriba Jomrad Sathukham  
Parlatti Sathukham.

M/S. SAMANTA HOUSING DEVELOPER  
PARTNER  
Debasri Samanta

IV) The Land owner hereby grant by this document a Power of Attorney in favour of the developer as may be required for the purpose of obtaining sanction of plan and necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Baikunthapur-2 Gram Panchayat and other authorities. The power of Attorney shall also include right of the developer to enter into agreement with the prospective purchaser who wanted to purchase the flat with right of transfer of title of respective flats for developer allocation with power of execution and registration of conveyance deed in respect of the flat to the respective purchaser in respect of developer's allocation.

V) Upon completion of the new (G+V) as Tower 'A' & (B+G+V) as Tower 'B', both are as commercial cum residential building, the developer shall put land owner in undisputed possession in respect of owner's allocation together with property share in land along with the right in common to the common facilities and amenities, which is particularly mentioned in the third schedule hereunder written.

VI) That in case of conveyance deed for the purpose of transfer of title and possession of each flat of owner's allocation, both the





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**17 AUG 2021**

Shribe Jorrad Sadhukhan  
Parbati Sadhukhan.

M/S. SAMANTA HOUSING DEVELOPER  
Pune  
Olav's Samanta  
PUNE

parties i.e. land owner and developer shall execute as well as make registration of the same by arrange of all intending purchaser, if any necessity may find out otherwise after delivery of possession of owner's allocation the owner shall be absolute authority to execute and registered the conveyance deed in respect of owner's allocation flat.

VII) The developer shall at its own cost construct and complete the new (G+V) as Tower 'A' & (B+G+V) as Tower 'B', both are as commercial cum residential building at the said land in accordance with the sanctioned plan with confirming such specifications as are mentioned in the fifth schedule hereunder written.

VIII) The developer shall install, in the said building at its own cost, pump operated deep tube well, water storage tanks overhead reserver, electric wiring and installations of separate transformer and other facilities are required to, in the new building constructed for sale of flats therein as ownership basis.

IX) As from the date of making over possession of first schedule land the Municipal rates and taxes and Govt. rent and also other outgoings, in respect of the said property and till such time as the possession of the land owner's allocation is made, shall be borne

R.P.D.





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17 AUG 2021

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M/S. SAMANTA HOUSING DEVELOPER

Debasis Samanta  
PARTNER

and paid by the developer and all outstanding dues on account of Municipal rates and taxes and Govt. rent as also other outgoings up to the date of handing over possession before construction shall remain the liability of the land owner and shall be borne by the land owner and after completion of project and delivery of possession of the flat to each transferee the all rent and taxes shall be borne by all flats owner.

**6) IT IS FURTHER AGREED BY AND BETWEEN THE LAND OWNER AND DEVELOPER AS FOLLOWS:-**

1) As soon as the building is completed, the developer shall hand over the possession in respect of the flat and parking space as mentioned in land owner's allocation in favour of the land owner and thereafter the land owner shall be exclusively responsible for payment of all Panchayat and Property Taxes, rates, duties and other public outgoings and imposition whatsoever payable always that the said rates to be apportioned prorate with reference to the said portion with apportioned prorate with all flat owners after making an association by all flat owners.





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**17 AUG 2021**

Shiba Jyotsna Sadhukha  
Parbati Sadhukham.

M/S. SAMANTA HOUSING DEVELOPER  
PARTNER  
Abhis Samanta

II) The Land owners shall not do any act or deed or thing whereby the developer shall be prevented from construction and completion of the said building.

III) Neither party shall be use nor permit to be used the respective allocation in the building or any portion thereof for carrying on any illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance annoyance or hazard to the other purchasers/ occupiers of the apartments or the buildings.

IV) Neither party shall thrown or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors, or any other portion or portions of the said premises.

V) That the allottee in respect of each flat shall have right to take loan from any finance authority by charging only his own flat with proportionate share of land.

VI) That neither the land owner nor the developer shall have right to make separate his own allocation by doing partition of the building.







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Shiba Prasad Sadhukhan  
Parvati Sadhukhan.

M/S. SAMANTA HOUSING DEVELOPER  
PARTNER  
*Alkasis Samanta*

**7) THE LAND OWNER HEREBY AGREES AND COVENANT WITH THE DEVELOPER AS FOLLOWS:-**

- I) The Land owner shall not make any obstruction or interference with the developer in the construction of the building and said premises be constructed by the developer.
- II) The Land owner shall co-operate with the developer in assigning for selling and/or disposing of the developer allocation portion if necessary.
- III) The Land owner shall execute all such deeds of agreement for sale and sale concerning developer's allocation if necessary.
- IV) That if any land dispute may arise for which the project may delay and to short out the matter under compulsion the developer take steps with payment of charges for which all expenses shall be adjusted by the land owner with land owners' allocation of the project.

*Parvati*



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17 AUG 2021

Shiba Prasad Sadhukhan  
Parvati Sadhukhan.

M/S. SAMANTA HOUSING DEVELOPER  
Abbas Samanta,  
PARTNER

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

- i) To complete the construction of the building within 48 months from the date of sanctioned building plan by Baikunthapur-2 Gram Panchayat
- ii) Not to transfer and/or assign the benefits of this agreement.
- iii) Not to violate or contravene any rule of concern authority which applicable to construction of the said building.
- iv) Not to part with possession of each flat of the building thereof unless possession of the flat and parking space, as mentioned in land owner's allocation, is delivered to the land owner provided however it will not prevented the developer from entering into any agreement for sale or transfer or deal with the developer's allocation.
- v) Not to sell the said land particularly mentioned and described in the first schedule hereunder written and not to execute any deed of conveyance directly in favour of any third party in respect of developer's allocation and the developer shall have no right to charged the first schedule property to any finance authority.

*Abbas*





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17 AUG 2021

Shri Prasad Sadhukhan  
Parbati Sadhukhan.

M/S. SAMANTA HOUSING DEVELOPER  
PARTNER  
Bhavis Samanta

vi) It is indemnified by the developers that the land owner shall not be responsible for any bad work man ship of the developer or any construction being done by the developer deviating from the sanctioned plan of Baikunthapur-2 Gram Panchayat.

vii) To keep the land owner indemnified against all third party claims and actions arising out of any sort of act of commission of the developer in relation to the construction of the said building as well as any labour problem during period of construction.

viii) To keep the land owner indemnified against all actions suits costs proceedings and claims that may arise out of the developer's action with regard to the development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.

#### 9) MUTUAL COVENANTS AND INDEMNITIES:-

i) Developer shall obtain vacant condition and position of the said property mention in the first schedule hereunder, from the land owner on and from execution of this deed along with proper documents of title, possession and Record of Right and the developer shall take all necessary steps for sanction of site plan as well as building plan from Baikunthapur-2 Gram Panchayat, in respect of 'A' schedule property.





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**Additional District Sub-Registrar  
BURDWAN**

**17 AUG 2021**

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Parbati Sadhukhan.

M/S. SAMANTA HOUSING DEVELOPER  
D.A. 7/1/72  
Aban Samanta

- ii) The land owner as well as developer shall not be liable for any income tax, wealth tax or any other taxes in respect of the developer's and/or land owner's allocation which shall be the liability of the developer as well as land owner by keeping to each other, indemnified against all actions suits proceedings costs, charges and expenses in respect thereof as vice versa.
- iii) The developer and the land owner shall mutually frame, scheme for the management, administration of the said building and/or common parts thereof and agree to abide by all the rules and regulations to be framed by any society/Association and/or any other Organization of the affairs of the building and/or common part thereof as per West Bengal apartment ownership Act'1972.
- iv) The name of the each tower shall be decided after construction of the building by the developer.
- v) Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the premises or any part thereof to the developer by the land owner or as creating any right, title or interest in respect thereof in favour off the developer other than exclusive license in favour of the developer to do the acts and things to develop the land, express by provided herein as also in the power of Attorney to be given for said purpose.







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Additional District Sub-Registrar  
BURDWAN

17 AUG 2021

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M/S. SAMANTA HOUSING DEVELOPERS  
Debasis Samant  
PARTNER

vi) As from the date of completion of the building the developer and/or transferees and the land owner shall each be liable to pay and bear proportionate taxes and other charges payable in respect of their respective spaces.

vii) If there be any acquisition take place by any office of the West Bengal Government, in respect of land and structure, therefore compensation of land will get the first party land owner and the compensation for structure will get the second party Developer, as such the awarded money would be delivered accordingly.

VIII) That the cost of the installation of lift & transformer should be borne by the flat owners and it will be paid only to the developer.

**10 By this agreement the land owner are also granting the power to the developer**

a) To appear and represent before the authorities of Burdwan Municipality, W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction



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BURDWAN

17 AUG 2021

Shikha Prasad Sadhukhan  
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M/S. SAMANTA HOUSING DEVELOPMENT  
Dilran Samant.  
PARTNER

of new building/s and do all the needful act for allotment/registration deed of sale of flats, shops, garage spaces of Developer's Allocation and owner allocation too.

b) To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and / or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.

c) To manage and maintain the said premises including the building/s to be constructed thereon.

d) To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of our said premises before Burdwan Municipality or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.

e) To pay all tax of Burdwan Municipality and other Statutory Taxes, Rates and charges in respect of the said land and premises





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**Additional District Sub-Registrar  
BURDWAN**

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Parvati Sadhukhan.

M/S. SAMANTA HOUSING DEVELOPER  
Obaris Samanta.  
PARTNER

on our behalf and in our name as and when the same will become due and payable.

f) To enter into any Agreement for Sale and deed of sale, Memorandum of Understanding in favour of the intending purchaser/s in terms of the present Agreement for Development. The developer shall have right to give any signature in any mortgage paper in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale and deed of sale, Memorandum of Understanding in respect of flats/s, shop/s, units and / or car parking spaces in the proposed building/s in favour of the intending purchaser/s in respect of developer's allocation and owner's allocation too, be it mentioned here all such sale as well as conveyance document shall be execute by the Developer and that is ratify by us.

g) To receive the consideration money in cash or by cheque / draft from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces of the Apartment shall

*Parvati*



↖  
**Additional District Sub-Registrar**  
**BURDWAN**

**17 AUG 2021**

Shiba Jomised Sadhukhan  
Parbati Sadhukhan.

M/S. SAMANTA HOUSING DEVELOPER  
PARTNER  
Debari Samanti

be constructed and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representative.

h) To do all the needful according to the condition mentioned in this Registered Agreement for Development regarding negotiation, agreement / contract for sale of flats, garages, covered spaces and car parking spaces.

i) To instruct the Advocate / Lawyer for preparing and / or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the Agreement for Development, as may be necessary for the purpose for sale of the flats / units and car parking spaces in the said building/s in our said premises.

j) To commence, prosecute, enforce, defend, answer and oppose all actions, demands and make deposition and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.

k) To sign, declare and / or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vokalnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in any way







Additional District Sub-Registrar  
BURDWAN

17 AUG 2021

Shikha Jaiswal Sadhukhan  
Parvati Sadhukhan.

M/S. SAMANTA HOUSING DEVELOPER

Debasis Samanta  
PARTNER

connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

l) That our Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreement for Sale and/ or any instrument of sale in favour of any intending purchasers according to the condition mentioned in this Registered Agreement for Development on behalf of us.

m) For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the said Registered Development Agreement.

n) The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Agreement for Development.

For all or any of the purposes arising out of any clause of the Agreement for Development and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.





*A*  
Additional District Sub-Registrar  
BURDWAN

17 AUG 2021

Shiba Ipsara Sadukha  
Parbati Sadukha.

M/S. SAMANTA HOUSING DEVELOP.  
Debari Samant.  
PARTNER

**AND GENERALLY** to act as Attorney of land owner in relation to all matters touching 'A' schedule property and on behalf of land owner to do all instruments, acts, natures, and conveyance deeds for registration to proper Registrar Authority and things as full and effectually as land owner could do and personally present.

**AND** the land owner hereby ratify and confirm and agree or undertake the act whatsoever as their said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said clause of this Agreement for Development.

11 Force majeure, the parties hereto shall not be considered to be liable for any obligation hereunder to extent that the performance of relative obligations prevented by the existence of the Force Majeure conditions i.e. flood, earth quake, riot, war storm,, tempest civil commotion strike and/or any other act or commission beyond the contrary contract of the papers hereto.

12 Each of the terms and conditions stated hereinabove shall be deemed to be the consideration of each other as generation together and/or successor in interest.

*Signature*





**Additional District Sub-Registrar**  
**BURDWAN**

17 AUG 2021

Shiba Sanyal Sadhukhan  
Parbati Sadhukhan.

M/S. SAMANTA HOUSING DEVELOPERS.  
Debasis Samanta.  
PARTNER

13 If there be any dispute may arise between the parties then the dispute shall refer to the arbitrator according to Arbitration act and arbitrator should be selected by both parties unanimously and the address of the parties as mentioned in above shall be the communication address of the parties.

### FIRST / (A) SCHEDULE

#### **Item No. 1**

All that piece of land by measuring 0.10 acre and/or 4356 sq.ft. more-less area of land being R.S. Khatian No. 03, R.S. Plot No. 538 and in the L.R.R.O.R, the Khatian No. 2747, L.R. Plot No. 538 classification of land as Shali with permission to Bastu, within Mouza Kanainatshal, J.L. No. 76, under P.S. Burdwan, Dist. Purba Bardhaman under Baikunthapur-2 Gram Panchayat.

#### **The property butted and bounded by:**

|       |   |                   |
|-------|---|-------------------|
| NORTH | : | Panchayat Road,   |
| SOUTH | : | Part of plot 538, |
| EAST  | : | Part of plot 538, |
| WEST  | : | Part of plot 537. |

#### **Item No. 2**

All that piece of land by measuring 0.12 acre and/or 5227 sq.ft. more-less area of land being R.S. Khatian No. 03, R.S. Plot No. 528/788 and in the L.R.R.O.R, the Khatian No. 4273, L.R.



Additional District Sub-Registrar  
BURDWAN

17 AUG 2021

Shibapriya Sadhukhan  
Parvati Sadhukhan.

M/S. SAMANTA HOUSING DEVELOPER  
PARTNER  
*Debasini Samanta*

Plot No. 528/788 classification of land Bastu, within Mouza Kanainatshal, J.L. No. 76, under P.S. Burdwan, Dist. Purba Bardhaman under Baikunthapur-2 Gram Panchayat.

**The property butted and bounded by:**

|       |   |                                |
|-------|---|--------------------------------|
| NORTH | : | P.W.D. Road,                   |
| SOUTH | : | Property of Malay Pal          |
| EAST  | : | Property of Anabil Gupta/Bablu |
| WEST  | : | Property of Pusparani Ghosh    |

**SECOND / (B) SCHEDULE**

The proposed (G+V) as Tower A over Item No. 1 of the 'A' Schedule Property and (B+G+V) as Tower B over Item No. 2 of 'A' Schedule property storied building to be constructed commercial cum residential.

**THIRD / (C) SCHEDULE**

**LAND OWNER'S ALLOCATION** shall mean 40% in every floor of the project along with proportionate share of land and all facilities & amenities of the building on prorate basis, while if there be any change be arose in any floor in that case such change should be adjusted in any other floor according to developer choice.

*[Handwritten signature]*





**Additional District Sub-Registrar**  
**BURDWAN**

**17 AUG 2021**

Shiba Prasad Sadhukhan  
Parbati Sadhukhan,

M/S. SAMANTA HOUSING DEVELOPERS  
Debarin Samanta  
PARTNER

### FORTH / (D) SCHEDULE

**DEVELOPERS ALLOCATION** shall mean barring the owner's allocation, the rest flats of the said towers along with proportionate share of land and all facilities & amenities of the building on prorate basis.

### FIFTH / (E) SCHEDULE

**The flat as mentioned in the owner's allocation for the owner shall make**

Specification of construction by ISI brand material

|                        |  |
|------------------------|--|
| FOUNDATION(Structure): | R.C.C. Frame (Conc. Grade M25) and Steel (Grade Fe500)   |
| DOORS:                 | Flash Door and PVC Door in Bathroom.   |
| WINDOW:                | Aluminum Channel.  |
| GRILL:                 | MS Grill with Uniform design in Window , Ventilation and Varanda.  |
| ELECTRICALS:           | Conceal wearing with PVC Pipe & ISI Branded Switch and Copper wiring in every room.                                    |
| FLOORING:              | Tiles Flooring.  |
| TOILET:                | Tiles Up to (Door Height) or 7 feet on walls white sanitary ware (ISI brand) and separate pipe of hot and normal water |





↖  
**Additional District Sub-Registrar**  
**BURDWAN**

**17 AUG 2021**

Shibaji Prasad Sadhukhan  
Parvati Sadhukhan

M/S. BANARAS HOUSING DEVELOPER  
Debasis Samanta  
PARTNER

|                      |  |
|----------------------|--|
| KITCHEN:             | Granite stone Kitchen top with sink<br>Anti-skid tiles, Tiles Up to 2'-0" ft. height from kitchen top. |
| DRIVE WAY / PARKING: | Petty Stone  |
| ROOF:                | Roof with water resistant.   |
| INTERNAL DESIGN:     | Internal wall is with Wall Putty   |
| EXTERNAL DESIGN:     | Elevation with anesthetic design and painting.   |
| LIFT:                | Semi Automatic Lift.   |
| WATER:               | 24 hours water supplying system from the overhead tank by Submersible                                  |
| PARKING:             | Parking space with cooperation of Developer and Land Owner   |

N.B. ANY EXTRA WORK EXCEPT THE ABOVE MENTIONED TERMS AND CONDITIONS OF THE ITEMS THE COST WILL BEAR BY LAND OWNER AS WELL AS PURCHASER/ FLAT OWNER WITH THE PRIOR PERMISSION OF DEVELOPER. IN CASE OF ANY EXTRA WORK THAT WOULD BE PLACED BEFORE THE DEVELOPER IN WRITTEN AND SIGNED BY THE LAND OWNER AS WELL AS PURCHASER FOR PERMISSION OF THE DEVELOPER.

#### SIXTH / (F) SCHEDULE

- i) COMMON SERVICE
- a) Deep tube well of adequate capacity to ensure round the clock water supply.
- b) by maintaining standard quality for the lift





*A*  
Additional District Sub-Registrar  
BURDWAN

17 AUG 2021

Shibaji Prasad Sadhukhan  
Parbati Sadhukhan.

M/S. SAMANTA HOUSING DEVELOPER  
PARTNER  
Debasis Samanta.

- ii) Marble and/or V- tiles at stair case with proper reling.
- iii) adequate lighting system at every part of the common place.
- iv) adequate place for meter board in respect of meter to each flat owner.
- v) any extra amenities with extra cost

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

**Witness:**

1. Shobhita Das.  
So Udaychandra Das.  
Rayan - Bardhaman.

2. Sarat Kumar Das  
8107 Bodham Dan.  
South Bhat chala P.O. - Sriparthy  
Purba Bardhaman. 713103

*Drafted by me & typed in my office*

*Ashish K. Paul,*

**Ashish Kumar Paul**  
Advocate

**Enrolment No. 1379 of 2000**  
**Burdwan District Judges Court**  
Computerized typed by











*Sudipta Pramanik*  
**(Sudipta Pramanik)**



↖

**Additional District Sub-Registrar**  
**BURDWAN**

**17 AUG 2021**











|                       |   |   |   |   |   |
|-----------------------|---|---|---|---|---|
| Left Hand Impression  | Little  | Ring  | Middle  | Index   | Thumb   |
|                       |  |  |  |  |  |
| Right Hand Impression | Thumb   | Index   | Middle  | Ring  | Little  |
|                       |  |  |  |  |  |



Shikha Prasad Sadhukhan

Signature: *Shikha Prasad Sadhukhan*













|                       |   |   |   |   |   |
|-----------------------|---|---|---|---|---|
| Left Hand Impression  | Little  | Ring  | Middle  | Index   | Thumb   |
|                       |   |   |   |   |   |
| Right Hand Impression | Thumb   | Index   | Middle  | Ring  | Little  |
|                       |  |  |  |  |  |



Parbati Sadhukhan

Signature: *Parbati Sadhukhan*

|                       |   |   |   |   |   |
|-----------------------|---|---|---|---|---|
| Left Hand Impression  | Little  | Ring  | Middle  | Index   | Thumb   |
|                       |  |  |  |  |  |
| Right Hand Impression | Thumb   | Index   | Middle  | Ring  | Little  |
|                       |  |  |  |  |  |



Debasis Samanta

Signature: *Debasis Samanta*





Additional District Sub-Registrar  
BURDWAN  
17 AUG 2021



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

GRN Details

GRN: 192021220051945841 Payment Mode: Online Payment  
GRN Date: 14/08/2021 11:55:40 Bank/Gateway: State Bank of India  
BRN: IK0BFRGBP0 BRN Date: 14/08/2021 11:08:42  
Payment Status: Successful Payment Ref. No: 2001490240/1/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: DEBASIS SAMANTA  
Address: BARDHAMAN  
Mobile: 9434331233  
Depositor Status: Buyer/Claimants  
Query No: 2001490240  
Applicant's Name: Mr Ashish Kumar Paul  
Identification No: 2001490240/1/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

| Sl. No. | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹)  |
|---------|-------------------|--|--------------------|-------------|
| 1       | 2001490240/1/2021 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 2010        |
| 2       | 2001490240/1/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 14          |
|         |                   |  | <b>Total</b>       | <b>2024</b> |

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ALYPS1046H



नाम /NAME

SHIBA PROSAD SADHUKHAN

पिता का नाम /FATHER'S NAME

MADAN MOHAN SADHUKHAN

जन्म तिथि /DATE OF BIRTH

25-01-1971

हस्ताक्षर /SIGNATURE

*Shiba Prosad Sadhu Khan*

*SBK*

आयकर आयुक्त, प.सं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरिंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :

Joint Commissioner of Income-tax(Systems & Technical),

P-7,

Chowringhee Square,

Calcutta- 700 069.

*Shiba Prosad Sadhu Khan*

  
**भारत सरकार**  
**GOVERNMENT OF INDIA**

  
Shiba Prosad Sadhukhan  
Date of Birth/DOB: 25/01/1971  
Male/ MALE



**4040 0650 6636**

**मेरा आधार, मेरी पहचान**

  
**आधार**  
**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**Address:**  
S/O Madan Mohan Sadhukhan,  
GOLAHAT ROAD, Barddhaman (m),  
Barddhaman,  
West Bengal - 713103



  
4040 0650 6636

 1947  
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

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

*Shiba Prosad Sadhukhan*





भारत सरकार  
GOVERNMENT OF INDIA



Parbati Sadhukhan  
Date of Birth/DOB: 01/01/1977  
Female/ FEMALE



5716 0588 2050

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:  
W/O Shiba Prosad Sadhukhan,  
GOLAHAT ROAD, Bardhaman (m),  
Bardhaman,  
West Bengal - 713103



5716 0588 2050

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Parbati Sadhukhan.

आयकर विभाग  
INCOME TAX DEPARTMENT  
PARBATI SADHUKHAN



भारत सरकार  
GOVT. OF INDIA

JAGABANDHU GARAI

01/01/1977

Passport Number

BKRP00671K

*Parbati Sadhukhan*

Signature



2103207



Parbati Sadhukhan.



*Debasis Samanta*





भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

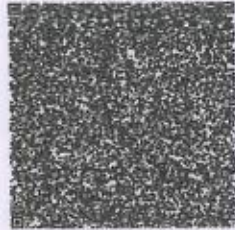
Enrolment No.: 2770/01064/72861

Download Date: 14/08/2021

To  
Debasis Samanta  
S/O: Kalicharan Samanta  
GOLAHAT BANKHARI PUKUR  
Bardhaman (m)  
Snpalli  
Bardhaman West Bengal - 713103  
9434331233

Issue Date: 27/07/2021

Signature Not Verified  
Unique Identification  
Authority of India  
New Delhi, India  
01



आपका आधार क्रमांक / Your Aadhaar No. :

**5110 7356 5683**

VID : 9161 1518 7936 1761

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 14/08/2021



Debasis Samanta  
Date of Birth/DOB: 05/01/1966  
Male/ MALE

Issue Date: 27/07/2021

**5110 7356 5683**


VID : 9161 1518 7936 1761

मेरा आधार, मेरी पहचान



*Debasis Samanta*



Duplicate

  
ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

BXX1984079



নির্বাচকের নাম : ভোলানাথ দাস  
Elector's Name : Bholanath Das  
পিতার নাম : উদয় চন্দ্র দাস  
Father's Name : Uday Chandra Das  
লিঙ্গ/Sex : পুং/ M  
জন্ম তারিখ  
Date of Birth : XX/XX/1982

BXX1984079

ঠিকানা:  
রায়ান পশ্চিম পারার অংশ, বারদান, বর্ধমান জেলা,  
বর্ধমান- 713101

Address:  
RAYAN PASHCHIM PARAR ANGSH,  
RAYAN, BURDWAN (SADAR),  
BURDWAN- 713101

Date: 12/10/2012

266- বর্ধমান উত্তর (তপশিলী ছাতি) নির্বাচন কেন্দ্রের নির্বাচন  
নিয়ন্ত্রন আধিকারিকের দায়িত্বে অনুমোদিত  
Facsimile Signature of the Electoral  
Registration Officer for  
266-Burdwan Uttar (SC) Constituency

নিম্নের শর্তাবলী হতে নতুন ঠিকানা দেয়ার ক্ষেত্রে নির্বাচন ও এর  
সম্বন্ধে নতুন পত্র পরিচালনা পত্রিকার জন্য নির্দিষ্ট করে এই  
পত্রিকা পত্রের নথিটি উপস্থাপন করণ।  
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.

*Bholanath Das.*

### Major Information of the Deed



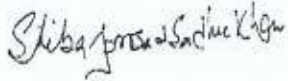
|  |   |   |            |
|--|---|---|------------|
| Deed No :  | I-0203-06410/2021   | Date of Registration  | 23/08/2021 |
| Query No / Year  | 0203-2001490240/2021  | Office where deed is registered   |            |
| Query Date   | 14/08/2021 11:48:26 AM  | 0203-2001490240/2021  |            |
| Applicant Name, Address & Other Details                      | Ashish Kumar Paul<br>Burdwan District Judges Court,Thana : Bardhaman<br>, District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9434331339,<br>Status :Advocate |   |            |
| Transaction  |   | Additional Transaction  |            |
| [0110] Sale, Development Agreement or Construction agreement |   | [4305] Other than Immovable Property, Declaration [No of Declaration : 1] |            |
| Set Forth value  |   | Market Value  |            |
| Rs. 33,00,000/-  |   | Rs. 60,91,200/-   |            |
| Stampduty Paid(SD)   |   | Registration Fee Paid   |            |
| Rs. 10,010/- (Article:48(g))                                 |   | Rs. 14/- (Article:E, E)   |            |
| Remarks  |   |   |            |

### Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Gram Panchayat: BAIKUNTHAPUR-II, Mouza: Kanainatshal, JI No: 76, 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-538 (RS :- )     | LR-2747              | Baslu         | Baslu   | U.1 Acre     | 15,00,000/-             | 32,40,000/            | Width of Approach Road: 27 Ft., Adjacent to Metal Road, |
| L2     | LR-528/788 (RS :- ) | LR-4273              | Bastu         | Bastu   | 0.12 Acre    | 18,00,000/-             | 28,51,200/-           | Width of Approach Road: 10 Ft.,                         |
|        |                     | <b>TOTAL :</b>       |               |         | <b>22Dec</b> | <b>33,00,000 /-</b>     | <b>60,91,200 /-</b>   |   |
|        |                     | <b>Grand Total :</b> |               |         | <b>22Dec</b> | <b>33,00,000 /-</b>     | <b>60,91,200 /-</b>   |   |

### Land Lord Details :

| SI No | Name,Address,Photo,Finger print and Signature  |   |   |   |
|-------|--|---|---|---|
| 1     | Name   | Photo   | Finger Print  | Signature   |
|       | <b>Mr Shiba Prosad Sadhukhan (Presentant )</b><br>Son of Madan Mohan Sadhukhan<br>Executed by: Self, Date of Execution: 16/08/2021<br>, Admitted by: Self, Date of Admission: 17/08/2021 ,Place : Office |  |  |  |
|       |  | 17/08/2021  | LTI<br>17/08/2021   | 17/08/2021  |












Golahat, City:- Burdwan, , P.O:- Sripally, P.S:-Bardhaman  
 , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu,  
 Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx6H,Aadhaar No Not Provided by UIDAI,  
 Status :Individual, Executed by: Self, Date of Execution: 16/08/2021  
 , Admitted by: Self, Date of Admission: 17/08/2021 ,Place : Office

| 2   | Name  | Photo  | Finger Print   | Signature  |
|---|---|--|--|--|
|   | <b>Smt Parbati Sadhukhan</b><br>Wife of Mr Shiba Prosad Sadhukhan<br>Executed by: Self, Date of Execution: 16/08/2021<br>, Admitted by: Self, Date of Admission: 17/08/2021 ,Place : Office | <br><small>17/08/2021</small> | <br><small>LTI<br/>17/08/2021</small> | <br><small>17/08/2021</small> |
| Golahat, City:- Burdwan, , P.O:- Sripally, P.S:-Bardhaman<br>, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu,<br>Occupation: Business, Citizen of: India, PAN No.:: BKxxxxxx1K,Aadhaar No Not Provided by UIDAI,<br>Status :Individual, Executed by: Self, Date of Execution: 16/08/2021<br>, Admitted by: Self, Date of Admission: 17/08/2021 ,Place : Office |   |  |  |  |



**Developer Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>SAMANTA HOUSING DEVELOPER</b><br>Raina, Village:- Raina, P.O:- Raina, P.S:-Raina, District:-Purba Bardhaman, West Bengal, India, PIN:- 713421 ,<br>PAN No.:: ADxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| SI No   | Name,Address,Photo,Finger print and Signature  |  |  |              |           |   |  |  |  |
|---|--|--|--|--------------|-----------|---|--|--|--|
| 1   | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Debasis Samanta</b><br/>           Son of Late Kali Charan Samanta<br/>           Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 17/08/2021, Place of Admission of Execution: Office         </td> <td> <br/> <small>Aug 17 2021 5:06PM</small> </td> <td> <br/> <small>LTI<br/>17/08/2021</small> </td> <td> <br/> <small>17/08/2021</small> </td> </tr> </tbody> </table> <p>Golahat, Shankharipukur, City:- Burdwan, , P.O:- Sripally, P.S:-Bardhaman<br/>           , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu,<br/>           Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx6H,Aadhaar No Not Provided by UIDAI<br/>           Status : Representative, Representative of : SAMANTA HOUSING DEVELOPER (as Partner)</p> | Name   | Photo  | Finger Print | Signature | <b>Mr Debasis Samanta</b><br>Son of Late Kali Charan Samanta<br>Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 17/08/2021, Place of Admission of Execution: Office | <br><small>Aug 17 2021 5:06PM</small> | <br><small>LTI<br/>17/08/2021</small> | <br><small>17/08/2021</small> |
| Name  | Photo  | Finger Print   | Signature  |              |           |   |  |  |  |
| <b>Mr Debasis Samanta</b><br>Son of Late Kali Charan Samanta<br>Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 17/08/2021, Place of Admission of Execution: Office | <br><small>Aug 17 2021 5:06PM</small>   | <br><small>LTI<br/>17/08/2021</small> | <br><small>17/08/2021</small> |              |           |   |  |  |  |

**Identifier Details :**

| Name  | Photo   | Finger Print  | Signature   |
|---|---|---|---|
| <b>Mr Bholanath Das</b><br>Son of Mr Uday Chandra Das<br>Rayan, Village:- Rayan, P.O:- Rayan,<br>P.S:-Bardhaman<br>, District:-Purba Bardhaman, West<br>Bengal, India, PIN:- 713101 |  |  |  |
|   | 17/08/2021  | 17/08/2021  | 17/08/2021  |
| Identifier Of Mr Shiba Prosad Sadhukhan, Mr Debasis Samanta, Smt Parbati Sadhukhan  |   |   |   |

**Transfer of property for L1**

| Sl.No | From                      | To. with area (Name-Area)        |
|-------|---------------------------|----------------------------------|
| 1     | Mr Shiba Prosad Sadhukhan | SAMANTA HOUSING DEVELOPER-10 Dec |

**Transfer of property for L2**

| Sl.No | From                      | To. with area (Name-Area)       |
|-------|---------------------------|---------------------------------|
| 1     | Mr Shiba Prosad Sadhukhan | SAMANTA HOUSING DEVELOPER-6 Dec |
| 2     | Smt Parbati Sadhukhan     | SAMANTA HOUSING DEVELOPER-6 Dec |

**Land Details as per Land Record**

District: Purba Bardhaman, P.S:- Barddhaman, Gram Panchayat: BAIKUNTHAPUR-II, Mouza: Kanainatshal, JI No: 76, Pin Code : 713103

| Sch No | Plot & Khatian Number                      | Details Of Land  | Owner name in English as selected by Applicant |
|--------|--|--|--|
| L1     | LR Plot No:- 538, LR Khatian No:- 2747     | Owner:শিবপ্রসাদ সাধুখাঁ,<br>Gurdian:মদনমোহন , Address:নিজ ,<br>Classification:শালি, Area:0.41300000<br>Acre,   | Mr Shiba Prosad Sadhukhan                      |
| L2     | LR Plot No:- 528/788, LR Khatian No:- 4273 | Owner:পার্বতী সাধুখাঁ,<br>Gurdian:শিবপ্রসাদ , Address:নিজ ,<br>Classification:বাস্তু, Area:0.12000000<br>Acre, | Smt Parbati Sadhukhan                          |



On 17-08-2021

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

Presented for registration at 13:35 hrs on 17-08-2021, at the Office of the A.D.S.R. Bardhaman by Mr Shiba Prosad Sadhukhan , 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 60,91,200/-

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

Execution is admitted on 17/08/2021 by 1. Mr Shiba Prosad Sadhukhan, Son of Madan Mohan Sadhukhan, Golahat, P.O: Sripally, Thana: Bardhaman  
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 2. Smt Parbati Sadhukhan, Wife of Mr Shiba Prosad Sadhukhan, Golahat, P.O: Sripally, Thana: Bardhaman  
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business

Identified by Mr Bholanath Das, , , Son of Mr Uday Chandra Das, Rayan, P.O: Rayan, Thana: Bardhaman  
, , Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 17-08-2021 by Mr Debasis Samanta, Partner, SAMANTA HOUSING DEVELOPER (Partnership Firm), Raina, Village:- Raina, P.O:- Raina, P.S:-Raina, District:-Purba Bardhaman, West Bengal, India, PIN:- 713421

Identified by Mr Bholanath Das, , , Son of Mr Uday Chandra Das, Rayan, P.O: Rayan, Thana: Bardhaman  
, , Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Law Clerk

**Payment of Fees**

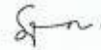
Certified that required Registration Fees payable for this document is Rs 14/- ( E = Rs 14/- ) and Registration Fees paid by by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/08/2021 11:58AM with Govt. Ref. No: 192021220051945841 on 14-08-2021, Amount Rs: 14/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BFRGBP0 on 14-08-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by by online = Rs 2,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/08/2021 11:58AM with Govt. Ref. No: 192021220051945841 on 14-08-2021, Amount Rs: 2,010/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BFRGBP0 on 14-08-2021, Head of Account 0030-02-103-003-02



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

On 23-08-2021

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14/- ( E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/08/2021 7:27PM with Govt. Ref. No: 192021220057072741 on 20-08-2021, Amount Rs: 0/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BFZNYB7 on 20-08-2021, Head of Account

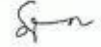
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,000/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 323, Amount: Rs.5,000/-, Date of Purchase: 16/08/2021, Vendor name: S Chowdhury

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/08/2021 7:27PM with Govt. Ref. No: 192021220057072741 on 20-08-2021, Amount Rs: 3,000/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BFZNYB7 on 20-08-2021, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2021, Page from 175500 to 175546  
being No 020306410 for the year 2021.



*Sanjit*

Digitally signed by Sanjit Sardar  
Date: 2021.09.01 15:17:23 +05:30  
Reason: Digital Signing of Deed.

(Sanjit Sardar) 2021/09/01 03:17:23 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Bardhaman  
West Bengal.

(This document is digitally signed.)

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