

8761/2024

T-08898/2024

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

भारत

INDIA

पश्चिम बंगाल WEST BENGAL

Y 600253

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

District Sub-Registrar-
Purba Bardhaman

29 OCT 2024

**AGREEMENT FOR DEVELOPMENT
AND
POWER OF ATTORNEY
(FOR ALL AND ALLIED WORKS)**

THIS DEED OF AGREEMENT FOR DEVELOPMENT AND/CUM POWER OF
ATTORNEY IS MADE ON THIS 23RD DAY OF OCTOBER, TWO THOUSAND
AND TWENTY FOUR (2024)

BETWEEN

SL. NO. 710 DATE 21.10.2024

SOLD TO M/S RD Associates.

ADD. 33 Kalna Road, Baidyabati, Purba Bardhaman.

STAMP RS. 1000/-

Burdwan-1NS Trv. Purchase Date

Stamp Vendor-SURAJIT DEB

Burdwan-1NS Trv. Purchase Date

Licence No.-2/2010-11

27 SEP 2024

Signature

[Handwritten Signature]



District Sub-Registrar-I
Purba Bardhaman

23 OCT 2024

Baru next meeting

13/12/2017
S. D. Associates

S. D. Associates

Gandara Shome

S. D. ASSOCIATES
Somenath Mallick
Partner

S. D. ASSOCIATES
Dibendu Chowdhury
Partner

1. **SHRI PARESH NATH MALLICK**, Son of Late Sudhakar Mallick, Nationality - Indian, Religion - Hindu, Occupation - Business, Residence - Khalui Bill Math, 1st Lane, Post Office: Bardhaman, P.S. Bardhaman Sadar, Burdwan, District: Purba Bardhaman, West Bengal, India, PIN - 713101, having **PAN- ADMPM2932L**;
2. **SHRI BISWANATH MALLICK**, Son of Late Sudhakar Mallick, Nationality - Indian, Religion - Hindu, Occupation - Business, Residence - 62 Kachari Road, Post Office: Bardhaman, P.S. Bardhaman Sadar, Burdwan, District: Purba Bardhaman, West Bengal, India, PIN - 713101, having **PAN- ADZPM8105C**;
3. **SMT. SABITA ROY**, Wife of Late Madan Mohan Roy, Nationality - Indian, Religion - Hindu, Occupation - Housewife, Residence - Kusumgram, Post Office: Kusumgram, P.S. Manteswar, District: Purba Bardhaman, West Bengal, India, PIN - 713422, having **PAN- GLOPR2102H**; and
4. **SMT. TANDRA SHOME**, Wife of Sri Gopal Kumar Shome, Nationality - Indian, Religion - Hindu, Occupation - Housewife, Residence - Kalibazar, Amtala, Post Office: Bardhaman, P.S. Bardhaman Sadar, Burdwan, District: Purba Bardhaman, West Bengal, India, PIN - 713101, having **PAN- EDIPS7691A**; hereinafter called and referred as the **OWNERS** (which express or shall unless excluded her respective heirs, Executor, administrators, legal representative and assigns) of the party of the **FIRST PART**.

and

M/S S.D. ASSOCIATES, (a Partnership Firm having been incorporated under the Partnership Act, 1932) having its Regd. Office at 33 Kalna Road, Badamtala, Post Office: Bardhaman, Bardhaman Sadar, District: Purba Burdwan, West Bengal, India, PIN - 713101; **PAN: AEVFS8616M**; represented by its both Partners namely:

1. **SRI SOMENATH MALLICK**, S/o Sri Paresh Nath Mallick, by nationality Indian, by caste Hindu, by profession - Business, resident of Khalui Bill Math, 1st Lane, Post Office: Bardhaman, P.S. Bardhaman Sadar, Burdwan, District: Purba Bardhaman, West Bengal, India, PIN - 713101; **PAN: ADRPM7736P**; and
2. **SRI DIBHENDU CHOWDHURY**, S/o Lt. Bibhuti Bhusan Chowdhury, by caste Hindu, by profession - Business, resident of Kalna Road, Post Office: Bardhaman sadar District: Purba Bardhaman, West Bengal, India, Pin - 713101; **PAN: AFLPC4228C**; hereinafter called the **DEVELOPER** (which express or shall unless excluded its/his/their and each of its/his/their respective heirs, executors, administrators, legal representative and assigns) of the party of the **SECOND PART**.

- A. **WHEREAS**: the **OWNERS** are the sole and absolute owner and have absolutely seized and possessed of or otherwise well and sufficiently entitled to the Lands, hereditaments and premises, existing structure free from all encumbrances, charges, liens, attachments, trusts whatsoever to howsoever more-fully described in the entire First Schedule hereinafter written (hereinafter referred to as the "**SAID PREMISES**").
- B. **AND WHEREAS** in respect to the property situated within the First Schedule mentioned property being comprised in Dist. Purba Bardhaman, P.S. Bardhaman, Mouza: Nari, J.L. No. 70, Revenue Survey No. 1572, Sabek Khatian

Dikendra Choudhary
Partner

Tand- nalt- maiti
Ashok Mondal
Rajendra
Rajendra Shome
S. D. ASSOCIATES
Some Nath Mallik
Partner
S. D. ASSOCIATES
Rajendra Choudhury
Partner

alive hence the said property of the said Ashok Mondal was inherited by his mother Prativa Rani Mondal and hence the said Prativa Rani Mondal became the owner of the entire L.R. Plot Number as mentioned in the First Schedule below and thereafter after getting the property mutated in LRROR and in Municipal Holding Number, the said Prativa Rani Mondal has been enjoying the said property and thereafter she gifted the same vide one Deed of Gift being Registered Deed No. 1-3009 for 2023 registered in the office of ADSR, Burdwan (Book No. 1, Volume No. 0203-2023, Page Nos. 56569 to 56587) in favour of the present OWNERS and thereafter they mutated their names in the L.R. Khatian Nos. 46991, 46990, 46989 and 46986 and also mutated their names in the Municipal Holding Number.

- G. **AND WHEREAS** the said land with a house standing thereon on the said land as detailed in this paragraph is defined in details in FIRST SCHEDULE and by virtue of such process the present OWNERS became the absolute owner and possessor in respect of the said property and the present OWNERS have been possessing the all the aforesaid properties on payment of Govt. rents, Municipality Tax etc. for the property exclusively in their names on appropriate receipt thereof without any dispute and without the intervention of any Third Party and acquired an absolute and indefeasible title therein.
- H. **AND WHEREAS** that there is a large portion of land being 16 Decimals of Land along with structure thereon being the First Schedule mentioned property which is unmaintained and thereby the **OWNERS** have jointly and together taken decision to construct multistoried residential building inclusive of Flats/Residential Units and Car Parking Spaces by demolishing the existing structure present thereon and by constructing building/s and to develop the premises which is not being looked after by the **OWNERS** due to her inexperience in the field of maintenance of property and also occupational dilemma as well as health and habitation uncertainty in the City of Burdwan and thereby the **OWNERS** have taken decision to demolish the existing structure and to construct the multistoried residential building along with residential building inclusive of Flats/Residential Units and Car Parking Spaces and to develop the premises.
- I. **AND WHEREAS** that the **DEVELOPER** is itself is a highly reputed Promoter of Real Estate and Developer as a Partnership Firm in the sector of Development and Promoting of Land and allied works and having more experience, knowledge and skill and financial capacity to develop the same. So the **OWNERS** of the First Schedule mentioned property gave offer to the **DEVELOPER** to develop the First Schedule properties as mentioned below. In response to that offer the **DEVELOPER** has accepted on the following terms and conditions as stated below to develop the property with a project for construction of multi-storeyed residential building along with residential housing complex inclusive of Flats/Residential Units and Car Parking Spaces.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows:-

Tandra Self Memo
Sri Somnath Mallick
Sri Somnath Mallick
Sri Somnath Mallick
Sri Somnath Mallick
S. D. ASSOCIATES
Sri Somnath Mallick
Partner
S. D. ASSOCIATES
Dibendu Choudhury
Partner

- 1.1 **PREMISES:** shall mean the premises with land as stated in the **First Schedule** of this agreement.
- 1.2 **BUILDING/S:** shall mean the proposed multi-storied building/buildings along with multi-storied residential building cum housing inclusive of Flats/Residential Units and Car Parking Spaces to be constructed as per the Architect's drawings/documents, and as per Municipal Plan within the said premises and shall also mean the any additional floors and/or storey on and over the said Top Floor inclusive of Flats/Residential Units and Car Parking Spaces to be constructed as per the Architect's drawings/documents, duly approved by the Burdwan Municipality i.e., Burdwan Municipal Authority via its sanction Plan or amendment or modification of Plan in order to construct the said additional floors over the said Top Floor in the proposed Multi-Storied Building comprised with Residential Flats and Parking Spaces which is regarded as part and parcel of the said project, within the said premises and the said building is to be constructed by the manner and way with all specifications as stated in the **Fourth Schedule** of this Indenture.
- 1.3 **OWNERS:** shall mean
- SHRI PARESH NATH MALLICK**, Son of Late Sudhakar Mallick, Nationality - Indian, Religion - Hindu, Occupation - Business, Residence - Khalui Bill Math, 1st Lane, Post Office: Bardhaman, P.S. Bardhaman Sadar, Burdwan, District: Purba Bardhaman, West Bengal, India, PIN - 713101, having PAN-ADMPM2932L;
 - SHRI BISWANATH MALLICK**, Son of Late Sudhakar Mallick, Nationality - Indian, Religion - Hindu, Occupation - Business, Residence - 62 Kachari Road, Post Office: Bardhaman, P.S. Bardhaman Sadar, Burdwan, District: Purba Bardhaman, West Bengal, India, PIN - 713101, having PAN-ADZPM8105C;
 - SMT. SABITA ROY**, Wife of Late Madan Mohan Roy, Nationality - Indian, Religion - Hindu, Occupation - Housewife, Residence - Kusumgram, Post Office: Kusumgram, P.S. Manteswar, District: Purba Bardhaman, West Bengal, India, PIN - 713422, having PAN- GLOPR2102H; and
 - SMT. TANDRA SHOME**, Wife of Sri Gopal Kumar Shome, Nationality - Indian, Religion - Hindu, Occupation - Housewife, Residence - Kalibazar, Amtala, Post Office: Bardhaman, P.S. Bardhaman Sadar, Burdwan, District: Purba Bardhaman, West Bengal, India, PIN - 713101, having PAN- EDIPS7691A; shall include their respective heirs, Executor, administrators, representatives, transferees, assignees and nominees.
- 1.4 **DEVELOPER:** shall mean **M/S S.D. ASSOCIATES**, (a Partnership Firm having been incorporated under the Partnership Act, 1932) having its Regd. Office at 33 Kalna Road, Badamtala, Post Office: Bardhaman, Bardhaman Sadar, District: Purba Burdwan, West Bengal, India, PIN - 713101; PAN: AEVFS8616M; represented by its both Partners namely 1) **SRI SOMENATH MALLICK**, S/o Sri Paresh Nath Mallick, by nationality Indian, by caste Hindu, by profession - Business, resident of Khalui Bill Math, 1st Lane, Post Office: Bardhaman, P.S. Bardhaman Sadar, Burdwan, District: Purba Bardhaman, West Bengal, India, PIN - 713101; PAN: ADRPM7736P; and 2) **SRI DIBHENDU**

Tibbels Chowdhury
Partner

Perish next month
- [Signature]

- [Signature]

- [Signature]

S. D. ASSOCIATES
Somnath Nallik
Partner

S. D. ASSOCIATES
Dilendra Choudhary
Partner

roof of the said building which is to be constructed in accordance with the said Plan i.e., Burdwan Municipality Sanctioned Plan and the OWNERS and DEVELOPER shall have and shall obtain allocation or allocated right or title or interest in respect of such construction in respect of Share Ratio of 42:58 which means that the OWNERS will get and obtain 42% in Residential Flat Section and 42% in Parking Section Share Ratio as their joint allocation and DEVELOPER will get and obtain 58% in Residential Flat Section and 58% in Parking Section share ratio as it's exclusive allocation from that particular floor or/and new construction.

- 1.8 ARCHITECT :** shall mean any person or persons firm or firms appointed or nominated by the DEVELOPER as the Architect of the building at his own cost and sole responsibility, subject to approval of the owner.
- 1.9 BUILDING PLAN:** shall mean the Burdwan Municipality Sanctioned Plan and also the other plan/plans for construction of the building, duly approved by the OWNER and submitted by at the costs of the DEVELOPER to the Burdwan Municipal Authority in order to construct Multi-storeyed Building comprised with Residential Flats and Parking Spaces and shall include any extension of building plan and revision and amendments thereto or modifications thereof made or caused by the DEVELOPER which is duly sanctioned by the Burdwan Municipal Authority i.e., Burdwan Municipality.
- 1.10 CONSTRUCTED SPACE:** shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities.
- 1.11 SALEABLE SPACE:** means, except OWNERS' ALLOCATION the space in the Building which will be available for independent use and occupation after making due provision for common facilities and the spaces required therefore.
- 1.12 CARPET AREA:** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- 1.13 COVERED AREA:** shall mean the Plinth area of the said Residential Unit/Flat/Parking Space including the Bathrooms and Balconies and also thickness of the walls and pillars which includes proportionate share of the Plinth area of the common portions PROVIDED THAT if any wall be common between Two Residential Unit / Flats / Parking Space then one - half of the area under such wall shall be included in each Residential Unit / Flat.
- 1.14 UNDIVIDED SHARE:** shall mean the undivided proportionate share in the land attributable to the each Flat and Residential Unit / Parking Space comprised in the said Holding and the common portions held by and / or here in agreed to be sold to the respective Purchaser and also wherever the context permits.
- 1.15 CO - OWNER:** shall according to its context mean and include all persons who acquire or agree to acquire Residential Unit / Flat / Parking space in the Building, including the Developer for the Residential Unit/ Flats / Parking

Guest hall mall
S. D. Associates

S. D. Associates

S. D. Associates

S. D. ASSOCIATES
Sandeep Sharma
Partner

S. D. ASSOCIATES
Sandeep Sharma
Partner

Spaces not alienated or agreed to be alienated.

- 1.16 FLAT/UNIT:** shall mean the Residential Unit/flat and / or other space or spaces intended to be built and or constructed and / or the covered area capable of being occupied.

It shall also mean that according to the context, mean all Purchaser/s and/or intending Purchaser/s of different Residential Units/Flats in the Building/s and shall also include the Developer herein and the owner herein in respect of such Residential Units/Flats which are retained and/or not alienated and/or not agreed to be alienated of the time being.

- 1.17 COMMON EXPENSES:** shall include all expenses to be incurred by the Co - owner for the maintenance, management and upkeep of the building in the said Holding for common purposes and also the charges to installation of Electricity.

- 1.18 COMMON PURPOSES:** shall mean the purpose of managing and maintaining the building of the said Holding and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the Co - Owner relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the common perorations in common.

- 1.19 SUPER BUILT-UP AREA:** Shall mean in context to a Unit/Flat as the area of a Unit/Flat computed by adding an agreed fixed percentage of 25% (Twenty Five Percent) over the built-up and/or the covered area of the Unit/Flat i.e. Residential Unit and such will be used and utilized only for selling purpose and for the registration purpose in order to pay the Stamp Duty and Registration Fees to the Government of West Bengal. Be it mentioned here that during the continuation of this Agreement if any new Rules in respect of any Law relating to Development and Real Estate including the RERA Act, 2016 is formed by the Government and if such rule becomes effective by making the concept of "Super-Built Up Area" obsolete than in that case the Flats are to be sold either by way of measuring the Flat in terms of "Covered Area" and/or measuring the Flat in terms of "Carpet Area" whichever is applicable.

- 1.20 DEVELOPER'S ADVOCATE:** Shall mean Sri Rajdeep Goswami, Ld. Advocate of Burdwan District Judges' Court who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion and erection and sale, transfer, grant, conveyance, demised, devise and provide of the premise, its parts and parcels and the Building/s and the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof in respect of DEVELOPER'S ALLOCATION.

- 1.21 TRANSFER:** with its grammatical variations shall include a transfer by and/or of possession and by any other means adopted for effecting what is understood as a transfer of space in a multi-storeyed building/s to purchasers thereof although the same may not amount to a transfer in law.

- 1.22 TRANSFEREE/INTENDING PURCHASER:** shall mean a person or persons to whom any space in the building/s has been transferred by the DEVELOPER

Pankaj Nath Mallick

17/09/2018

SRI SRI

Sri Somenath Mallick

S. D. ASSOCIATES
Somenath Mallick
Partner

S. D. ASSOCIATES
Sri Somenath Mallick
Partner

including the rights of transfer to the fullest extent of the DEVELOPERS ALLOCATION or any space in the building/s has been transferred by the OWNER including the rights of transfer to the extent of his own share as defined and described as the OWNERS' ALLOCATION.

- 1.23 **MASCULINE GENDER:** shall include feminine gender and vice versa.
1.24 **SINGULAR NUMBER:** shall include plural number and vice versa.

ARTICLE II - TITLE INDEMNITIES AND REPRESENTATIONS:

The OWNER do and doth hereby declare and covenant with the DEVELOPER as follows:-

- 2.1 That the OWNERS are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said premises as mentioned in the First Schedule below.
- 2.2 That the Developer has perused all papers and documents and deeds and the Developer is satisfied with the title and possession and position of this Developable Property.
- 2.3 That the DEVELOPER will bear the cost of demolishing, dismantling, disintegrating and dissolving the existing construction (if any) and will take the possession of the vacant land in favour of the DEVELOPER provided that all the debris and rubbish will be retained by the DEVELOPER and shall be the property of the DEVELOPER and the DEVELOPER will bear the cost and expense of the query of earth or soil for the purpose of setting up the foundation.
- 2.4 That the DEVELOPER will bear all expenditure of construction and cost of all necessary and essential materials and equipments which will be required for the purpose of construction of the said building premises and the OWNER will co-operate with the DEVELOPER in all aspects except Financially.
- 2.5 That the OWNERS by self or through their constituted attorney shall sign in all other necessary papers, documents, affidavits, declarations etc. require for modification of building plan/revised plan if necessary, and for construction of building which may be required by the Developer for the purpose of construction and development of the said property in the said premises.
- 2.6 The DEVELOPER is hereby authorized and empowered in relation to the said construction, so far as may be necessary for apply of quotas of cement, steels bricks and other materials for the construction or the electric meter waster & drainage and other imputes and facilities and for other necessities required for which purpose the OWNER hereby agree upon to execute a Power of Attorney through this indenture in favour of **M/S S.D. ASSOCIATES**, (a Partnership Firm having been incorporated under the Partnership Act, 1932) having its Regd. Office at 33 Kalna Road, Badamtala, Post Office: Bardhaman, Bardhaman Sadar, District:- Purba Burdwan, West Bengal, India, PIN - 713101; PAN: AEVFS8616M; represented by its both Partners namely 1) **SRI SOMENATH MALLICK**, S/o Sri Paresh Nath Mallick, by nationality Indian, by caste Hindu, by profession - Business, resident of Khalui Bill Math, 1st Lane, Post Office: Bardhaman, P.S. Bardhaman Sadar, Burdwan, District:-Purba

Handwritten note: 1. and not in the note.

Handwritten signature: S. D. Associates

Handwritten signature: S. D. Associates

Handwritten signature: S. D. Associates

S. D. ASSOCIATES

Handwritten signature: S. D. Associates

Partner

S. D. ASSOCIATES

Handwritten signature: S. D. Associates

Partner

Bardhaman, West Bengal, India, PIN - 713101; PAN: ADRPM7736P; and 2) **SRI DIBHENDU CHOWDHURY**, S/o Lt. Bibhuti Bhusan Chowdhury, by caste Hindu, by profession- Business, resident of Kalna Road, Post Office: Bardhaman sadar District:- Purba Bardhaman, West Bengal, India, Pin -713101; PAN: AFLPC4228C; whereas such power or authority to be executed by a registered Power of Attorney as required by the DEVELOPER to sign by the OWNER all such application as to be require for the purpose and in connection with the construct of the proposed building/s and to sell flats and car parking spaces with share in land.

- 2.7 That except the OWNERS no one else have any right title interest, claim or demand whatsoever or howsoever in respect of the said **First Schedule** mentioned premises or any portion thereof.
- 2.8 The DEVELOPER shall pay all revenue and taxes to the competent authority till the transfer of the flat or space premises to the intending purchaser or transferee from the and in respect of the OWNERS' ALLOCATION till the date of Possession Transfer to the OWNERS or any prospective Purchaser of Owner's Allocation.
- 2.9 The OWNERS have absolute right and authority to enter into the agreement with the DEVELOPER in respect of their title in the said premises agreed to be developed.
- 2.10 That there is no arrear of taxes and / or other levies of impositions of the said property due and payable to any statutory authority.
- 2.11 That neither any proceeding for acquisition of the said property or any portion thereof is pending nor any notice has been received in respect thereof.
- 2.12 That the said land is not a Debottor or Pirottor property.
- 2.13 That no proceeding of Income Tax Act, Wealth Tax Act or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 2.14 That there is absolutely no impediment or bar in matter of this agreement/understanding or sale or the said property as contemplated in these present.
- 2.15 The OWNERS do not own any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1978 in respect of the said premises.
- 2.16 The OWNERS hereby undertake to indemnify and keep indemnified the DEVELOPER from and against any and all actions, charges, liens, claims, damages, encumbrances and mortgages or any Third Party Possessory Rights or any Third Party Claim in the said premises arising out of or due to the negligence or non compliance of any law, bye-laws rules and regulations of the Burdwan Municipality or Government or local bodies including the Municipality as the case may be by the OWNERS and shall attend to answer and be responsible for any deviation, omission, commission, negligence, violation and/or breach of any of the said laws, bye-laws, rules and regulations or any accident in or relative to or concerning prior to

Ganesh nate mulla.

of M/s. S. D. Associates

soften

random Stone

S. D. ASSOCIATES
Soma Nath Mallik
Partner

S. D. ASSOCIATES
Dibendu Choudhury
Partner

execution of this Deed and the Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of the Deeds of Conveyance and/or other documents relating to Developer's Allocation shall be entirely borne by the Developer or its nominee or nominees. Likewise the Stamp duty, registration charges and expenses in connection with the execution of the deed of conveyance and other documents relating to Owners' allocation will be borne by the Owner or their nominee or nominees. Here it must be mentioned that the Owner will not be liable for any consideration received by the Developer from the intending Purchaser/Purchasers regarding the Developer's Allocation after the development of the said premises and likewise the Developer shall not be liable for any act, deed, matter or thing done or caused to be done by the Owner in respect of their Allocation.

- 2.17 That during the continuance of this Agreement the OWNERS shall not in any way cause any impediment or obstruction whatsoever in the construction or development of complex and building in the said **First Schedule** mentioned Property and hereunder empower the DEVELOPER to take up the construction work of the new building as per sanctioned plan of Burdwan Municipality.
- 2.18 The DEVELOPER receives the possession of the Developable Property on this day.
- 2.19. The DEVELOPER will be neither be eligible nor be entitled nor be authorised to give and/or to make and/or to use and/or to keep the First Schedule Property and the land and its title deeds in any kind of mortgage and/or pledge and/or hypothecate and/or charge and/or concur in pledging and/or hypothecating and/or charging with, to or in favour of any Private Bank and/or Nationalize Bank or any other Financial Institutions and/or individual and/or body may it be a juristic or non-juristic entity and will have no right or authority or privilege to execute and/or deliver any instruments and/or any deed of mortgage and/or charge and/or encumbrance, hypothecation and/or pawn and/or pledge and/or lien and/or trust receipt and will not be entitled and eligible to receive any loan amount by executing as well as by registering mortgage deed and/or otherwise for such mortgage and/or charge and/or hypothecation and/or pawn and/or pledge and/or lien and/or the like.

ARTICLE III - COMMENCEMENT:

- 3.1 This agreement shall commence or shall be deemed to have commenced on and with effect from the date of execution of this agreement however the work of construction shall be the subject of sanction of Building Plan.

ARTICLE IV - DEVELOPER'S RIGHT OF CONSTRUCTION:

- 4.1 The OWNERS hereby grant exclusive right to the DEVELOPER to build upon and to commercially exploit the said premises in any manner (but subject to the provisions contained herein) as the DEVELOPER may choose by constructing a building thereon by way of the said construction is to be done according to the Burdwan Municipality, by-laws, rules and regulations and

Power not executed.
Signature of S. D. Associates
S. D. Associates
S. D. Associates
S. D. Associates
S. D. ASSOCIATES
Somenath Nalla
Partner
S. D. ASSOCIATES
Taishanda Choudhary
Partner

not otherwise. The entire cost of construction of the building or whatsoever nature shall be borne by the Developer. Such cost shall include the cost of all service amenities, fittings and fixtures, all over heads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers in respect of the construction costs and for the purpose of obtaining all other permission and approvals. The owner shall not be required to contribute any amount in that regard. Be it mentioned here that the DEVELOPER will have sole right and authority and shall be entitled to receive the price of the Lift, Transformers, Generators from the Purchasers and in that regard the OWNER shall have no right to demand any share from the share of the price paid by the intending Flat Owner in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER and the DEVELOPER will have sole right and authority and shall be entitled to receive the price cum consideration amount of any excess work including the additional and excess work in the Flats from the intending Purchasers and in that regard the OWNER shall have no right to demand any share from the share of the price paid by the intending Flat Owner in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER. Furthermore during the Sale Process, whenever the Owners sale their Flats and Parking Spaces, they shall endeavour to have their own GST No else they will make sure that their customers pay the GST to the Developer so that the Developer may pay it to Government. (If any of such is payable). Be it mentioned here that the Owners shall not be liable for any income tax, capital gain tax, GST or any other tax in respect of the Developer's Allocation and the Developer will alone deal with all persons, labours and masons and other necessary individual related to construction and the Developer will indemnify the Owners in this regard.

- 4.2 After verification, if there is no legal or statutory impediment then the OWNER will approve and will sign the said ARCHITECT'S DRAWINGS, which will be SUBMITTED to the various statutory bodies, including the Burdwan Municipality by the DEVELOPER in the name of the owner, and the same will be sanctioned from the Burdwan Municipality, after obtaining clearances from all other statutory bodies.
- 4.3 In the event, the Burdwan Municipality or any statutory authority requires any modification of the plan/plans submitted by the owner, the DEVELOPER shall cause the Architect's Drawings/Plans to be altered and/or changed as may be required, by the said Architect after verification, if there is no legal or statutory impediment then Owner will sign and the DEVELOPER shall submit the modified plans/drawings in addition to the original plan submitted prior to this submission, and the DEVELOPER shall bear all costs thereof for sanctioning the drawings/plans by the Burdwan Municipality and/or the other statutory authorities.
- 4.4 The OWNER hereby executed a Power of Attorney through this Deed only in

Burdwan Municipality
S. D. Associates
S. D. Associates

NOTES

ajendra sharma

S. D. ASSOCIATES
Somnath Mallik
Partner

S. D. ASSOCIATES
Ajendra Choudhury
Partner

favour of the DEVELOPER only for the purpose of sanction/corrections and/or amendment of the plan of the building at the said premises, and with sale right, including enter into agreement with the intending purchaser and received the earnest money as well as consideration amount in respect of the allocation of the DEVELOPER.

- 4.5 All applications, plans and other papers including the ARCHITECTS DRAWINGS/DOCUMENTS referred to above shall be submitted by the DEVELOPER in the name of the OWNER of the said premises, but otherwise at the cost and expenses of the DEVELOPER only and the DEVELOPER shall pay and bear the EXPENSES for submission of Architects drawings/documents and other like fees, charges and expenses, required to be paid or deposited for SANCTION of the said project design and construction thereon provided always that the DEVELOPER shall be exclusively entitled to all REFUNDS of any and all payments and/or deposits and made by it in that account.
- 4.6 After getting free and vacant possession of the said premises, demolition of the existing building/structures on the said premises (which will be done by the DEVELOPER or at the cost of the DEVELOPER) and removal of the debris shall be the responsibility and at the cost of the DEVELOPER only, provided, however, that the debris, salvage and materials arising there from shall belong solely to the DEVELOPER and the OWNER by any and all means will be barred from the right to claim to the same.

ARTICLE V - TITLE DEEDS:

- 5.1 Immediately after the execution of this agreement the OWNER shall hand over the Title Deed and other papers and writings including the last paid up Municipality bills and the other Bills including Revenue Receipt issued by the Government of West Bengal through B.L.L.R.O relating to the said First Schedule mentioned premises of and/or for necessary searches, to the DEVELOPER for inspection and record.
- 5.2 The DEVELOPER shall be entitled for detailed inspection of the original title deeds. The OWNER shall keep the original Title Deeds deposited with the DEVELOPER for such inspection convenient and for further various verification if the OWNERS has no objections.
- 5.3 Subject to the provisions contained herein, the OWNERS have and possess a marketable title to the said premises and the same is free from all encumbrances, charges, liens, lis-pendenses, attachments, trusts whatsoever or howsoever as mentioned above.

ARTICLE VI - EXECUTION OF THE PROJECT:

- 6.1 As per the plan which will be sanctioned by the Burdwan Municipality and the OWNER by themselves or through their constituted Power of Attorney holder being the DEVELOPER after having obtained all necessary permission, approvals and sanctions, the DEVELOPER will *ipso-facto* get the privilege to commence construction in respect of the portion of the premises in the possession of the OWNER. The construction will be in accordance with the Burdwan Municipality sanctioned plan. The OWNER shall allow the DEVELOPER purposes of construction and allied activities during the

Some Nath Mallik

S. D. Associates

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S. D. ASSOCIATES

Some Nath Mallik
Partner

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Partner

continuation of this agreement and until such time the proposed building is completed in all, respects. During such period the OWNER shall not prevent the DEVELOPER of the said premises from constructing the building in accordance with the plans sanctioned by the Burdwan Municipality.

- 6.2 In as much as the construction on the said premises is concerned the DEVELOPER shall act as licensee of the OWNER and shall be entitled to be in occupation of the said premises as and by way of licensee of the OWNER to carry out the construction of the proposed building which is to be completed within 36 Months from the date of sanction of the Plan for construction of the proposed multi-storied building by the Burdwan Municipality which will be extended up to another 24 Months only if the Burdwan Municipality or any Plan Sanction authority permits and as per the Order of the Burdwan Municipality unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VIS MAJOR/ FORCE MAJURE such as riots, flood, pandemic, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure, save and except that the DEVELOPER shall not be entitled to create any possessory right over the said property which could be construed as transfer within the meaning of Transfer of Property Act. The DEVELOPER shall be entitled to use the said property for any other purposes other than the purpose of construction of the building in accordance with the sanctioned plan, if such usage of the said property is collaterally or parallelly connected with the said construction work. During the occupation in the said property the DEVELOPER is totally and entirely responsible for all incidents and accidents, injury, damage for and within the Property and will be liable to indemnify the Owners. Furthermore it is specifically agreed and understood that the Owners shall not be responsible and/or liable either for any negligent or irresponsible or immoral or illegal mode of constructions or for any defect or damage or loss caused to the Project or illegal utilisation of project land or any part of property and for any of such acts, all liability and consequences in terms of legally and financially will the Developer's alone and by all means the Owners will be indemnified and protected.

- 6.3 The OWNER will resume to be in possession over the said **First Schedule** mentioned property in respect to their remaining Portion of the Constructed Building after the completion of the project but not before that and during the continuation of term of the project, i.e. 36 Months from the date of sanction of the Plan for construction of the proposed multi-storied building by the Burdwan Municipality which will be extended up to another 24 Months only if the Burdwan Municipality or any Plan Sanction authority permits and as per the Order of the Burdwan Municipality unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VIS MAJOR/ FORCE MAJURE such as riots, flood, pandemic, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure. The OWNER or any of their agent/s or any other representative/s will have no right and interest over the

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Soma Nath Mallik
Partner

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Rishendra Chowdhury
Partner

SAID PREMISES and during this period the DEVELOPER will enjoy the right of absolute possession over the SAID PROPERTY.

- 6.4 That if the DEVELOPER fails to carry out the project within the aforesaid time-frame and if the DEVELOPER fails to construct the proposed building within the stipulated time, then from that point of time and from that very moment only this agreement would be considered to have been terminated and frustrated and the OWNER will take possession over the constructed building irrespective of allocated share and the DEVELOPER will be bound to vacate the premises without any objection and moreover in such event the OWNER will keep and retain the entire consideration amount if any paid by the DEVELOPER in favour of the OWNER in pursuance of this Agreement and also shall take over the possession and ownership of the constructed portion of the building and by no means the DEVELOPER will have any right, title and interest to claim or ask such consideration and/or any reimbursement for the above said construction and if any claim is made then such claim will be invalid and negligible even in the eyes of law

ARTICLE VII - SPACE ALLOCATION

- 7.1 The DEVELOPER represents and declares that the proposed building shall be constructed with building materials, as may be deemed fit and proper by the DEVELOPER only and no one else but the said building is to be constructed by the manner and way with all specifications as stated in the Third Schedule of this Indenture.
- 7.2 The OWNER shall be ENTITLED to the OWNERS' ALLOCATION as defined in *Clause 1.6* of this agreement.
- 7.3 The OWNER shall be entitled to sell, transfer and/or otherwise deal with the Owners' allocation of space, except the vacant space, e.g. lawn or/and drive way or/and garden etc., the transfer of which is prohibited under Rules of Burdwan Municipality as well as West Bengal Municipal Act and/or by any other law for the time being in force.
- 7.4 In consideration of the DEVELOPER'S having constructed the building at its own costs and provided for the Owners' allocation as above, the DEVELOPER shall be entitled to the remaining total space in the said building including common parts and areas.
- 7.5 The OWNER shall be entitled to sell, transfer and/or otherwise deal with the Owners' allocation or space alone and or individually and shall keep the consideration price out of the sale proceeds i.e., the sale must be made with the DEVELOPER acting as the Confirming Party if such sale is made before issuance of the completion certificate and OWNER shall be entitled to sell, transfer and/or otherwise deal with the Owners' Allocation or space without the DEVELOPER after issuance of completion certificate and delivery of possession certificate and on this regard it must be mentioned that the necessary connections including water, electricity (transformer charge) will be installed to the transferee from OWNERS' ALLOCATION only by the DEVELOPER where the cost and expenses and GST of such installation must be incurred by the intending purchaser/transferee and to be paid to the

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Shyama Prasad

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Arundha Stone

S. D. ASSOCIATES

Somenath Mallik
Partner

S. D. ASSOCIATES

Arundha Chowdhury
Partner

DEVELOPER.

- 7.6 The common area/facilities shall be jointly owned by the OWNER and the DEVELOPER for the common use and enjoyment of Owners'/Developer's allocation of space. Here it must be mentioned that the allocation of the OWNER will be 42% in Residential Flat Section and 42% in Parking Section of the proposed residential flat building/buildings in relation to the construction according to the sanctioned plan of the Burdwan Municipality.
- 7.7 The DEVELOPER shall be entitled to sell or transfer or otherwise deal with the DEVELOPER'S allocated portion i.e., compulsory 58% in Residential Flat Section and 58% in Parking Section allocation in the construction according to the sanctioned plan of the Burdwan Municipality and in that regard the allocation of the DEVELOPER is held to be 58% in Residential Flat Section and 58% in Parking Section in the residential area in relation to the construction according to the sanctioned plan of the Burdwan Municipality.
- 7.8 It is totally up to the privilege and wish and within the Right of the FIRST PART if the Owner intend to and wish to keep any physical possession or any flat(s) then after the execution of this Deed the distribution of physical allocation will take place and the OWNER will receive their required and preferential allocation by virtue of a deed of allocation distribution and may register the same for their own convenience through their Advocate or may also take the possession certificate from the Developer and afterwards the OWNER may either retain or keep or may directly sale the said Flat and Parking Space and may directly do any documentation or will execute any document and agreement for Sale either by itself or through their Power of Attorney Holder.
- 7.8 Both the OWNERS and the DEVELOPER shall extend their best efforts in selling the constructed floor space at the maximum price; be it mentioned here that if the DEVELOPER fails to provide and give the aforesaid areas of the Flats which are to be allotted to the OWNERS and provides less quantum/area of the agreed area of the Flats then the DEVELOPER will be liable and duty bound to pay the said specific owner or to all the owner as the case may be the price of the said less area provided as per the prevailing market value as per the sale price of other flats in the same building but if the DEVELOPER allots and/or allocates any excess area/quantum of area of the said flats(s) then the OWNER Individually or jointly will be liable to pay the excess amount as per the Sale Price to the DEVELOPER.
- 7.9 In so far as the roof right in the OWNERS' and DEVELOPER'S allocation barring the common facilities attached with the roof such as water tanks, antenna etc. In other wards the entire roof right will be devolved upon the OWNER and DEVELOPER jointly in regard to further construction and no further construction take places the Roof shall be regarded as Common areas of the Flat Owners.
- 7.10 On completion of the building, but therefore giving possession, both the OWNER and the DEVELOPER will conduct a joint survey of the carpet area, covered/built-up area and super built up space/area in their respective

Parashant Mehta
- 27/09/2018

- 15/10/2018

- Garden Stone

S. D. ASSOCIATES
Somenath Mallik
Partner

S. D. ASSOCIATES
Dibendu Choudhury
Partner

allocation to ascertain the actual measurement of the area/space in their respective allocations.

- 7.11 The Owners and Developer may either jointly or may separately sale the flats without any hindrances and however during the construction period if the OWNERS enter into any agreement with any intending purchaser then if law or rule requires they may keep the DEVELOPER as the confirming party in all necessary documents.
- 7.12 The Developer will give possession of the Owner's Allocation within 36 Months from the date of sanction of plan and also shall deliver the complete flats equipped with the features and fittings as enumerated within Second Schedule and with the common facilities as per Third Schedule.

ARTICLE VIII - COMMON FACILITIES:

- 8.1 As soon as the building is completed, the DEVELOPER shall give written notice cum Completion Certificate to the OWNER requiring the OWNER to take possession of their share of allocation in the building and as from date of service of such notice or issuance of such Certificate and for all times thereafter the parties shall be exclusively responsible for the payment of the Burdwan Municipality and property taxes, rate, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as THE SAID RATES) payable in respect of their respective allocations, such rates to be apportioned pro rata with reference to the total super built up space in the building if they are levied on the building as a whole from the date of resumption of possession.
- 8.2 The OWNER shall punctually and regularly pay the proportionate share of the said rates to the concerned authorities or to the DEVELOPER or otherwise as specified hereinafter and shall keep the DEVELOPER indemnified against all claims, actions, demand, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the DEVELOPER as the case may be consequent upon a default by the OWNER this behalf in respect of their proportionate share of the said rates.
- 8.3 As and from the date of receipt the completion certificate, the OWNERS shall also be responsible to pay and bear and shall forthwith pay on demand to the DEVELOPER or to the flat Owners' allocation or other entity/person specified hereinafter service charges for the common facilities in the building payable with respect to the OWNERS' ALLOCATION, and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for electrical and mechanical equipment, switchgear, transformers, generators, pump motor and other electrical and mechanical installations, appliances and equipments, stairways corridors, halls, passage ways and other common facilities whatsoever PROVIDED THAT if additional insurance premium is required to be paid for the insurance of the building by virtue of any particular use and/or storage or any additional maintenance or repair is required by virtue thereof in the Owners' allocation or any part thereof the OWNER shall be exclusively liable to pay and bear the additional premium and/or maintenance or repair, charges as the case may be.

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Same Nath Nallak
Partner

S. D. ASSOCIATES
Nishendu Choudhury
Partner

- 11.7 It is understood that from time to time to enable the construction of the building by the developer, various deeds, matters and things not herein specifically referred to may be required to be done by the DEVELOPER for which the DEVELOPER may required the authority of the OWNER and various applications and other documents may be required to be signed or made by the OWNER relating to which no specific provision has been made herein, the OWNER hereby authorizes the DEVELOPER to do all such acts, deeds, matters and things and undertakes, forthwith upon being required by the DEVELOPER in this behalf to execute any such additional powers or authorities as may be required by the DEVELOPER for the purpose as also undertakes to sign and execute all such additional applications and other documents as may be reasonably required for the purpose with prior approval of the OWNER and by giving prior information.
- 11.8 The DEVELOPER shall frame the rules and regulations regarding the usage and rendition of common services and also the common restrictions during construction period.
- 11.9 The OWNERS and DEVELOPER hereby agree to abide by all the rules and regulations of such management Society/Association/holding organization and hereby give their its consent to abide by the same.
- 11.10 Any notice required to be given by prepaid registered post.
- 11.11 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the OWNERS or the said premises or any part thereof to the DEVELOPER or creating any right, title or interest in respect thereof in favour of the DEVELOPER other than exclusive license to the DEVELOPER to commercially exploit the same in terms thereof.
- 11.12 As and from the date of receipt of the completion certificate or the building the DEVELOPER and/or its transferees and the OWNERS and/or their transferees shall be liable to pay and bear proportionate charges on account of all other taxes payable in respect of their respective spaces.
- 11.13 The DEVELOPER shall install any equipment or/and erect and maintain in the said premises at his own cost all facilities required for execution of the project.
- 11.14 The DEVELOPER shall pay and bear all property taxes and other dues and outgoings in respect of the said premises accruing and due as and from the date of handing over possession of the premises (for the commencement of work at the said premises) to the DEVELOPER by the OWNERS until delivery and/or the completion certificate of possession of the OWNERS allocation in the proposed building and thereafter OWNERS will pay only in terms of their respective allocations
- 11.15 The OWNERS and the DEVELOPER on mutual consent, will be free and will be entitle to execute and register any deed or document in regard to modification and/or correction and/or modification of the present Deed and shall also be eligible to execute and register any deed for distribution of allocation among the OWNERS however it is obligatory that both the parties to the present Development Agreement must jointly sign and execute such deed on mutual

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H. K. Sharma

S. D. Associates
Gordon Stone

S. D. ASSOCIATES
Somnath Nalbach
Partner

S. D. ASSOCIATES
Dilendra Choudhary
Partner

consent and joint assent.

11.16 That within the tenure of this Agreement if any one or more than one of the Parties die, then this Agreement shall be treated to be valid and legally binding upon the respective heirs, executors, administrators, legal representative and assignees of the said Deceased Party/s. Moreover in the meantime anything happens to the Owner or if the OWNER dies, then this entire Deed shall be treated to be valid and legally binding upon the respective heirs, executors, administrators, legal representative and assignees of the Owners and the legal heirs, executor, administrators, legal representative and assignees will be duty bound to obey, honour and respect this Development Agreement cum Development Power of Attorney in such a way that this has been declared and issued and given by them at that point of time and if required by the DEVELOPER, the legal heirs of Owner will be bound and liable to execute and register a Deed of Consent or Deed of Assent or any other Deed as per requirement of the Developer and also one Power of Attorney with the same terms and powers as written in this instrument in favour of the DEVELOPER.

11.17 That the name of the proposed to be constructed building will be "PRATIVA APARTMENT" which shall remain unchangeable and non-challengeable and the project will be registered under RERA Act, 2016 for which the RERA Act, 2016 and it's rules will be applicable to the project and all interested persons to the project.

ARTICLE XII - POWER OF ATTORNEY:

12.1 In respect of the Allocation of the Developer, i.e., the Developer shall have and will enjoy all the direct, collateral and ancillary power in regard to negotiate for sale in respect of its allocated Share in respect of the multi-storied building on and over the **First Schedule** mentioned property and to settle the consideration amount and to receive the consideration amount by its own in regard to its share and to deposit the said amount in the Bank Accounts of the DEVLOPER; to enter into an agreement for sale on behalf of the Executants/Executors of this Power of Attorney being the Owner and execute the agreement for sale by receiving the advance amount and if required, to appear before the registering authority and presenting the same & shall admit execution and registration and to receive the consideration amount in respect of its allocated portion of the proposed multi-storeyed building on and over the **First Schedule** mentioned property and to deposit the said amount in the Bank Accounts of the Developer; to execute the sale deed in favour of the prospective purchasers and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the owner/ Executant and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount in respect of its allocated portion of the proposed multi-storeyed building on and over the **First Schedule** mentioned property and to deposit the said amount in the Bank Accounts of the Developer; to

Paresh Nath Mallick
Sri Somnath Mallick

Sri Gopal Kumar Shome
Smt. Tandra Shome

S. D. ASSOCIATES
Somenath Mallick
Partner

S. D. ASSOCIATES
Satish Choudhury
Partner

receive the entire amount of the consideration amount from the all purchasers and to receive the consideration amount in respect of its allocated portion of the proposed multi-storeyed building on and over the **First Schedule** mentioned property and to deposit the said amount in the Bank Accounts of the Developer in respect of its allocation and remaining amount of the said consideration amount of the remaining flats and parking spaces are to be adjusted by the Developer being the Power of Attorney Holder in lieu of the expenses and investment the DEVELOPER incurred and made as per the terms and conditions of this Agreement; to deliver the possession in favour of the buyer in respect of its allocated portion of the proposed multi-storeyed building on and over the **First Schedule** mentioned property.

- 12.2 In pursuance of this Agreement since one Power of Attorney for Development and also for selling the Flats and Parking Spaces on behalf of the Owner is required, hence for the said reason the OWNER hereby decided to execute one Power of Attorney by virtue of this Agreement itself so that the DEVELOPER may smoothly and uninterruptedly carry on and continue its works. Hence the Power of Attorney for Development Purpose, for Selling Purpose as well for other associated and ancillary Purpose is being executed on the following effects;

TO ALL TO WHOM THESE PRESENTS SHALL COME, THE OWNERS/EXECUTORS,

- A. **SHRI PARESH NATH MALLICK**, Son of Late Sudhakar Mallick, Nationality - Indian, Religion - Hindu, Occupation - Business, Residence - Khalui Bill Math, 1st Lane, Post Office: Bardhaman, P.S. Bardhaman Sadar, Burdwan, District:-Purba Bardhaman, West Bengal, India, PIN - 713101, having **PAN-ADMPM2932L**;
- B. **SHRI BISWANATH MALLICK**, Son of Late Sudhakar Mallick, Nationality - Indian, Religion - Hindu, Occupation - Business, Residence - 62 Kachari Road, Post Office: Bardhaman, P.S. Bardhaman Sadar, Burdwan, District:-Purba Bardhaman, West Bengal, India, PIN - 713101, having **PAN-ADZPM8105C**;
- C. **SMT. SABITA ROY**, Wife of Late Madan Mohan Roy, Nationality - Indian, Religion - Hindu, Occupation - Housewife, Residence - Kusumgram, Post Office: Kusumgram, P.S. Manteswar, District:-Purba Bardhaman, West Bengal, India, PIN - 713422, having **PAN-GLOPR2102H**; and
- D. **SMT. TANDRA SHOME**, Wife of Sri Gopal Kumar Shome, Nationality - Indian, Religion - Hindu, Occupation - Housewife, Residence - Kalibazar, Amtala, Post Office: Bardhaman, P.S. Bardhaman Sadar, Burdwan, District:-Purba Bardhaman, West Bengal, India, PIN - 713101, having **PAN-EDIPS7691A**; **SEND GREETINGS AND APPOINT** the DEVELOPER namely **M/S S.D. ASSOCIATES**, (a Partnership Firm having been incorporated under the Partnership Act, 1932) having its Regd. Office at 33 Kalna Road, Badamtala, Post Office: Bardhaman, Bardhaman Sadar, District:- Purba Burdwan, West Bengal, India, PIN - 713101; **PAN: AEVFS8616M**; represented by its both Partners namely 1) **SRI SOMENATH MALLICK**, S/o Sri Paresh Nath Mallick, by nationality Indian, by caste Hindu, by profession - Business, resident of Khalui Bill Math, 1st Lane, Post Office: Bardhaman, P.S. Bardhaman Sadar, Burdwan, District:-Purba

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S. D. ASSOCIATES

Somenath Pallick
Partner

S. D. ASSOCIATES

Dibendu Chowdhury
Partner

Bardhaman, West Bengal, India, PIN - 713101; PAN: ADRPM7736P; and 2) **SRI DIBHENDU CHOWDHURY**, S/o Lt. Bibhuti Bhusan Chowdhury, by caste Hindu, by profession- Business, resident of Kalna Road, Post Office: Bardhaman sadar District:- Purba Bardhaman, West Bengal, India, Pin -713101; PAN: AFLPC4228C;; as the attorney or agent of the Executant / Executor of this Power of Attorney being the Owner with full power to construct proposed new building/apartments by developing the same in the **First Schedule** mentioned land and thereafter stated on the behalf of the Executants/Executors of this Power of Attorney being the Owner and in the names of the Executants/Executors of this Power of Attorney being the Owner and which the said attorney have agreed to do and the same hereby been executed in regard to the terms to which Executants/Executors of this Power of Attorney being the Owner agreed upon as per the Agreement for Development and hereby admit and appoint them to be their true & lawful Attorney with full authority & power to do and execute all acts, deeds and things mentioned below from and on behalf of their and in their names viz.

1. To work, manage, control and supervise the management of all and administer the properties of the Executants/Executors of this Power of Attorney being the OWNERS as mentioned in below and the DEVELOPER shall have 100% working power in respect of the said project.
2. To sign all letters (including the written consent of the Executants/Executors of this Power of Attorney being the OWNERS to the developer or prospective buyers of Developer's Allocation or agreements with such prospective buyers of Developer's Allocation) deeds, documents consents, applications, receipts and discharges for moneys received on the behalf of the Executants/Executors of this Power of Attorney being the OWNERS, assurances or any other instruments requiring the signature of the Executants/Executors of this Power of Attorney being the OWNERS.
3. To appear before the Burdwan Municipality and to do all acts deeds and things in relation to the completion of mutation in the names of the Executants/Executors of this Power of Attorney being the OWNERS and to sign on giving acknowledgements receipt on behalf of the Executants/Executors of this Power of Attorney being the OWNERS.
4. For the more better and more effectual execution of the powers and authorities aforesaid, the attorney of the Executants/Executors of this Power of Attorney being the OWNERS shall be entitled to present and/or to acknowledge any of the various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executants/Executors of this Power of Attorney being the OWNERS, assurances or any other instrument requiring the signature of the Executants/Executors of this Power of Attorney being the OWNERS before the Registrar, Notary, Oath, Commissioner or other public authorities as if the same was duly executed by the Executants/Executors of this Power of Attorney being the OWNERS and to do and perform all or any other acts, deeds and things in connection therewith, as may be

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Agnes M. Hall

John J. Hall

Dandra Stone

S. D. ASSOCIATES
Somebody Hall
Partner

S. D. ASSOCIATES
Trishenda Choudhury
Partner

necessary or expedient if such registration or presentation shall be necessary as fully and effectually as could be done by the Executants/Executors of this Power of Attorney being the OWNERS personally.

5. To receive for safe custody various deeds, documents, consents, applications, receipts and discharges for moneys received on behalf of the Executants/Executors of this Power of Attorney being the OWNERS, assurances or any other instrument requiring the signature of the Executants/Executors of this Power of Attorney being the OWNERS and signed by them under these presents and hand over the same for safe custody.
6. To present the Executants/Executors of this Power of Attorney being the OWNERS if necessary before all courts of law in any legal proceeding that may arise in consequence of the development of the said immovable property and for that purpose to engage and appoint any Solicitor or Advocate or Advocates or Counsel and to give instructions to them on behalf of the Executants/Executors of this Power of Attorney being the OWNERS for the purpose of conducting the litigations, if any, as the said attorney of the Executants/Executors of this Power of Attorney being the OWNERS shall think fit and proper to do so, whether as plaintiff or defendant, or as appellant or respondent as the case may be.
7. To sign verify and affirm by affidavit, if the occasion so arises, of all plaints written statements, petitions, Memorandum of Appeal, Stay Applications and all other legal document for the purpose of filing the same in Court and to give all necessary instructions for the due prosecution or the defence of such litigation of the said immovable property specifically mentioned in the **First Schedule** hereinafter.
8. For the aforesaid purpose or any of them to do everything which is generally required to be done in connection with the signing or execution of any of the abovementioned documents usually to be done by the Executants/Executors of this Power of Attorney being the OWNERS and to sign generally on behalf of any in our name including the approval of the said document or documents. Purchaser of flats may required if necessary and for that purpose the said attorney of the Executants/Executors of this Power of Attorney being the OWNERS is hereby authorized and empowered to appear before the Registrar or Sub-Registrar or Joint-Registrar or Deeds and Assurances or any other registering authority officer of officers as occasioned shall or may require.
9. To ratify and confirm and agree to ratify and confirm and agree to whatsoever the attorney of the Executants/Executors of this Power of Attorney being the OWNERS shall lawfully do or purport to do or cause to be done by virtue of these presents and the Executants/Executors of this Power of Attorney being the OWNERS further agree and undertake that all the signatures executed by them on any indentures or deeds or documents or applications or receipts or discharges of money received on

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Sandeep Nalla Mallik
Partner

S. D. ASSOCIATES
Tishendra Choudhury
Partner

behalf of the Executants/Executors of this Power of Attorney being the OWNERS or any other instrument requiring our signature in connection with and all acts, deeds and things in connection therewith and lawfully done by the said attorney of the Executants/Executors of this Power of Attorney being the OWNERS shall be construed as being signed and/or executed by the Executants/Executors of this Power of Attorney being the OWNERS and/or done by themselves.

10. To execute and effect all repairs, alterations, constructions major or minor, that may be deemed necessary for the purpose of maintenance of the property mentioned above and to engage labours, contractors, job-men, technicians and engineers for such purpose and to enter into contracts for the same in the name of the Executants/Executors of this Power of Attorney being the OWNERS.
11. To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
12. To enter into, make sign, execute and register and do all such things, contracts, agreements, receipts, deeds, payment assignments, transfers, conveyances, instruments, notices and things and may be in the opinion of the said attorney necessary, usual or convenient for the exercise of any of the power herein conferred on the said attorney.
13. To prepare building plan, design work and to put signature on behalf of the Executants/Executors of this Power of Attorney being the OWNERS as the lawful attorney of the Executants/Executors of this Power of Attorney being the OWNERS in the building plan drawings and other allied necessary papers and apply for the sanction of building plan and deposit all fees to the concerned authority in the name of the Executants/Executors of this Power of Attorney being the OWNERS and on behalf of the Executants/Executors of this Power of Attorney being the OWNERS in connection with the building plan or necessary modify the building plan and regularize the modification or changes and sign in the modified plan all papers, documents, affidavits declaration & register boundary declaration, splayed corner, and strip of land relating thereto and receive the same from the said Burdwan Municipality or any other competent authority against acknowledgement receipt on behalf of the Executants/Executors of this Power of Attorney being the OWNERS as the lawful attorney of the Executants/Executors of this Power of Attorney being the OWNERS.
14. To appear for and on behalf of the Executants/Executors of this Power of Attorney being the OWNERS in office of the WBSEDCL, West Bengal Electricity Supply, Burdwan Municipality or any local or any statutory authority and all Government Offices, Police Station and to apply for and obtain necessary sanction, permit, license, supply service and to apply for and obtain permanent connection of water, electricity drainage and sewerage to the said premises.

General note not to be used.

S. D. ASSOCIATES
Sunder Ganesan

S. D. ASSOCIATES
Somnath Mallik
Partner

S. D. ASSOCIATES
Dibendu Choudhury
Partner

15. To sign, execute and verify and file all complaints, suits, written statement, written objection, pleadings, application, complaints, memorandum of appeal, arose objection reply affidavit and sign all other papers to be filed before Civil Court, Criminal Court, administrative authorities Tribunal, High Court and Arbitration and to accept all service of summons and other process and to appoint lawyer and sign Vakalatnama and compromise any suit and proceeding for protection of any interest in the said subject on behalf of the Executants/Executors of this Power of Attorney being the OWNERS . And the Executants/Executors of this Power of Attorney being the OWNERS do hereby ratify, agree and undertake to ratify and conform all acts deeds the attorney of the Executants/Executors of this Power of Attorney being the OWNERS shall lawfully do, execute, and perform or cause to be done executed or performed by virtue of power of attorney.
16. To appear and act in all the Courts, Criminal, Civil, Revenue Office, Block Land and Land Reform Office, District Registrar Office, Additional District Registrar Office, District Magistrate, Sub-Divisional Office, District Board or any other local authority.
17. To appoint an architect and to get the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities concerned in respect of the proposed building.
18. To make necessary applications and signed all papers, to appear before the Burdwan Municipality, to pay necessary fees and premium required for getting the plans sanctioned and to do all other acts and things as may be necessary for getting the plan of the proposed building sanctioned by the Burdwan Municipality and other authorities.
19. To develop and construct proposed building on the said plot and to utilize the land to aid and support the process of construction of the multi-storeyed residential building inclusive of Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities as per the sanctioned plans and according to specifications & other requirements of the Burdwan Municipality and for the purpose to imply contractors, architects, structural engineer, surveyors and other professionals as may be required in the construction of the building.
20. To enter into and sign and contract with the contractor or contractors for construction as well as contractors for labour and to sign such agreement.
21. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally/required for a building.
22. To pay any deposit and pay moneys required to be deposited with the Burdwan Municipality and other authorities for getting the plans sanctioned and for getting any water or electric and other conveniences necessary and to withdraw such deposit which are refundable.
23. To pay all the taxes to the concern authority relating to the said property until the completion of the buildings.

Ganesh Natt Mallik

S. D. Associates

S. D. Associates

Jandea Shome

S. D. ASSOCIATES
Somenath Mallik
Partner

S. D. ASSOCIATES
Tibhendu Choudhury
Partner

24. To file or defend any suit on behalf of the Executants/Executors of this Power of Attorney being the OWNERS regarding the First Schedule mentioned property and sign, verify plaints, written statements, petitions, objections, memorandum of appeal and petitions, objection and application of all kinds and to file it in any Court of law such as any Civil Court, Criminal Court, Tribunal or any of the office or offices and to depose on behalf of the Executants/Executors of this Power of Attorney being the OWNERS.
25. To appoint any Advocate, Agent or any other legal practitioner or any person legally authorized to do any act.
26. To compromise, compound or withdraw cases or to confess judgment and to refer case to Arbitration.
27. To file and receive back any documents, to deposit money by challan or receipt and to withdraw money from any Court, cases or from any office or offices and to grant proper acknowledgment receipt.
28. To accept service of any summons, notice, writ issued by any court and to represent in such court of Civil, Criminal or Tribunal or before any office whatsoever.
29. To apply for the inspection of and to inspect any Judicial Records any records of any office or offices.
30. To enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements (of Developer's Allocation), deeds (of Developer's Allocation), declarations, bonds, assurances and other documents, papers, writings and things that may be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed for any of the purposes of this present or to or in which the Executants/Executors of this Power of Attorney being the OWNERS are or may be party or any way interested.
31. To negotiate for sale of the all Units of Developer's Allocation to be constructed in the First Schedule mentioned property and to settle the consideration amount and to receive the consideration amount in respect of the Developer's Allocation.
32. To negotiate for sale of the and Flat(s)/Residential Unit(s) and Parking Space(s) in the multi-storeyed residential building inclusive of Flats/Residential Units and Car Parking Spaces of Developer's Allocation on First Schedule mentioned property and to settle the consideration amount of Developer's Allocation and to receive the consideration amount for Developer's Allocation.
33. To execute, sign and enter into an agreement for sale on behalf of the Executants/Executors of this Power of Attorney in respect of the Developer's Allocation only and execute the agreement for sale by receiving the advance amount in respect of the Developer's Allocation only and to appear before the registering authority and presenting the same & shall admit execution and registration in respect of the Developer's

Good write name.
2024 Nov 16/20
SATGURU
London Stone
S. D. ASSOCIATES
Sameer Nath Nalwa
Partner
S. D. ASSOCIATES
Rishabh Chaudhary
Partner

Allocation only and to receive the consideration amount on behalf of the Developer's Allocation.

34. To sign, admit and execute the sale deed in favour of the prospective purchasers in respect of the Developer's Allocation.
35. To receive the entire amount of the consideration amount directly from the Purchaser(s) and/or from any Financial Institution and/or Bank and/or Investor (individual or juristic Entity) for selling of the flats and parking spaces from the all purchasers and to receive the consideration amount for Developer's Allocation.
36. To Sign, Execute, Present and Register the Agreement for Sale Deed and/or also to Sign, Execute, Present and Register Sale Deed in favour of the prospective purchasers on behalf of the Executors of this Power of Attorney Deed in respect of Developer's Allocation in any Registration Office and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount.
37. To deliver the possession in favour of the Buyer.
38. Generally to Act as the Attorney or Agent of the Executants/Executors of this Power of Attorney being the OWNERS in relation to the matter aforesaid and all other matters in which the Executants/Executors of this Power of Attorney being the OWNERS may be interested or concerned and on behalf of the Executants/Executors of this Power of Attorney being the OWNERS to execute and to do all deeds, acts, or things as fully and effectual in all respect as the Executants/Executors of this Power of Attorney being the OWNERS and/or themselves to do if personally present.
39. To the intent as above, the Executants, the above named principal hereby agree and undertake to confirm and ratify all and whatever acts, deeds and things the DEVELOPER cum Attorney shall do or cause to be done by virtue of the power and liabilities conferred on it by these presents and will not cause or initiate to revoke and will not revoke this power of attorney and will not revoke any power of this instrument and will not cancel this instrument until the tenure of the Development Agreement is completed.

ARTICLE XIII - DISPUTE RESOLUTION:

- 13.1** In case of any dispute difference or question arising between the parties with regard to the interpretation meaning or scope of this agreement or any rights and liabilities of the parties under the agreement or out of the agreement or in any manner whatsoever concerning this agreement and same shall be initiated to resolve with Amicable Settlement at first then only further statutory and legal recourse can be opted.

ARTICLE XIV - JURISDICTION:

- 14.1** Burdwan Court alone shall have jurisdiction to entertain and try all actions,

Faruk vats malik
S. D. ASSOCIATES

RECEIVED
S. D. ASSOCIATES

S. D. ASSOCIATES
Somnath Mallik
Partner

S. D. ASSOCIATES
Dibendu Choudhury
Partner

suits and proceedings arising out of these presents between the parties.

The Stamp Duty over the value assessed by Directorate of Registration and Stamp Revenue has been paid duly by the Party to the SECOND PART.

The photos, finger prints, signatures of OWNERS, the DEVELOPER is annexed herewith in separate sheets, which will be treated as the part of this Deed.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Property Details)

ALL THAT THE PIECE AND PARCEL OF BASTU LAND within Dist. Purba Bardhaman, P.S. Bardhaman, Mouza: Nari, J.L. No. 70, Revenue Survey No. 1572, Sabek Khatian No. 656, Old Plot No. 499, R.S. Plot No. 499/4692, L.R. Plot No. 1126, presently comprising in L.R. Khatian No. 46991, 46990, 46989 and 46986, measuring total area of total 16 Decimals (A Little more or less) with 6300 Sq Ft of Constructed space thereon equally distributed in 3 Floor within at Ward No. 08, Holding No. 65, within limit Burdwan Municipality, P.S. Bardhaman & Dist. Purba Bardhaman, total measuring an area of 16 Decimals (A Little More or Less) i.e., 0.16 Acres (A Little More or Less) of landed property out of which the property given for Development as per this agreement is the 16 Anna of the said LR Plot Number which is measuring 16 Decimals (A Little More or Less) i.e., 0.16 Acres (A Little More or Less) with 6300 Sq. Ft. of Three Storied Residential Old structure thereon each floor having 2100 Sq. Ft. and the property is being butted and bounded in the following manner:

ON THE NORTH BY: 30 Ft Wide Kalna Road (Metal);

ON THE SOUTH BY: Property of others;

ON THE EAST BY: 10 Ft Wide Unnamed Road (Metal);

ON THE WEST BY: Property of others;

TOTAL AREA OF LAND GIVEN FOR DEVELOPMENT AS PER THIS AGREEMENT:-

16 Decimals (A Little More or Less) i.e., 0.16 Acres (A Little More or Less).

The Land is having Holding No. 65 of Ward No. 8 within the Jurisdiction of the Burdwan Municipality.

Revenue payable to the State of West Bengal through B.L & L.R.O, Burdwan-I.

THE SECOND SCHEDULE

(Proposed Construction of Flat and Building Details)

- BUILDING STRUCTURE:-** Reinforced Cement Concrete (1:2:4) Framework,
MAIN WALLS & PARTITION WALLS:- 200 MM/250 MM Thick Cement Brick Work for Main Walls and 125 MM Thick and 75 MM Thick Cement brickwork (1:4) for Flat Separating Wall and Partition Walls inside the respectively,
FLOOR:- Marble/Vitrified Floor Tiles for All room, Verandah, Hall, Kitchen, Bath/Toilet.
SKIRTING AND DADO:- Cut Piece Marble/Vitrified Tiles, the height not to be exceeded 150 MM High and the Dado Not Exceeding 200 MM High (For Toilet Glazed Tiles will be used up to a height of 6 Ft. form Skirting).
PLASTERING:- Plastering to external walls will be of 20 MM. thick in 1:5 Cement, Sand and Mortar. Plastering to internal walls

Sand & Mortar
Cement

100 mm x 50 mm
100 mm x 50 mm

S. D. ASSOCIATES
Sandeep D. Datta
Partner

S. D. ASSOCIATES
Sandeep D. Datta
Partner

will be 15 MM thick in 1:6 Cement, Sand and Mortar and Ceiling will be 10 MM thick in 1:4 Cement, Sand and Mortar.

WOODWORK AND JOINERY:- 100 MM X 50 MM, Malaysian Sal Wood or equivalent section for Door frame, 32 mm. Thick solid core Flush door, Thickness of the shutter will be 32 mm. Main Door shutter for the OWNERS will be made of quality Flush door.

M. S. GRILL WORKS:- All windows will be aluminium framed with necessary hardware fittings. The grill -works for the windows will be completely separately fixed. The balcony balustrades (if any) will be M.S. Flat. The Glasses of the windows will be Ground Glass or Frosted Glass.

PAINTING:- All the internal wall surfaces and the ceiling will be finished with Plaster of parish. The external wall surfaces will be finished with snow-cem or equivalent cement based paint. All the wooden surfaces and the steel surfaces will be finished with enamel paint after necessary priming coat

FINISHING WORKS FOR GROUND FLOOR:- The Parking areas will be finished with neat cement finish.

HARDWARE FITTINGS AND FIXTURES:- All the hardware Fittings will be of aluminium. The internal doors will have all the necessary locking arrangements like tower bolts, hatch bolts, door knobs or rings etc. complete. One eye-whole will be fixed in the main entrance door to each flat. Door stoppers will be fixed in every door.

ELECTRICAL WORKS:- All the electrical lines will be concealed with copper wires, with PVC conduit. Each flat will have the following electrical points.

Each Bed Room Two light points, One Plug point, One Fan Point.

Living Room cum Dinning Space Three light Points Two Fan Point, One Plug Point, one Freeze point.

Kitchen One light Point, One Power Point, One Exhaust fan point.

Exhaust Fan points will be provided in each toilet, Geyser Line (except Geyser) including electrical point for the same will also be provided in one toilet.

WATER SUPPLY & DRAINAGE:- One overhead water reservoir will be provided the required capacity of pump will be installed for storage of water in the overhead water reservoir.

The drainage line will be connected to the existing sewer line through the Master trap. Each flat have separate water supply line from the overhead water reservoir

Carved next name.
ANAND KUMAR

ANAND KUMAR
ANAND KUMAR

S. D. ASSOCIATES
Somen Nath Mallik
Partner

S. D. ASSOCIATES
Dibendu Choudhury
Partner

through P.V.C. Pipes and fittings with proper necessary valves. For external drainage P.V.C. pipes will be used.

TOILET FITTINGS & FIXTURES:- Each toilet will be provided with one shower, one Anglo Indian/European commode. Necessary taps will be provided in the toilets and the floor will be of cut pieces marble (1'6"X 1'6"). One basin with tap will be installed at Dining Hall.

KITCHEN SPACE:- Each Kitchen space will be provided with one cooking platform finished with one still sink with required water connections.

OVER HEAD TANK:- P.V.C.

ADDITIONAL WORK:- Any extra additional work done by the Developer, at the request of the OWNER shall be charged extra at market rate and the OWNER shall have to pay cost of those extra additional works executed by the Developer additionally.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Common Facilities and Common Parts)

1. Entrance and Exits to the Premises,
2. Stair Cases,
3. Stair Case Landings,
4. Stair Head Room and Lobbies on all the floors of the New Building and Top Roof As per Section 3(d)(2) of the West Bengal Apartment Ownership Act.
5. Passage for Entrance,
6. Pump,
7. Electric Meter & Electric Meter Space,
8. Septic Tanks,
9. Boundary Walls with Entrance Gate,
10. Overhead Water Tank,
11. Transformer and space (if any),
12. Lift/s (if any),
13. Electrical wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
14. Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.
15. Generator,
16. Drainage and Sewage lines and other installation for the same (except only those as are installed within the exclusive area of any Unit and/or exclusively for its use).
17. Such other parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the Units in common by the Co-Owner.

IN WITNESSES WHEREOF, the OWNERS, the DEVELOPER and WITNESSES after knowing the purpose and meaning of this Deed, made over and read over to them by the witnesses in their another tongue and after satisfaction put their signatures in good health and open mind on 23rd of October, 2024.

[This Deed is prepared on 1 (One) Stamp Paper, 30 (Thirty) Legal Papers and 2 (Two) Legal Papers containing the Finger Prints and Photos of the Parties i.e., this Deed is prepared on and upon total 33 (Thirty Three) Pages].

WITNESSES:-

1. Sh. Sabir
Sh. Sh. Morshed
Nevodishwi, Burdwan,
Purba Bardhaman,

2.
Malay Das.
Sh. Manik Ch. Das.
4. No. Shanmuni Das
Purba Bardhaman

✓ Some Nath Mallik

✓ Sh. Manik Ch. Das

✓ Sh. Manik Ch. Das

✓ Sh. Manik Ch. Das

SIGNATURES OF THE OWNERS

S. D. ASSOCIATES
Some Nath Mallik
Partner

S. D. ASSOCIATES
Sh. Manik Ch. Das
Partner

SEAL & SIGNATURE OF THE DEVELOPER

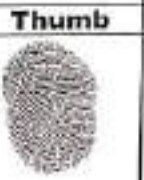
Drafted by me & typed in my Office

Rajdeep Goswami
Advocate
Burdwan Dist. Judges Court
Enrollment No. WB/1989/2011

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					

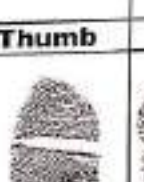


SIGNATURE *Ganesh nait malle.*

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE *Shri Ganesh nait malle.*

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SIGNATURE *Shri Ganesh nait malle.*

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SIGNATURE

Jyotsna Shome

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Right Hand Impression					



SIGNATURE

Somnath Mallick

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Left Hand Impression					
Right Hand Impression					



SIGNATURE

Dibhendu Chowdhury



↓
District Sub-Registrar-I
Purba Bardhaman

23 OCT 2024

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known for their services that persons of like conviction should
 identify with them, and persons of like conviction should
 identify with them.
 Peter Reed, 1901
 Peter Reed, 1901
 Peter Reed, 1901

Somenath Mallik
Partner

Tibendra Chowdhury
Partner



ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
নির্বাচনের প্রতি পরিচয় পত্র Elector's Photo Identity Card

FKH1831155



নাম: সোমনাথ মল্লিক
Name: Somnath Mallick
পিতার নাম: পারশ মল্লিক
Father's Name: Parash Mallick
লিঙ্গ / Gender: পুরুষ / Male
জন্ম তারিখ / Date of Birth: ১৯৬১
Date of Birth / Age: 51



২২



FKH1831155

১৯৬১-৬২, ভারতীয় নদী সড়ক, ডিএ, বর্ডমান, পশ্চিম বঙ্গ, পশ্চিম - ৭১৩১০১

ADDRESS: 221, PHALURILL NADI 1ST LANE, BARDHAMAN, BARDHAMAN PURBA BARDHAMAN, WEST BENGAL - 713101

ভারতীয় নির্বাচন কমিশন, ২০১৬ - নির্বাচন
Election Registration Office no. 200 - Bardhaman Suburban

১. এই কার্ডটি শুধুমাত্র নির্বাচনের জন্য ব্যবহার করা হবে।
২. ২০১৬-১৭, পুনরায় দেখুন যে আপনার নাম সঠিকভাবে উল্লিখিত হয়েছে কিনা।
৩. নির্বাচনের সময় এই কার্ডটি সঙ্গে রাখুন।
৪. এই কার্ডটি শুধুমাত্র নির্বাচনের জন্য ব্যবহার করা হবে।

20 200 005850 ১৮ ১৯৬১ www.eci.gov.in

Somenath Mallick



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

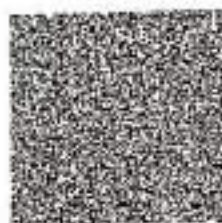
Enrolment No.: 2770/01064/01773

Download Date: 28/07/2019

To
Somenath Mallick
S/O: Paresb Nath Mallick
KHALAUBILL MATH
NO.1 GALI
Bardhaman (m)
Burdwan
Bardhaman West Bengal - 713101
9474642475

Issue Date: 28/07/2019

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

8516 5830 0291

VID : 8150 4134 0053 2145

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 28/07/2019



Somenath Mallick
Date of Birth/DOB: 18/03/1973
Male/ MALE

Issue Date: 28/07/2019

8516 5830 0291

VID : 8150 4134 0053 2145

मेरा आधार, मेरी पहचान



Government of India



सूचना

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

INFORMATION

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

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

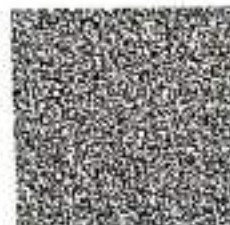
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
S/O: Paresb Nath Mallick, KHALAUBILL
MATH, NO.1 GALI, Bardhaman (m),
Bardhaman,
West Bengal - 713101



8516 5830 0291

VID : 8150 4134 0053 2145

1547 | help@uidai.gov.in | www.uidai.gov.in

Somenath Mallick

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DIBHENDU CHOWDHURY

DIBHUTI DIBHENDU CHOWDHURY

11/01/1972

Permanent Account Number

AFLPC4228C



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, 471154,
Plot No. 3, Sector 11, CBD Complex,
New Mumbai - 400 634.

यदि कार्ड खो गये या पाया गया, कृपया सूचित करें / वापस करें।
आयकर पैन सेवा इकाई, 471154,
प्लॉट नं. 3, सेक्टर 11, CBD कॉम्प्लेक्स,
नयी मुंबई-400 634

Dibendu Chowdhury


স্বাধীনতা
Government of India
সিঙ্গু চৌধুরী
Sibendu Chowdhury
 পিতা: সিঙ্গু চৌধুরী
 Father: SINGHU CHOWDHURY
 লস্ট/DOB: 1901/1972
 মূল্য / Mula
6121 4023 5959
আধার - সাধারণ মানুষের অধিকার


আধার
Unique Identification Authority of India
 ঠিকানা: , কালনা রোড, বর্ডহামান
 বর্ডহামান (ম), বর্ডহামান, বর্ডহামান
 পশ্চিম বঙ্গ
 Address: 23, KALNA ROAD,
 BARDHAMAN,
 Bardhaman (m), Bardhaman,
 Bardhaman, West Bengal,
 713101
6121 4023 5959
 1947
 1950 200 1947
 help@uidai.gov.in
 www.uidai.gov.in

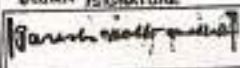
Sibendu Chowdhury

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADMPM2932L

नाम / NAME
PARESH NATH MALLICK

पिता का नाम / FATHER'S NAME
SUDHAKAR MALLICK

जन्म तिथि / DATE OF BIRTH
28-12-1945

हस्ताक्षर / SIGNATURE


आसकर प्रमुख, १४/४१
 COMMISSIONER OF INCOME-TAX, W.D. - II

इस कार्ड के खो / भिल जाने पर तुरन्त जारी करने वाले अधिकारी को सूचित / ज्ञापन कर दें।
 राजस्व आगमन आवृत्ति,
 पी-७,
 चौकरी बंगला,
 पत्ता - ७०० ००८.

In case this card is lost/found kindly inform return to the issuing authority :
 Assistant Commissioner of Income-tax,
 P-7,
 Chowringhee Square,
 Calcutta- 700 008.

Parash Nath Mallik.



ভারত সরকার

Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 2189/70579/27094

To

পারশ নথ মলিক

Parash Nath Mallick

S/O: Sudhakar Mallick

KHALAUBIL MATH NO.1 GALI

BARDDHAMAN

Burdhaman (m)

Burdwan

Bardhaman Bardhaman

West Bengal 713101

9475175648



MO836258221FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

4331 7580 0931

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India

পারশ নথ মলিক

Parash Nath Mallick

জন্মতারিখ / DOB : 28/12/1945

পুরুষ / Male



4331 7580 0931

আমার আধার, আমার পরিচয়

ভূমিকা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা সত্য করা হয়।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারত সরকার

Unique Identification Authority of India

ঠিকানা:

এস/ও: সুধাকর মলিক, খলুবিলা

মাঠ, ১ নং বসি, বর্ধমান,

বর্ধমান (এম), বর্ধমান, বর্ধমান,

পশ্চিম বঙ্গ, 713101

Address:

S/O: Sudhakar Mallick,

KHALAUBIL MATH, NO.1 GALI,

BARDDHAMAN, Bardhaman

(m), Burdwan, Bardhaman, West

Bengal, 713101

4331 7580 0931



1947



help@uidai.gov.in



www.uidai.gov.in

Parash nath mallick


 ভাৰতীয় নিৰ্বাচন কমিছন
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/39/271/426244




নির্বাচকের নাম : বিদ্যনাথ মল্লিক
 Elector's Name : Bidyanath Mallik
 পিতার নাম : সুধাকর মল্লিক
 Father's Name : Sudhakar Mallik
 লিঙ্গ/সেক্স : পুং/ M
 জন্ম তারিখ : 19/12/1946
 Date of Birth : 19/12/1946

WB/39/271/426244

ঠিকানা:
 কচুয়ারী রোড, ওয়ার্ড নং: 11 ও 12, বুরদুয়ান (সাদার),
 পিন কোড: 713101

Address:
 KACHHARI ROAD, WARD NO. 11 & 12,
 BURDUWAN (SADAR), BURDUWAN-713101



Date: 28/02/2013

265-বুরদুয়ান দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
 ফ্যাক্সিমিলি স্বাক্ষর
 Facsimile Signature of the Electoral
 Registration Officer for
 265-Burdwan Dakshin Constituency

কোন পরিবর্তন হলে মূল কার্ডের প্রতিলিপি এই কার্ডের নম্বর
 সাথে সঙ্গে নতুন পরিবর্তন কার্ডের সাথে 5000 নং-এ
 পরিবর্তনকারী তথ্য প্রদান করুন।
 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.

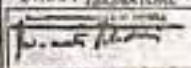
স্বাক্ষরিত ও সত্যায়িত

PERMANENT ACCOUNT NUMBER
ADZPMS105C

FOR NAME
BISWA NATH MALLICK

FATHER'S NAME
SUDHAKAR MALLICK

DATE OF BIRTH
19-12-1946

EVERY SIGNATURE


SECRETARY, I.T.D.
COMMISSIONER OF INCOME-TAX, W.B.-II

Biswa Nath Mallik


ভাৰত সৰ্বকাৰ
Government of India
 বিত্ত মন্ত্ৰালয়
Biswa Nath Mallick

 জন্ম তারিখ/DOB: 19/12/1946
 লিঙ্গ / Male


6924 9885 5599


ভাৰত সৰ্বকাৰ
Unique Identification Authority of India
 ঠিকানা: J: সুধাকার মলিক
 কাচারি রোড, বর্ডহমান (ম), বর্ডহমান
 কুচিলাস, বর্ডহমান, পশ্চিম বঙ্গ
 Address: S/O: Sudhakar
 Mallick, 62 KACHARI ROAD,
 Bardhaman (m), Bardwan,
 Bardhaman, West Bengal,
 713101

6924 9885 5599

Sudhakar Mallick


ভারতের নির্বাচন কমিশন
পরিচয় কার্ড
ELECTION COMMISSION OF INDIA
IDENTITY CARD

YWL2133197




নির্ভুক্তকৃত ব্যক্তি : সন্ধ্যা রায়
Elector's Name : Sabita Roy
পতির নাম : মদনমোহন রায়
Husband's Name : Madanmohan Roy
লিঙ্গ/সেক্স : M / F
জন্ম তারিখ : 01/01/1940
Date of Birth :

YWL2133197

বিশেষ:
 কুসুমগ্রাম পশ্চিমপাড়া, বনুয়াড়, মালদা,
 পূর্ব বঙ্গাল - 713422

Address:
 KUSUMGRAM PASCHIMPARA,
 KUSUMGRAM, MANTESWAR,
 PURBA BARDHAMAN -713422


 Date: 12/01/2019

213 - ভারতীয় নির্বাচন কমিশন নির্দেশ দ্বারা
 প্রমাণিতকৃত স্বাক্ষরিত।

**Facsimile Signature of the Electoral
 Registration Officer for**
263 - Monteswar Constituency

নির্বাচন পরিচালনা কমিশন কর্তৃক প্রদত্ত নির্বাচন পরিচয় কার্ডের নম্বর
 কোনো প্রকারেই অন্যত্র প্রদত্ত হওয়া উচিত নয়।
 অন্য নির্বাচন পরিচয় কার্ডের নম্বর উল্লেখ করুন।

In case of change in address mention this Card No.
 in the relevant Form for entering your name in the
 roll at the changed address and to obtain the card
 with same number.

083 / 400

সন্ধ্যা রায়

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

समयी लेखा संख्या
Permanent Account Number
GLOPR2102H

नाम / Name
SABITA ROY

जन्म तिथि / Date of Birth
20/04/1941




इस कार्ड को खोने / पाने पर कृपया सूचित करें / लीटाएं
संयुक्त निदेशक (प्रणाली) -1, पैन मॉड्यूल
9वीं मंजिल, आयकर भवन, सेक्टर -3, वैशाली,
गजियाबाद - 201010, उत्तर प्रदेश

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

Joint Director (Systems)-1, PAN Module
9th floor, Anyakar Bhawan, Sector - 3, Vaishali,
Ghaziabad - 201010, Uttar Pradesh

Tel no: 0120-2770078; Fax : 0120-2770078
Mail-id : epan@incometax.gov.in

अविद्या राय



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 2730/02843/66780

To
SABITA ROY
W/O Madanmohan Roy
Kusumgram
Bardhaman West Bengal - 713422
9533844575



आपका आधार क्रमांक / Your Aadhaar No. :

3596 7693 4478

VID : 9164 1044 8680 7327

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



SABITA ROY
Date of Birth/DOB: 20/04/1948
Female/FEMALE

3596 7693 4478

VID : 9164 1044 8680 7327

मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- भारतीय क्यूआर कोड/ऑनलाइन एक्सेस/मर्यादित प्रमाणिकरण को उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार समान रूप से मान्य हैं। 12 अंकों की आधार संख्या के स्थान पर अल्पमती (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- 10 साल में कम से कम एक बार आधार अपडेट जरूरी है।
- आधार आपके विभिन्न सरकारी और गैर-सरकारी योजनाओं/सेवाओं का लाभ उठाने में मदद करता है।
- आधार में अपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- अधिकांश बायोमेट्रिक को सॉफ्टवेयर/हार्डवेयर की विशेषता का उपयोग करके सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (या नंबर) अपने सभी संस्थाओं को उचित सहमति लेने के लिए सौंपा गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
W/O Madanmohan Roy, Kusumgram,
Bardhaman,
West Bengal - 713422



3596 7693 4478

VID : 9164 1044 8680 7327

1047 | 022 help@uidai.gov.in | www.uidai.gov.in

सुविचार साथ


ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
 WB/40/277/240424

পরিচয় পত্র
IDENTITY CARD




নির্বাচকের নাম তন্দ্রা শোম
 Elector's Name Tandra Shome

স্বামীর নাম গোপাল শোম
 Husband's Name Gopal Shome

লিঙ্গ ☒ প ☐ ম
 Sex F M

১.১.২০০৭ এ বয়স ৫০
 Age as on 1.1.2007 50

ঠিকানা:
 কাউন্সিলার ৯ বর্ডহাম সদর বর্ডহাম ৭১৩১০১

Address:
 Kallibazar 9 Bardhaman Sadar Bardhaman 713101



নির্বাচন নিবন্ধন অধিকারিক
 Facsimile Signature
 Electoral Registration Officer

বিধানসভা নির্বাচন কেন্দ্র : ২৭১-বর্ডহাম দক্ষিণ
 Assembly Constituency: 271-Bardhaman South

জেলা: বর্ডহাম District: Bardhaman
 তারিখ: ২৭.০৪.২০০৭ Date: 27.04.2007

Tandra Shome

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TANDRA SHOME

LATE SUDHAKAR MALICK

03/01/1957

Pan Card Account Number

EDIPS7691A

Tandra Shome

Signature



25052012

इस कार्ड को खोलें / यदि परतपूर्वक सुविधाकर्ता / खोलें
आयकर के-नोटबुक कार्ड, पुनर्पत्र की एल
समयबद्धता का मतलब है
आयकर के-नोटबुक कार्ड के-नोटबुक
संख्या पुनः-411 045

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

Income Tax PAN Services Unit, NSDL,
Jodh Road, Sapphire Chambers,
Near Diner Telephone Exchange,
Bangalore, Pune - 411 045

Tel: 91-20-2721 8089, Fax: 91-20-2721 8081
e-mail: info@nsdl.co.in

Tandra Shome



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

অনুসন্ধান নং / Enrollment No.: 1058/20105/27000

To
Tandra Shome
কলিবাড়
V/O Gopal Shome
KALIBAZAR
AMTALA
Bardhaman (m)
Burdwan, Bardhaman
West Bengal - 713101

06/12/2013



KL65435192FT

8654351B



আপনার আধার সংখ্যা / Your Aadhaar No.:

2175 7212 8033

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

কলিবাড়
Tandra Shome



অনুসন্ধান নং 03/05/1957
মহিলা / Female

2175 7212 8033



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ
দক্ষ।

INFORMATION

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- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা
প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government
and Non-Government services in future.



ঠিকানা: / গোপাল শোম, কলিবাড়
কলিবাড়, বর্ডহাম (এম), বর্ডহাম
বর্ডহাম, পশ্চিম বঙ্গ

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

Unique Identification Authority of India

Address: V/O Gopal
Shome, KALIBAZAR,
AMTALA, Bardhaman (m)
Bardhaman, Burdwan,
West Bengal, 713101

2175 7212 8033



1947
1 011 320 1947



help@uidai.gov.in



www.uidai.gov.in

Tandra Shome

Major Information of the Deed

Deed No :	I-0201-08898/2024	Date of Registration	29/10/2024
Query No / Year	0201-2002687335/2024	Office where deed is registered	
Query Date	21/10/2024 5:14:02 PM	D.S.R. - I Purba Bardwan, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Rajdeep Goswami Bardhaman Court,Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, Mobile No. : 9002354575, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 2,85,58,395/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,060/- (Article:48(g))	Rs. 53/- (Article:E, E, E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

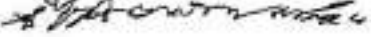
District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: kalna Road upto Haier, Mouza: Nari, Ward No: 8 JI No: 70, Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-499/4892	RS-856	Baslu Bastu	16 Dec		2,39,51,520/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :				16Dec	0/-	239,51,520 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6300 Sq Ft.	0/-	46,06,875/-	Structure Type: Structure
Gr. Floor, Area of floor : 2100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 2100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		6300 sq ft	0/-	46,06,875 /-	

Land Lord Details :

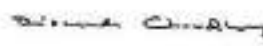
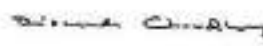
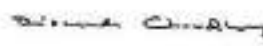
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Paresb Nath Mallick (Presentant) Son of Late Sudhakar Mallick Executed by: Self, Date of Execution: 23/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office		 Captured	
	23/10/2024	23/10/2024	LT/	23/10/2024
Khaluibil Math 1st Lane, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: adxxxxxx2l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Biswa Nath Mallick Son of Late Sudhakar Mallick Executed by: Self, Date of Execution: 23/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office		 Captured	
	23/10/2024	23/10/2024	LT/	23/10/2024
62 Kanchari Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: adxxxxxx5c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mrs Sabita Roy Wife of Late Madan Mohan Roy Executed by: Self, Date of Execution: 23/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office		 Captured	
	23/10/2024	23/10/2024	LT/	23/10/2024
Kusumgram, City:- Not Specified, P.O:- Kusumgram, P.S:-Manteswar, District:-Purba Bardhaman, West Bengal, India, PIN:- 713422 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: glxxxxxx2h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mrs Tandra Shome Wife of Mr Gopal Kumar Shome Executed by: Self, Date of Execution: 23/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office		 Captured	
		23/10/2024	LTI 23/10/2024	23/10/2024
Kalibazar Aam Tala, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: edxxxxxx1a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office				

Developer Details :

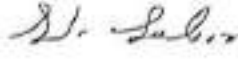
Sl No	Name,Address,Photo,Finger print and Signature
1	S D ASSOCIATES 33 Kalna Road Badamtala, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Date of Incorporation:XX-XX-2XXX2 , PAN No.: sexxxxxxim,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Somenath Mallick Son of Mr Paresh Nath Mallick Date of Execution - 23/10/2024, , Admitted by: Self, Date of Admission: 23/10/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td></td> <td>Oct 23 2024 11:02AM</td> <td>LTI 23/10/2024</td> <td>23/10/2024</td> </tr> </tbody> </table> Khalui Bill Math 1st6 Lane, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: adxxxxxx6p,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S D ASSOCIATES (as PARTNER)	Name	Photo	Finger Print	Signature	Mr Somenath Mallick Son of Mr Paresh Nath Mallick Date of Execution - 23/10/2024, , Admitted by: Self, Date of Admission: 23/10/2024, Place of Admission of Execution: Office		 Captured			Oct 23 2024 11:02AM	LTI 23/10/2024	23/10/2024
Name	Photo	Finger Print	Signature										
Mr Somenath Mallick Son of Mr Paresh Nath Mallick Date of Execution - 23/10/2024, , Admitted by: Self, Date of Admission: 23/10/2024, Place of Admission of Execution: Office		 Captured											
	Oct 23 2024 11:02AM	LTI 23/10/2024	23/10/2024										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Dibhendu Chowdhury Son of Late Bhibhuli Bhusan Chowdhury Date of Execution - 23/10/2024, , Admitted by: Self, Date of Admission: 23/10/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td></td> <td>Oct 23 2024 11:50AM</td> <td>LTI 23/10/2024</td> <td>23/10/2024</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Dibhendu Chowdhury Son of Late Bhibhuli Bhusan Chowdhury Date of Execution - 23/10/2024, , Admitted by: Self, Date of Admission: 23/10/2024, Place of Admission of Execution: Office		 Captured			Oct 23 2024 11:50AM	LTI 23/10/2024	23/10/2024
Name	Photo	Finger Print	Signature										
Mr Dibhendu Chowdhury Son of Late Bhibhuli Bhusan Chowdhury Date of Execution - 23/10/2024, , Admitted by: Self, Date of Admission: 23/10/2024, Place of Admission of Execution: Office		 Captured											
	Oct 23 2024 11:50AM	LTI 23/10/2024	23/10/2024										

Kalna Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu,
Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: ufxxxxxx8c, Aadhaar No
Not Provided by UIDAI Status : Representative, Representative of : S D ASSOCIATES (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sk Sabir Son of Mr Sk Morsed Nerodighi, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		 Captured	
	23/10/2024	23/10/2024	23/10/2024
Identifier Of Mr Paresch Nath Mallick, Mr Biswa Nath Mallick, Mrs Sabita Roy, Mrs Tandra Shome, Mr Somnath Mallick, Mr Dibhendu Chowdhury			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Paresch Nath Mallick	S D ASSOCIATES-4 Dec
2	Mr Biswa Nath Mallick	S D ASSOCIATES-4 Dec
3	Mrs Sabita Roy	S D ASSOCIATES-4 Dec
4	Mrs Tandra Shome	S D ASSOCIATES-4 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Paresch Nath Mallick	S D ASSOCIATES-1575.00000000 Sq Ft
2	Mr Biswa Nath Mallick	S D ASSOCIATES-1575.00000000 Sq Ft
3	Mrs Sabita Roy	S D ASSOCIATES-1575.00000000 Sq Ft
4	Mrs Tandra Shome	S D ASSOCIATES-1575.00000000 Sq Ft

Endorsement For Deed Number : I - 020108898 / 2024

On 23-10-2024

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

Presented for registration at 10:18 hrs on 23-10-2024, at the Office of the D.S.R. - I Purba Bardwan by Mr. Paresh Nath Mallick, 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 2,85,58,395/-

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

Execution is admitted on 23/10/2024 by 1. Mr Paresh Nath Mallick, Son of Late Sudhakar Mallick, Khalubill Math 1st Lane, P.O: Burdwan, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Mr Biswa Nath Mallick, Son of Late Sudhakar Mallick, 62 Kanchari Raod, P.O: Burdwan, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 3. Mrs Sabita Roy, Wife of Late Madan Mohan Roy, Kusumgram, P.O: Kusumgram, Thana: Mantleswar, , Purba Bardhaman, WEST BENGAL, India, PIN - 713422, by caste Hindu, by Profession House wife, 4. Mrs Tandra Shome, Wife of Mr Gopal Kumar Shome, Kalibazar Aam Tala, P.O: Burdwan, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession House wife

Identified by Mr Sk Sabir, , Son of Mr Sk Morsed, Nerodighi, P.O: Burdwan, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Others

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

Execution is admitted on 23-10-2024 by Mr Somenath Mallick, PARTNER, S D ASSOCIATES (Partnership Firm), 33 Kalna Road Badamtala, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Identified by Mr Sk Sabir, , Son of Mr Sk Morsed, Nerodighi, P.O: Burdwan, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Others

Execution is admitted on 23-10-2024 by Mr Dibhendu Chowdhury, PARTNER, S D ASSOCIATES (Partnership Firm), 33 Kalna Road Badamtala, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Identified by Mr Sk Sabir, , Son of Mr Sk Morsed, Nerodighi, P.O: Burdwan, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/10/2024 11:55PM with Govt. Ref. No: 192024250252304208 on 22-10-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 2177006701155 on 22-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,060/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 39,060/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 710, Amount: Rs.1,000.00/-, Date of Purchase: 21/10/2024, Vendor name: Surajit Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/10/2024 11:55PM with Govt. Ref. No: 192024250252304208 on 22-10-2024, Amount Rs: 39,060/-,
Bank: SBI EPay (SBIPay), Ref. No. 2177006701155 on 22-10-2024, Head of Account 0030-02-103-003-02



Ujjwal Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I Purba Bardwan
Purba Bardhaman, West Bengal

On 29-10-2024

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.



Ujjwal Majumdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I Purba Bardwan
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0201-2024, Page from 207693 to 207753
being No 020108898 for the year 2024.



Ujjwal Majumdar

Digitally signed by Ujjwal Majumdar
Date: 2024.11.05 15:36:33 +05:30
Reason: Digital Signing of Deed.

(Ujjwal Majumdar) 05/11/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I Purba Burdwan

West Bengal.