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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

K 616811

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

District Sub-Registrar-  
Purba Bardhaman

24 SEP 2024

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল  
Nidhar Goswami

Anshu Begum

Sabana Khan

Asoke Kumar Pal

Dibyendra Pal

Hemant Kumar Pal

Tapan Kumar Pal

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT IS made at Burdwan this 24<sup>th</sup> day September, 2024

BETWEEN

Sl. No. 4959 Date 19/9/2024  
Name Dream House Construction.  
Address Burdwan  
Value of Stamp 5000/-  
Date of Purchase from Burdwan Treasury-1 03 SEP 2024  
Stamp Vender - JOYANTA DAS  
Sadar Registry Office (Burdwan)  
Licence No.-6/2010-11 Signature Joyanta Das



District Sub-Registrar-I  
Purba Bardhaman

24 SEP 2024

Asoke Kumar Pal  
Dibyendu Pal  
Neelay Pal  
Tapan Kumar Pal  
Sufi Md. Abdul Monem  
Nilufar Yasmin

Arshiana Begum  
Sabana Parvin

1. **ASOKE KUMAR PAL (PAN : EASPP3949B)**, Son of Late Nikhil Kumar Pal alias Nikhil Pal, by Nationality : Indian, by Caste : Hindu, by Profession : Law Clerk, resident of Mithapukur Road, P.O - Rajbati PS. Burdwan, District : Purba Bardhaman, West Bengal, PIN - 713104, West Bengal
2. **DIBYENDU PAL (PAN : DWMPP4505E)**, Son of Late Nikhil Kumar Pal alias Nikhil Pal, by Nationality : Indian, by Caste : Hindu, by Profession : Business, resident of 66 1 No Bhabani Thakur Lane, Mithapukur Road, P.O - Rajbati PS. Burdwan, District : Purba Bardhaman, West Bengal; PIN - 713104, West Bengal
3. **MALAY KUMAR PAL (PAN : AWRPP8055H)**, Son of Late Nikhil Kumar Pal alias Nikhil Pal, by Nationality : Indian, by Caste : Hindu, by Profession : Business, resident of Mithapukur Road, P.O - Rajbati PS. Burdwan, District : Purba Bardhaman, West Bengal, PIN - 713104, West Bengal
4. **TAPAN KUMAR PAL (PAN : AWRPP8056E)**, Son of Late Nikhil Kumar Pal alias Nikhil Pal, by Nationality : Indian, by Caste : Hindu, by Profession : Business, resident of 66 1 No Bhabani Thakur Lane, Mithapukur Road, P.O - Rajbati PS. Burdwan, District : Purba Bardhaman, West Bengal, PIN - 713104, West Bengal herein after referred to as the land **OWNERS/EXECUTANT** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs executors, administrators, executors, legal representatives and assigns) of the party of the **FIRST PARTS**

AND

**DREAM HOUSE CONSTRUCTION" (PAN-AAQFD5671E)** (a partnership firm incorporated under Partnership Act, 1932) having it's registered office AT Laskardighi, Parkas Road, Town, Post Office & Police Station- Burdwan, District- Purba Bardhaman, Pin-713101 represented by its Partner namely **I.SUFI MD ABDUL MONEM S/O Sufi Md Abdul Karim** by caste Muslim, by Nationality Indian, by Occupation- Business, resident of Parkas Road, Post Office & Police



Hoque Kumar Begum  
Dibyendranath  
Khalidul Haque  
Tapan Kumar Paul -  
Dibyendranath  
Nilufar Yasmin

Arshiara Begum  
Sabnam Yasmin

Station- Burdwan, District- Purba Bardhaman, Pin- 713101 PAN-  
AKAPM3247R.

2. **NILUFAR YASMIN** W/O Nazmul Haque by caste Muslim, by  
Nationality Indian, by Occupation- Business, resident of  
Bahirsarbomongala, Post Office & Police Station- Burdwan, District-  
Purba Bardhaman, Pin- 713101 PAN- ADYPY5649L.

3. **ARSHIARA BEGUM** W/O Iniyat Hossain by caste Muslim, by  
Nationality Indian, by Occupation- Business, resident of Pirbaharam,  
Dangapada, Post Office - Natunganj Police Station- Burdwan, District-  
Purba Bardhaman, Pin- 713104 PAN- CQWPB9835J

4. **SABNAM YASMIN** D/O Syed Badruddoza by caste Muslim, by  
Nationality Indian, by Occupation- Business, resident of Goda, Sahidatala,  
Post Office - Lakurdi Police Station- Burdwan, District- Purba  
Bardhaman, Pin- 713102 PAN- ANPPY1526K herein after called the  
DEVELOPER (which terms or expression shall unless excluded by or repugnant to  
the subject or context be deemed to mean and include his heirs executors,  
administrators, executors, legal representatives and assigns) of the party  
of the **SECOND PARTS**

WHEREAS RS Plot no 7406 corresponding LR Plot no 8708  
measuring an area 8.70 decimals & RS Plot No 7408 corresponding to  
LR Plot no 8710 measuring an area 2.10 decimals of mouza Burdwan,  
J.L No 30 specifically mentioned in First Schedule, originally belonged  
to one Jayabati Devi W/o Manik Lal Dey resident of resident of 21 No  
Doctor Lane Kolkata. That during the enjoyment of the above referred  
property Jayabati Devi transferred RS Plot no 7406 corresponding LR  
Plot no 8708 measuring an area 8.70 decimals & RS Plot No 7408

Adm.

Ashok Kumar Pal  
 Dibyendu Pal  
 Malay Kumar Pal  
 Tapan Kumar Pal  
 Nikhil Kumar Pal  
 Nikhil Kumar Pal

Ashokra Begum  
 Sabina Begum

corresponding to LR Plot no 8710 measuring an area 2.10 decimals mouza Burdwan, J.L No 30 in favour of Ratan Mala Pal & Nikhil Kumar Pal by a Registered Deed of Gift being No 2574 for the Year 1960 registered at Registrar of Assurance Calcutta.

That subsequently during the enjoyment of the above referred property Ratan Mala Pal transferred her 50% share of the Schedule A property in favour of Ashok Kumar Pal, Dibyendu Pal, Malay Kumar Pal & Tapan Kumar Pal i.e First Part of this Development Agreement by a Registered Deed of Gift being No 5790 for the Year 1991 registered at registered at Additional District Sub Registry Office, Burdwan.

That subsequently during the enjoyment of the above referred property, Nikhil Kumar Pal died leaving behind his four son namely Ashok Kumar Pal, Dibyendu Pal, Malay Kumar Pal & Tapan Kumar Pal & Two daughter namely Jharna Mohanta & Rina Paul as his only legal heirs & successors. As such Ashok Kumar Pal, Dibyendu Pal, Malay Kumar Pal, Tapan Kumar Pal, Jharna Mohanta & Rina Paul jointly owned and possessed the share of Nikhil Kumar Pal by way of inheritance according to Hindu succession Act.

That during the enjoyment of the above referred property, Jharna Mohanta & Rina Paul transferred their beyond inheritance share in favour of their four brothers Ashok Kumar Pal, Dibyendu Pal, Malay Kumar Pal, Tapan Kumar Pal by a Registered Deed of Gift being No 8615 for the Year 2018 registered at ADSR Burdwan. But in the aforesaid Registered Deed of Gift some technical/ typical error was found, so avoid future litigation and / or complication, admitting technical/ typical error of the Registered Deed of Gift being No 8615 for the Year 2018, by its rectification, Jharna Mohanta & Rina Paul rectified their error transferred their actual inheritance share in favour of their four brothers Ashok Kumar Pal, Dibyendu Pal, Malay Kumar Pal, Tapan Kumar Pal by a Registered Deed of Gift being No 8012 for the Year 2019 registered at ADSR Burdwan.



Ashok Kumar Pal  
Dibyendu Pal  
Malay Kumar Pal  
Tapan Kumar Pal  
Nilufar Jamin

Aashima Begum  
Sabina Yamin

As such Present First Part jointly own and Possess RS Plot no 7406 corresponding LR Plot no 8708 measuring an area 8.70 decimals & RS Plot No 7408 corresponding to LR Plot no 8710 measuring an area 2.10 decimals of mouza Burdwan, J.L No 30 specifically mentioned in First Schedule within Burdwan Police Station by way of the aforesaid Registered Gift Deeds and also by way of inheritance and their name have been duly recorded in LR Record of Rights under LR Khatian no 14827, 14829, 14828 & 14830 which has been duly framed and published under relevant provision of law and binding upon all the person. That during the enjoyment of the above referred property, Ashok Kumar Pal, Dibyendu Pal, Malay Kumar Pal, Tapan Kumar Pal converted LR Plot No 8710 measuring an area 2.10 decimals from Bagan Class to Bastu Class of Land by obtaining Conversion Certificate from BL&LRO Burdwan-I

**AND WHEREAS** the party of the First Parts herein after called the owners and occupiers, seized and possessed at and/or otherwise well and sufficiently entitled to all that the piece and parcel of Bastu Class land Comprising RS Plot no 7406 corresponding LR Plot no 8708 measuring an area 8.70 decimals & RS Plot No 7408 corresponding to LR Plot no 8710 measuring an area 2.10 decimals of mouza Burdwan, J.L No 30 Locality/ Street - 1 No BT Lane ward no 29 Holding no 80 P.S. - Burdwan Sadar, under Burdwan Municipality along with easement rights upon all common passages which is more fully and particularly described in "First" A Schedule hereunder written hereinafter called and referred to as the said schedule property within the jurisdiction at the office of the Additional District Sub-Registrar, Burdwan which is more fully written and hereinafter referred to as "said property".

**AND WHEREAS** the owners being desirous of developing the said properties into a multi storied residential building over the land with structure were in a look out to appoint a real estate developer for the same and approached the Developer and represented to the Developer as follows :

Asoka Kumar Reddy  
Di'yaendral  
Malaypal  
T. P. Kumar Pul.

Dr. Indira Prasad  
N. L. Prasad  
Arshiva Begum  
Sobha Prasad

- a) The owners have the full absolute ownership right of the "First" schedule property and in their peaceful possession thereof.
- b) The said properties are free from all encumbrances, charge, liens, lispendens, mortgage, attachments and have no acquisitions or requisitions and/or any civil, criminal proceedings is/are not pending before any Learned Court under its Jurisdiction, claims and demands subject to bank liability.
- c) The owners have not entered into any agreement or contract with any person or persons / company or companies in connection with the said properties or any part thereof or its development / transfer prior to the execution of this agreement.

**AND WHEREAS** the owners are now intending to develop the said property and having no sufficient fund for deferring the cost of the development and also to meet other lawfully expenditure decided to develop the said property.

**AND WHEREAS** the owners have been in search of person/persons competent to take over the charge of Development of the said property and construct a Multi-Storied Residential Building.

**AND WHEREAS** due to various reasons, shortage of fund and of experience in the matter the land owner approached to Developer here in to construct make of a building unto and maximum height, permissible by the Burdwan Municipality and/or permitted in accordance with law.

**AND WHEREAS** the Developer has assured the owners that he has adequate funds, know how, expertise and all means to undertake development of the building in the manner agreed hereunder.

**AND WHEREAS** upon discussion and negotiations it was agreed between the parties that the owners would contribute their said properties for development and the Developer would develop the said properties at his own costs and expenses and the parties would be entitled to specific



Asoke Kumar  
Dibyendulal

Neelkanth

Tarun Kumar Pal.

Latif, Abdul Monem  
Nilufar Yasmin.  
Arshiana Begum  
Sabnam Tahir

identified allocations in the building so developed by the Developer at the said properties on certain terms and conditions.

**AND WHEREAS** the parties do hereby record into written the terms and conditions agreed by and between them in connection with the development of the said properties of their respective allocations in the building and their respective rights and obligations in respect of the same as hereinafter contained.

**AND WHEREAS** the Developer Firm **DREAM HOUSE CONSTRUCTION**" (PAN-AAQFD5671E) (a partnership firm incorporated under Partnership Act, 1932) having its registered office AT Laskardighi, Parkas Road, Town, Post Office & Police Station- Burdwan, District- Purba Bardhaman, Pin-713101 represented by its Partner namely **1.SUFI MD ABDUL MONEM** S/O Sufi Md Abdul Karim by caste Muslim, by Nationality Indian, by Occupation- Business, resident of Parkas Road, Post Office & Police Station- Burdwan, District- Purba Bardhaman, Pin- 713101 **PAN- AKAPM3247R**

**2.NILUFAR YASMIN** W/O Nazmul Haque by caste Muslim, by Nationality Indian, by Occupation- Business, resident of Bahirsarbomongala, Post Office & Police Station- Burdwan, District- Purba Bardhaman, Pin- 713101 **PAN- ADYPY5649L**

**3.ARSHIARA BEGUM** W/O Iniyat Hossain by caste Muslim, by Nationality Indian, by Occupation- Business, resident of Pirbaharam, Dangapada, Post Office - Natunganj Police Station- Burdwan, District- Purba Bardhaman, Pin- 713104 **PAN- CQWPB9835J** **4. SABNAM YASMIN** D/O Syed Badruddoza by caste Muslim, by Nationality



Asoke Kumar Pal  
Dibjyoti Pal  
Nalayan Pal

Tapan Kumar Pal.

Pratibha Anandaram  
Nilufer Jammin.  
Anshu and Begum  
Sabina Khan

Indian, by Occupation- Business, resident of Goda, Sahidnala, Post Office  
- Lakurdi Police Station- Burdwan, District- Purba Bardhaman, Pin-  
713102 PAN- ANPPY1526K construct a Multi - Storied Residential  
Building on the said property as per the sanction plan sanctioned which  
will be issued by the Burdwan Municipality.

**AND WHEREAS** the land owners of the said property has accepted the  
proposal of the Developer subject to the terms and conditions herein after  
explicitly described.

**AND WHEREAS** the Land Owners and the Developer after details  
discussion over modus-operandi and all the terms and conditions in  
regard to construct a multi-storied residential building on the said  
property and the Owner having agreed to hand over the possession of the  
FIRST schedule mention property to the Developer Firm for  
development of the property under the terms and condition.

**AND WHEREAS** the Developer have submitted a scheme for  
construction of multi storied building consisting of several flat / units /  
parking spaces on the basis of sanctioned building plan. Sanctioned by  
Municipality on the terms that the Developer would make development  
the First schedule property and to construct the proposed multi-storied  
building described in the First schedule mentioned herein under and

**AND WHEREAS** the aforesaid Owner have accepted the said proposal  
of the developer and hereby agreed to appoint the Developer for  
developing the property described in the First schedule hereunder written  
by making construction of the proposed multi-storied residential building  
comprising several flat / unit / car parking spaces as per sanction plan  
issued by Burdwan Municipality and /or any other authority.

Asoke Kumar Pal  
Dibyendranath

Malaypal

Tapam Kumar Pal.

Pratima Dasgupta  
Nilufar Yamin.  
Anshuora Begum  
Sabina Yamin

**AND WHEREAS** thus the said owners and the Developer entered into this agreement in order to develop the property more fully and particularly mentioned and described in the First schedule hereunder written and hereinafter referred to.

**AND WHEREAS** newly construction of flat / unit / parking space shall be made over the First Schedule property measuring an area about area 10.80 decimals after getting approval by the developer from the authority concern and consent to that effect shall be given / accorded by the owners whenever required and owners shall bound to vacate the possession of the said Property for successful implementation of newly residential flat/ Units/ Car Parking Space upon getting sanctioned and approved multistoried building / flat.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE ARTIES AS FOLLOWS :-**

### ARTICLE-I

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

- 1.1 **PREMISES** shall mean **ALL THAT** piece and parcel of the Bastu class of land a little more or less 8.70 decimal Comprising RS Plot no 7406, LR Plot no 8708 & all that piece and parcel of Bastu class of land a little more or less 2.10 decimals Comprising RS Plot no 7408, LR Plot no 8710 L.R.Khatian Nos. 14827, 14828, 14829 & 14830 lying and situate at mouza Burdwan, J.L No 30 within the jurisdiction of Burdwan Municipality, Holding No 80 Ward no 29 A.D.S.R. Office, Burdwan P.S. Burdwan Sadar, Dist. Purba Bardhaman in the State of West Bengal.

Bu  
Adm.



Asoke Kumar Pal  
Dibyendu Pal  
Malay Pal  
Tapan Kumar Pal.

Mustafizur Rahman  
Nisfar Yamin.  
Arshad Begum  
Sabina Khan

## 1.2. OWNERS shall means

1. **ASOKE KUMAR PAL (PAN : EASPP3949B)**, Son of Late Nikhil Kumar Pal, by Nationality : Indian, by Caste : Hindu, by Profession : Law Clerk, resident of Mithapukur Road, P.O - Rajbati PS. Burdwan, District : Purba Bardhaman, West Bengal, PIN - 713104, West Bengal
2. **DIBYENDU PAL (PAN : DWMPP4505E)**, Son of Nikhil Pal, by Nationality : Indian, by Caste : Hindu, by Profession : Business, , resident of 66 1 No Bhabani Thakur Lane, Mithapukur Road, P.O - Rajbati PS. Burdwan, District : Purba Bardhaman, West Bengal, PIN - 713104, West Bengal
3. **MALAY KUMAR PAL (PAN : AWRPP8055H)**, Son of Nikhil Pal, by Nationality : Indian, by Caste : Hindu, by Profession : Business, , resident of Mithapukur Road, P.O - Rajbati PS. Burdwan, District : Purba Bardhaman, West Bengal, PIN - 713104, West Bengal
4. **TAPAN KUMAR PAL (PAN : AWRPP8056E)**, Son of Nikhil Pal, by Nationality : Indian, by Caste : Hindu, by Profession : Business, , resident of 66 1 No Bhabani Thakur Lane, Mithapukur Road, P.O - Rajbati PS. Burdwan, District : Purba Bardhaman, West Bengal, PIN - 713104, West Bengal (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their heirs, executors, administrators, legal representatives, assigns, nominee or nominees)

1.3 DEVELOPERS shall mean **DREAM HOUSE CONSTRUCTION** (PAN- AAQFD5671E) (a partnership firm incorporated under Partnership Act, 1932) having it's registered office AT Laskardighi, Parkas Road, Town, Post Office & Police Station- Burdwan, District- Purba Bardhaman, Pin-713101 represented by its Partner namely **1. SUFI MD ABDUL MONEM S/O Sufi Md Abdul Karim** by caste Muslim, by Nationality Indian, by Occupation-

Asoke Kumar  
Dibben Dasgupta

Neelam Pal

Tapan Kumar Pal.

Sudind Kumar Dasgupta  
Nilufar Yasmin  
Arshiara Begum  
Sabnam Yasmin

Business, resident of Parkas Road, Post Office & Police Station- Burdwan,  
District- Purba Bardhaman, Pin- 713101 PAN- AKAPM3247R

**2.NILUFAR YASMIN** W/O Nazmul Haque by caste Muslim, by  
Nationality Indian, by Occupation- Business, resident of  
Bahirsarbomongala, Post Office & Police Station- Burdwan, District-  
Purba Bardhaman, Pin- 713101 PAN- ADYPY5649L

**3.ARSHIARA BEGUM** W/O Iniyat Hossain by caste Muslim, by  
Nationality Indian, by Occupation- Business, resident of Pirbaharam,  
Dangapada, Post Office - Natunganj Police Station- Burdwan, District-  
Purba Bardhaman, Pin- 713104 PAN- CQWPB9835J

**4.SABNAM YASMIN** D/O Syed Badruddoza by caste Muslim, by  
Nationality Indian, by Occupation- Business, resident of Goda, Sahidatala,  
Post Office - Lakurdi Police Station- Burdwan, District- Purba  
Bardhaman, Pin- 713102 PAN- ANPPY1526K (which term of  
expression shall unless excluded by or repugnant to the subject or context  
be deemed to mean and include his/her/their heirs, executors,  
administrators, legal representatives, assigns, nominee or nominees)

**1.4BUILDING** shall mean multi-storied building project to be constructed  
over the "First" schedule property with such necessary additional  
structures in accordance with the plan/plans which will be sanctioned by  
Burdwan Municipality and other Competent Authorities and other  
authorities for construction of Flats/Units/ Parking spaces over the "First"  
schedule property

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

Adm.



Asoke Kumar Pal

Dibyendu Pal

Neelam Pal

Topan Kumar Pal

Sanjiv Kumar

Nitya Jasmin

Arshino Begum

Sabina Khatun

**1.6 BUILDING PLAN** shall mean the plan/drawings of the multistoried building project plan prepared by the Architect and submitted (subject to the approval of the Owners) to the Burdwan Municipality and other Competent Authorities for construction of the multi-storied building project over the "FIRST" schedule property with such variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned.

**1.7 COMMON FACILITIES/PORTIONS** shall includes parths, passages, lift roofs, foundations, columns, beams, supports, main wall, corridors, lobbies, entrances & exists, tanks, motors, pump and such other spaces and facilities whatsoever required for the establishment location, common enjoyment, provision, management and/or maintenance of the buildings as shall be determined by the Developer Firm and the Owners of the building or otherwise required and the Developer Firm shall continue to manage and control all affairs until an Association or society is formed and take charge of the same.

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

**1.9 OWNER'S ALLOCATION** In respect of Owner's Allocation, owners will jointly get 2 (two) self contained residential flats each measuring more or less 600 sqft (six hundred ) Carpet area on the First Floor & 2 (two) self contained residential flats each measuring more or less 600 sqft (six hundred sqft) Carpet area on the Second Floor of the proposed G+ 2 storied building as per sanction plan issued by Burdwan Municipality and other Competent Authorities for Construction of G+ 2 storied building project over First schedule property. Be it mentioned here that the term carpet area mentioned above means "Carpet area" as defined in sec 2(k) The Real Estate (Regulation and Development) Act 2016.

As building Plan for the above project has not been approved by the Competent Authority, still now, specific flat wise demarcation is not possible at this stage. So after obtaining sanction plan of building plan of

Asoke Kumar Pal  
Dibendul

Neelam Pal

Tapen Kumar Pal

Subind. Dasgupta  
Nilufar Yasmin  
Arshia Begum  
Sabir Khan

the above project by competent authorities, the parties to this agreement shall be bound to execute a Registered Supplementary Development Agreement for the purpose of flat wise demarcation Owner's and developer's allocation according to the sanctioned plan without diminishing the carpet area of the flats as mentioned in the owner's allocation above.

- 1.10 **DEVELOPER'S ALLOCATION** shall mean excepting the Owners' area the remaining Flat/Unit/ Area as well as all the parking space on the Ground Floor of the multi-storied building project to be constructed over the "First" schedule property as per sanctioned building plan issued by Burdwan Municipality and other Competent Authorities over the "First" schedule property TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures subject to sanction of total F.A.R.
- 1.11 **SALEABLE SPACE** means , the space in the building due provision for common facilities and the spaces required therefore
- 1.12 **COVERED AREA** shall mean the plinth area of the said Flats/Units/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 .
- 1.13 **UNDIVIDED SHARE** shall mean the undivided proportionate share in the land attributable to the each Flats/Units/Parking spaces comprised in the said property and the common portions held by and/or Floor of the proposed multi-stories project as per sanctioned building plan issued by the Burdwan Municipality and other Competent Authorities over the "First" schedule property subject to sanction of total F A R
- 1.14 **TRANSFREE** shall mean the person to whom any may space in the building has been transferred or is proposed to be transferred.
- 1.15 **TRANSFER** with its grammatical variations shall mean and include transfer by possession and by other means adopted for effecting what is understood as a transfer of space in multi-storied building to purchaser/s thereof and will include the meaning of the said terms as defined in the income Tax Act. 1961 and the Transfer of Property Act.



Asoka Kumar  
Dibrugarh

Malayal

Tapan Kumar Pal

Subir Kumar  
Nilufer Hasmin  
Aashirva Begum  
Sobhan Khan

- 1.16 **CO - OWNER** shall according to its context mean and include all persons who acquire or agree to acquire Flats/Units/Parking Spaces in the Building including the Developer Firm for the Flats/Units/Parking Spaces not alienated or agreed to be alienated.
- 1.17 **COMMON EXPENSES** shall include all expenses to be incurred by the co-owners for the maintenance, management and upkeep of the building over the schedule property for common purposes.
- 1.18 **COMMON FACILITIES AND AMENITIES** shall mean the Corridors, Ways, Stair, Stair Passage Ways, Drive Ways, Lift, Roof, Pump, Underground Reservoir Overhead Tank, Meter Space, Septic Tank, Boundary Wall and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, maintenance and/or management of the Building in common.
- 1.19 **COMMON PURPOSES** shall mean the purpose of managing and maintaining the building over the schedule property and in particular the common portions collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the co-owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the common perorations in common.
- 1.20 **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) of the built-up and/or the covered area of the Unit/Flat.
- 1.21 **UNIT/FLAT/PARKING SPACE** shall according to the context mean all Purchaser/ Purchasers and/or intending Purchaser/s of different Unit/s/Flats in the Building and shall also include the Developer Firm herein and the Owners herein in respect of such Unit/s/Flat/s/ Parking Space which are retained and/or not alienated and/or not agreed to be alienated of the time being.

## ARTICLE - II

THE OWNERS HAVE REPRESENTED TO THE DEVELOPER FIRM AS FOLLOWS :-

Bm  
Adm

Asoke Kumar  
Dibbenchoudhary  
Naluppal

Tapom Kumar Pal.

Subinoy Debbarma  
Nilufar Jemmin.  
Arshinora Begum  
Sabina Jamin

- 2.1 That the Owners are the absolute owners of the said property and lawfully entitled to the same and no dispute or proceedings is pending in respect thereof any part or portion thereof.
- 2.2 That there is no arrear of taxes and/or other levies of impositions of the said property due and payable to any statutory authority.
- 2.3 That no proceeding for acquisition of the said property or any portion thereof is pending nor has any notice been received in respect thereof.
- 2.4 That the said land is not a Debottor or Pirottor property or Vested to the State of West Bengal.
- 2.5 That no proceeding of Income Tax Act, 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.
- 2.6 That there is absolutely no impediment or bar in matter of this agreement/undertaking or sale or the said property as contemplated in these present.
- 2.7 That the said property hereunder given for development does not in any way attract the mischief of the Urban Land (Ceiling and Regulation) Act. However, in case of necessity the Owner undertake to procure and produce proper permission or No-Objection from the competent authority under the said Act.
- 2.8 The Owners shall supply all original documentary evidences in respect of the property to the Developer Firm.
- 2.9 The Owners shall extend all co-operation and take all steps lawfully & reasonably necessary for speedy construction of the multi-storied residential building project and pay all arrears of taxes and/or enhancement including penalty, interest etc. on the said property till the date of proper documentary evidence.
- 3.10 The Owners shall vacate the said property/premises on the date of execution of the present agreement.

### ARTICLE - III

THE DEVELOPER FIRM ASSURANCE, REPRESENTS AND CONFIRM AS FOLLOWS :-

2025 08 14 17:34  
Adm.





Asoke Kumar Pal  
Dibendu Pal  
Malay Pal  
Tapan Kumar Pal

Subir Kumar Pal  
Nilufar Yasmin  
Arshiana Begum  
Saba Tahir

Parking Spaces. All fees and other expenses incurred and/or to be incurred relating to the preparation of the plans by the Architect, Sanction fee charged or to be charged by the competent authority and supervision in the course of construction of the Building by the Architect shall be borne and said by the Developer Firm. All other costs and Charges and expenses related by the construction of the building shall also be borne and paid by the Developer Firm.

- 3.10 That the Developer Firm has every right to amalgamate and/or to modify and/or to alter the building plan and also have right to submit supplementary Building Plan for the purpose of completion of construction of the proposed multi-storied residential building project over the "First" schedule property mentioned hereunder without discussion of the Owners and if in any case any consent in writing or signature of the Owners are required for the said purpose the Owners shall sign the same and also shall co-operate in all matters in respect of getting supplementary sanction of Building Plan.

#### ARTICLE - IV

##### OCCUPANT

- 4.1 All the areas to be vacated by the Owners in all respect and give permission to the Developer Firm for the purpose of construction of multi-storied building as per sanction of building plan issued by Burdwan Municipality and other Competent Authorities.

#### ARTICLE - V

##### COST OF CONSTRUCTION / COMPLETION

- 5.1 The entire cost of construction of the building or whatsoever nature shall be borne by the Developer Firm and such costs shall include the cost of all service amenities, fittings and fixtures, all over heads regarding construction, price rise in the cost of materials used for

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Neelajyoti Pal

Tapan Kumar Pal

Sudip Kumar Pal

Nilufar Yasmin

Arshia Begum

Sabina Yasmin

construction, fee payable to the Architect and Engineers in respect of the construction costs for the purpose of obtaining all other permissions and approvals. The Owners shall not be required to contribute any amount in that regard.

- 5.2 The developer Firm shall commence construction by amalgamating the entire property as per sanctioned plan of the authority concerned. Except un-avoiding circumstances the Developer shall complete the construction within **3 Years** from the date of Sanction Plan.

#### ARTICLE - VI

##### POSSESSION AND PAYMENT

- 6.1 The Owners shall put the Developer Firm in the exclusive possession to the said property as agreed upon.
- 6.2 That the Developer Firm shall be entitled to collect the price of the undivided proportionate and impartible share or interest in the said land and cost of construction so far it relates to its Developer's allocation.
- 6.3 The Flats/Units will not be considered as complete unless the Developer Firm has given notice to this effect to the flat owners and the said building shall be deemed to be completed in all regards on receipt of possession by each owners of the flats/units/shops/car parking spaces.

#### ARTICLE - VII

##### DEVELOPER FIRM'S OBLIGATION

- 7.1 The Developer Firm shall complete the multi storied building project **3 (Three) Year** from the date of issue of sanction plan, failing which the Developer Firm shall compensate to the Owners till the completion of such building in all respect and deliver the possession of the allocation complete in all respect.

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Nilufar Yasmin  
Arshina Begum  
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- 7.2 Developer Firm shall not make any deviation of sanction plan in construction of the said building over the "First" schedule property without consent of the Owners.
- 7.3 That after Registration of Development Agreement & Development Power of Attorney and after obtained approved sanction Plan Developer bound to registrar this project before the West Bengal Real Estate Regulatory Authority (WBRERA).

#### ARTICLE - VIII SPACE ALLOCATION

8.1 In respect of Owner's Allocation, owners will jointly get 2 (two) self contained residential flats each measuring more or less 600 sqft (six hundred sqft) Carpet area on the First Floor & 2 (two) self contained residential flats each measuring more or less 600 sqft (six hundred sqft) Carpet area on the Second Floor of the proposed G+ 2 storied building as per sanction plan issued by Burdwan Municipality and other Competent Authorities for Construction of G+ 2 storied building project over First schedule property. Be it mentioned here that the term carpet area mentioned above means "Carpet area" as defined in sec 2(k) The Real Estate (Regulation and Development) Act 2016.

As building Plan for the above project has not been approved by the Competent Authority, still now, specific flat wise demarcation is not possible at this stage. So after obtaining sanction plan of building plan of the above project by competent authorities, the parties to this agreement shall be bound to execute a Registered Supplementary Development Agreement for the purpose of flat wise demarcation Owner's and developer's allocation according to the sanctioned plan without diminishing the carpet area of the flats as mentioned in the owner's allocation above.

- 8.2 That if during continuation of this Agreement the Developer obtains any further permission of construction of floor(s) for G+ 3 storied/ G+4 storied / more higher storied building from Competent

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Nidhar Yashwan  
Anshu Begum  
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authority by way of Sanction Plan, the Developer may raise said additional floor(s) over the said roof of G+2 storied building which is to be constructed in accordance with the said Plan and that will additional floors be allotted among the Owners and Developer in 25% : 75 % ratio. If any situation arises in future so that it is required to rectify or amend or alter this Development Agreement then on the basis of mutual discussion the parties to this Development Agreement shall execute Registered supplementary Development Agreement.

#### ARTICLE - IX

##### DELIVERY OF POSSESSION

- 9.1 The Developer Firm hereby agrees to give possession of the Owners' Allocation after completing the multi-storied building project in all respect within project 3 (Four) Year from the date of issue of Sanction plan. The Developer Firm shall not incur any liability for any delay in the delivery of possession by reason of civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to construction of the Building project . In any of the aforesaid event, the Developer Firm shall be entitled to corresponding extension of further time of 12 months from the date of withdrawal of restriction order for delivery of the said Owners' Allocation or as the case may be.
- 9.2 That the Owners shall execute deed/deeds in respect of the undivided share of interest on the land of such part or parts as shall be required by the Developer Firm in favour of the Developer Firm or its prospective Buyer/s as nominated by the Developer Firm.

#### ARTICLE - X

##### ARCHITECTS, ENGINEERS ETC.

- 10.1 That for the purpose of the Development of the schedule property, the Developer Firm shall be alone responsible to appoint Architect for the proposed building and the certificate given by the Architect

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Nilufar Yasmin  
Arshinora Begum  
Salma Yamin

& conditions of the agreement the Owners shall be bound to pay compensation & interest as per banking rate.

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

## ARTICLE - XII MAINTENANCE

- 12.1 The Developer Firm shall be liable to pay and bear all current taxes rates and other outgoing payable in respect of the property from the date of handing over possession & after completing the building in all respect.
- 12.2 The Owners and the Developer Firm maintain their portion at their own costs in good condition and shall not do or suffer to be done anything in or to the said property and/or common areas and passages of the said building which may be against law or which will cause obstruction or interference to the user of such common areas.
- 12.3 That after the said building is completed the Developer Firm will form an Association with the owners & occupants of the various flats/units/shops and form such Rules & Regulations as the Developer Firm shall think fit and proper for the maintenance of the said building and the Owners shall be liable to make payment of proportionate share of the maintenance charges payable in respect thereof.
- 12.4 That until such Association is formed, the Developer Firm shall continue to remain responsible for the maintenance and rendition of the common services subject however to the Owners making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof.

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Dibjyoti Pal  
Healopal  
Tapan Kumar Pal

Indira Kumar  
Nilufer Jamin  
Arshiana Begum  
Salim Tahir

### ARTICLE - XIII

#### OBLIGATIONS OF THE OWNERS

- 13.1 The Owners shall grant Power of Attorney in favour of the Developer Firm for applying to the competent authority for grant of permission to develop the said property and to construct proposed building in its place as per sanctioned plan and to make & sign all necessary application & papers before any competent authority regarding development & amalgamation of the property, sanction of building plan, permission for water supply, electricity supply, laying down drainage and for other amenities before the Burdwan Municipality and other competent Authorities and all other statutory authorities and to appoint Architects, Contractors, Structural Engineers, Surveyors, Advocate, Agent or any other professionals as may be required for proposed the project and to enter into make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary.
- 13.2 The Owners shall sign and execute necessary applications, papers, deeds documents and do all acts, deeds and things as may be required in order to legally and effectively devolve to the Developer Firm or its nominee title to the Developer Firm's Allocation over the schedule property and for completing the construction work of the building.
- 13.3 The owners shall also execute Power of Attorney to empower the Developer Firm to negotiate for sale of the proposed Flats/Units/Parking space of Developer's allocation and other units at the best price available allotted in favour of the Developer Firm and to enter into an agreement for sale with the intending purchasers in the prescribed form and to execute the sale deed in favour of the prospective purchasers and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the Owners and to do all things, acts



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Dibjitendu Pal

Madan Kumar Pal

Tapen Kumar Pal

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Nilufar Yasmin  
Arshia Begum  
Sahin Farin

- and deeds necessary to complete the registration of such documents before the registering authority of Developer's allocation.
- 13.4 The Owners shall also execute Power of Attorney to empower the Developer Firm to get a Housing society/Association of the flat purchasers in the said new building registered under the Societies Act of Societies Registration Act or any other acts and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the Registrar and to do all other acts & things necessary for registration of the society and to obtain registration certificate and to engage any advocate or solicitor for the purpose of taking advice and for preparation & execution of documents required to be executed and to pay their fees.
- 13.5 That the Owners shall sign all papers and execute necessary documents for the purpose of completion of the proposed project.
- 13.6 The Owners shall execute Supplementary Agreement with the Developer Firm for any further amendments, alterations or modifications of this Deed which are not possible to be stated at present.
- 13.7 The Owners hereby agree and undertake not to let out, grant lease, part with possession, mortgage and/or charge the said property or any portion thereof at any time hereafter during the continuance of this agreement without the written consent of the Developer Firm.
- 13.8 The Owners hereby further agree and undertake not do any act, deed thing whereby the Developer Firm may be prevented from constructing the proposed building and completing the same.
- 13.9 The Owners hereby further agree and undertake not to cause any interference or hindrances in the work of construction of the building over the schedule property and shall vacate the possession free from all sorts of encumbrances. If the Owners commit any breach, the Owners shall be bound to pay compensation & interest as per banking rate.
- 13.10 The Owners will personally bear all costs relating to the ownership of their property and if any dispute arises relating their ownership regarding the schedule property at that time the Owners will bear all costs of the suit/case.

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Tapan Kumar Pal.

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13.11 The Owners may advise the Developer Firm regarding the qualitative perfection of the construction work. In the event the Owners have any allegations, complaints about the quality of the construction they will immediately lodge such complaint in writing before the Arbitrator nominated on consent of both the parties whose shall be final and binding upon both the parties. At no stage the Owners shall have any right to direct for stopping the construction or interfering into the construction work in any manner. If the Owners have no complaint at the time of construction it will be presumed that all construction up to such has been done satisfactorily and the Owners shall have no right to complain regarding construction at a subsequent stage. The Owners shall also be bound to certify the developer for having made construction as per declared quality. If any construction work is hampered due to intervention of owners, such intervention shall be deemed to be motivated and mal fide and the Owners shall be liable to compensate the developer with interest for all the loss and damages.

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

#### ARTICLE - XIV BREACH AND CONSEQUENCE

14.1 In the event of either party to this agreement committing breach of any of their obligations under this Agreement the aggrieved party shall be entitled to Specific performance and also to recover damages, compensation from the party committing the breach. On

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Tapan Kumar Pal

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the other hand if the Owners fail to remove the encumbrances regarding the schedule property, the Owners will solely be responsible & liable for all financial loss & injury of the Developer Firm.

14.2 If the Developer Firm fails to commence the proposed construction within the stipulated period, the time may be extended for another twelve months.

14.3 If the Developer Firm fails to carry-on the proposed work within the stipulated period, except by reason of civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to construction of the building, the Owners shall be entitled to presume that the Developer Firm is unwilling/unable to implement the construction project and shall be entitled to terminate this Agreement by a written notice and to engage any other agency for completion of the project. The Developer Firm shall also be liable to compensate the Owners any loss that may result to the Owners on account of such abandonment of the project work by the Developer Firm.

#### ARTICLE - XV JURISDICTION

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

#### THE SPECIFICATION OF CONSTRUCTION OF THE FLATS

- |               |   |  |
|---------------|---|--|
| 1. Foundation | : | R.C.C. Foundation  |
| 2. Floor      | : | Marble / Victified   |
| 3. Walls      | : | 10 Outside Wall, 5 Flat to flat Partition, 3. Internal partition, Stair Case wall 5  |
| 4. Doors      | : | All doors will be Flash doors excluding toilet And kitchen which will be PVC door  |
| 5. Kitchen    | : | One Kitchen with Black stone marble cooking Slab, 2 ft. High glaze tiles above Black stone. Marble Sink (Black stone), One exhaust fan-hole. |

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Malempal

Tapan Kumar Pal.

Indira Prasad  
Nilufar gasmin.

Aashiana Begum

Sabina Yamin

6. Toilet : Marble finished flooring, Glazed tiles upto 5' Height from floor 2 bib cock, one shower.
7. Window : Alluminium channel glass fitting window.
- Plumbing : Outside pipe P.V.C., Conceal pipe P.V.C. (Water connection pipe) P.V.C. Shower (Bathroom) , Deep tube well connected to overhead water tank (for water supply to each flat) .S.W. Line with P.V.C. man hole, Septic Tank RCC. Casting.
8. Sanitary : 1 Pan / commode in each toilet.
9. Electricity : Total Conceal wiring P.V.C. Electricity Board With Switch D.P. Box (one P.V.C. main with indicators ) Ground one iron main switch.
10. Interior Wall: Wall Putty
11. Balcony : Vitrified-tiles or KG finished flooring
12. Electricity point 20 Electric point in each flat
13. External Boundary will with Gate Boundary wall will cover a total area with one gate.
14. Stair : Marble finished

**THE "FIRST" SCHEDULE ABOVE REFERRED TO  
(DESCRIPTION OF LAND)**

1. **ALL THAT** piece and parcel of the Bastu class of land a little more or less 2.16 decimals comprising in R.S. Plot no 7406 L.R. Plot No. 8708-Under LR Khatian no 14827 situate a Mouza Burdwan, J.L. No. 30,
2. **ALL THAT** piece and parcel of the Bastu class of land a little more or less 2.18 decimals comprising in R.S. Plot no 7406 L.R. Plot No. 8708 Under LR Khatian no 14829 situate a Mouza Burdwan, J.L. No. 30,
3. **ALL THAT** piece and parcel of the Bastu class of land a little more or less 2.18 decimals comprising in R.S. Plot no 7406 L.R. Plot No.

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Dibyendu Pal

Neelgopal

Tapen Kumar Pal.

Radhika Dasgupta

Nitya Dasgupta

Arshina Begum

Selma Dasgupta

8708 Under LR Khatian no 14828 situate a Mouza Burdwan, J.L. No. 30,

4. **ALL THAT** piece and parcel of the Bastu class of land a little more or less 2.18 decimals comprising in R.S. Plot no 7406 L.R. Plot No. 8708 Under LR Khatian no 14830 situated at Mouza Burdwan, J.L. No. 30 situate a Mouza Burdwan, J.L. No. 30,

5. **ALL THAT** piece and parcel of the Bastu class of land a little more or less 0.53 decimals comprising in R.S. Plot no 7408 L.R. Plot No. 8710 Under LR Khatian no 14827, situate a Mouza Burdwan, J.L. No. 30,

6. **ALL THAT** piece and parcel of the Bastu class of land a little more or less 0.52 decimals comprising in R.S. Plot no 7408 L.R. Plot No. 8710 Under LR Khatian no 14829, situate a Mouza Burdwan, J.L. No. 30,

7. **ALL THAT** piece and parcel of the Bastu class of land a little more or less 0.52 decimals comprising in R.S. Plot no 7408 L.R. Plot No. 8710 Under LR Khatian no 14828, situate a Mouza Burdwan, J.L. No. 30,

8. **ALL THAT** piece and parcel of the Bastu class of land a little more or less 0.53 decimals comprising in R.S. Plot no 7408 L.R. Plot No. 8710 Under LR Khatian no 14830 situate a Mouza Burdwan, J.L. No. 30,

i.e total Land area 10.80 decimals within the Jurisdiction of Burdwan Municipality Ward No 29 Holding No 80 1 No BT Lane Street A.D.S.R. Office Burdwan, P.S.-Burdwan Sadar, Dist.-Purba Bardhaman, in the State of West Bengal Butted & Bounded by -  
In the North : Property of Others

In the South : 12 Ft Bhavani Thakur Lane Road

In the East : Property of Others

In the West : Property of Others

IN WITNESS WHEREOF the parties have put their respective hands

Bu  
Adm.

on the day month and year as written above.

SIGNED SEALED AND DELIVERED

Witness :-

1. Sukumar Khetarpal  
Ch H Anil Khetarpal  
to Bill H H H - Galsi  
Dist - Purba Bardhaman  
Pin - 713406

Asoke Kumar Pal  
Sibghendul  
Kalyan Pal

Tapan Kumar Pal.

Signature of the OWNERS  
i.e. the FIRST PART

2. Ashok Kr. Ghosh  
Ch H S.P. Ghosh  
Law Clerk Burdwan  
Court

Latifur Rahman  
Nilufar Yasmin  
Arshiana Begum  
Sabina Yasmin

Signature of the DEVELOPER






Drafted by me & typed in my Office

Bishwarayan Mondal

Advocate, Burdwan Court

Enrollment - F/618/650/2020



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



Asoke Kumar Pal

SIGNATURE: Asoke Kumar Pal

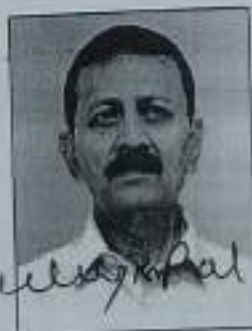
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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Dibyendra Pal

SIGNATURE: Dibyendra Pal

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Leelay Pal

SIGNATURE:

Leelay Pal

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Tapan Kumar Pal.

SIGNATURE: Tapan Kumar Pal.

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Safi Mohd Aslam

SIGNATURE: Safi Mohd Aslam


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Nilufar Yasmin

SIGNATURE: Nilufar Yasmin



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Anshidra Begum

SIGNATURE: Anshidra Begum

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SIGNATURE: Sabana Panigrahi

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SIGNATURE:





# Office of the BURDWAN MUNICIPALITY

101, G.T. ROAD, BURDWAN MUNICIPALITY, PURBA BARDHAMAN, 713101



## PROPERTY TAX RECEIPT

Assessee Id : 2917039 Assessment No. : 2610202917039 Old. No.: 35876 Holding No : 80

Receipt Date : 04/06/2024

Name of the Assessee : SAKUNTALA PAL, ASHOK PAL, MALAY PAL, DEBYENDU PAL, TAPAN PAL

Receipt No : 2024-2025/O/5550

Ward No : 29 Locality/Street : 11 NO 8 T LANE

Bill Receipt No. :

Received the sum of Rs. 13306.00 (In words) RUPEES, FIFTEEN THOUSAND FIVE HUNDRED SIX ONLY  
on account of property tax and surcharge as detailed below:

	Details of Arrear Received (Year wise)					Current (2024-2025)				
	Year (Others) 2016-2017-4 2020-2021-4	2021-2022	2022-2023	2023-2024	Total Arrear	1st Qtr Amount April - June	2nd Qtr Amount July - Sep	3rd Qtr Amount Oct - Dec	4th Qtr Amount Jan - March	Total Amount
Property Tax	5484.18	1322.52	1322.52	1322.52	9451.74	330.63	330.63	330.63	330.63	10774.26
Rebate On Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	-19.83	-19.83	-19.83	-59.49
Surcharge Amt	792.00	264.00	264.00	264.00	1584.00	66.00	66.00	66.00	66.00	1848.00
Interest	2345.90	310.04	198.97	87.92	2942.83	0.00	0.00	0.00	0.00	2942.83
Total Amount :										15505.60
Round-off Amount :										0.40
Net Amount :										15506.00

Pay Mode: Online, Amount: 15506.00

Bank Transaction ID : ZINB4WZ00J4OD9

Collector/Signer/Counter :

Paid At : Municipality



Authorized Signatory





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



192024250221454148

## GRN Details

GRN:	192024250221454148	Payment Mode:	SBI Epay
GRN Date:	24/09/2024 09:04:22	Bank/Gateway:	SBlePay Payment Gateway
BRN :	5492646561235	BRN Date:	24/09/2024 09:04:42
Gateway Ref ID:	IGARWAXIF7	Method:	State Bank of India NB
GRIPS Payment ID:	240920242022145413	Payment Init. Date:	24/09/2024 09:04:22
Payment Status:	Successful	Payment Ref. No:	2002422864/4/2024
[Query No*/Query Year]			

## Depositor Details

Depositor's Name:	Mr BISHWARANJAN MONDAL
Address:	BURDWAN COURT
Mobile:	8001581424
Period From (dd/mm/yyyy):	24/09/2024
Period To (dd/mm/yyyy):	24/09/2024
Payment Ref ID:	2002422864/4/2024
Dept Ref ID/DRN:	2002422864/4/2024

## Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002422864/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	5000
2	2002422864/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				5007

IN WORDS: FIVE THOUSAND SEVEN ONLY.

## Major Information of the Deed

Deed No :	I-0201-08210/2024	Date of Registration	24/09/2024
Query No / Year	0201-2002422864/2024	Office where deed is registered	
Query Date	11/09/2024 6:52:15 PM	D.S.R. - I Purba Bardwan, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Bishwaranjan Mondal BURDWAN COURT, Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 8001581424. Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value :		Market Value	
Rs. 74,60,000/-		Rs. 74,61,819/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 10,000/- (Article:48(g))		Rs. 39/- (Article E, M(b), H)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

## Land Details :



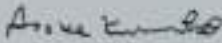


District: Purba Bardhaman, P.S.- Bardhaman, Municipality: BURDWAN, Road: UMR W29, Mouza: Burdwan, Ward No: 29, Holding No:80 JI No: 30, Pin Code : 713101






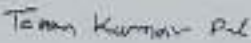
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-8708 (RS :-)	LR-14827	Bestu	Bestu	2.16 Dec	14,92,000/-	14,92,363/- Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-8708 (RS :-)	LR-14829	Bestu	Bestu	2.18 Dec	15,06,000/-	15,06,182/- Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-8708 (RS :-)	LR-14828	Bestu	Bestu	2.18 Dec	15,06,000/-	15,06,182/- Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-8708 (RS :-)	LR-14830	Bestu	Bestu	2.18 Dec	15,06,000/-	15,06,182/- Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L5	LR-8710 (RS :-)	LR-14827	Bestu	Bestu	0.53 Dec	3,66,000/-	3,66,182/- Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L6	LR-8710 (RS :-)	LR-14829	Bestu	Bestu	0.52 Dec	3,59,000/-	3,59,273/- Width of Approach Road: 12 Ft., Adjacent to Metal Road,



L7	LR-8710 (RS :- )	LR-14828	Bastu	Bastu	0.52 Dec	3,59,000/-	3,59,273/-	Width of Approach Road: 12 Ft. Adjacent to Metal Road
L8	LR-8710 (RS :- )	LR-14830	Bastu	Bastu	0.53 Dec	3,66,000/-	3,66,182/-	Width of Approach Road: 12 Ft. Adjacent to Metal Road
TOTAL :					10.8Dec	74,60,000 /-	74,61,819 /-	
Grand Total :					10.8Dec	74,60,000 /-	74,61,819 /-	

## Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr Asoke Kumar Pal</b> <b>(Presentant)</b> Son of Late: Nikhil Kumar Pal Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office		 Captured	 24/09/2024
MITHAPUKUR ROAD, City:- Burdwan, P.O:- RAJBATI, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: eaxxxxxx9b, Aadhaar No: 80xxxxxxxx1652, Status :Individual, Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office				
2	<b>Mr DIBYENDU PAL</b> Son of Late NIKHIL KUMAR PAL Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office		 Captured	 24/09/2024
MITHAPUKUR ROAD, City:- Burdwan, P.O:- RAJBATI, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.: DWxxxxxx5E, Aadhaar No: 89xxxxxxxx6021, Status :Individual, Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office				

3	Name	Photo	Finger Print	Signature
	<b>Mr MALAY KUMAR PAL</b> Son of Late NIKHIL KUMAR PAL Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office		 Captured	 24/09/2024
MITHAPUKUR ROAD, City:- Burdwan, P.O:- RAJBATI, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX2 , PAN No.: AWxxxxxx5H, Aadhaar No: 72xxxxxxxx5402, Status :Individual, Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	<b>Mr TAPAN KUMAR PAL</b> Son of Late NIKHIL KUMAR PAL Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office		 Captured	 24/09/2024
MITHAPUKUR ROAD, City:- Burdwan, P.O:- RAJBATI, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.: AWxxxxxx6E, Aadhaar No: 95xxxxxxxx5384, Status :Individual, Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office				

#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>DREAM HOUSE CONSTRUCTION</b> LASKARDIGHI PARKAS ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Date of Incorporation: XX-XX-2XX9 , PAN No: AAxxxxxx1E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p>Mr SUFI MD ABDUL MONEM Son of Mr SUFI MD ABDUL KARIM Date of Execution - 24/09/2024 , , Admitted by: Self, Date of Admission: 24/09/2024, Place of Admission of Execution: Office</p>		 Captured	
		Temp 24 2024 2:10PM	LTI 24/09/2024	24/09/2024



PARKAS RAOD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman  
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Muslim,  
 Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: AKxxxxxx7R,Aadhaar No  
 Not Provided by UIDAI Status : Representative, Representative of : DREAM HOUSE CONSTRUCTION  
 (as PARTNER)

2

Name	Photo	Finger Print	Signature
<b>Mrs NILUFAR YASMIN</b> Wife of NAZMUL HAQUE Date of Execution - 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024, Place of Admission of Execution: Office		 Captured	
Sep 24 2024 2:55PM	LTI 24092024	24092024	

BAHIRSARBOMONGALA, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman  
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Female, By Caste: Muslim,  
 Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: ADxxxxxx9L,Aadhaar No  
 Not Provided by UIDAI Status : Representative, Representative of : DREAM HOUSE CONSTRUCTION  
 (as PARTNER)

3

Name	Photo	Finger Print	Signature
<b>Mrs ARSHIARA BEGUM</b> Wife of INIYAT HOSSAIN Date of Execution - 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024, Place of Admission of Execution: Office		 Captured	
Sep 24 2024 2:55PM	LTI 24092024	24092024	

PIRBAHARAM DANGAPARA, City:- Burdwan, P.O:- NATUNGANJ, P.S:-Bardhaman  
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Female, By Caste: Muslim,  
 Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: CQxxxxxx5J,Aadhaar No  
 Not Provided by UIDAI Status : Representative, Representative of : DREAM HOUSE CONSTRUCTION  
 (as PARTNER)

4

Name	Photo	Finger Print	Signature
<b>Mrs SABNAM YASMIN</b> Daughter of Mr SYED BADRUDDOZA Date of Execution - 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024, Place of Admission of Execution: Office		 Captured	
Sep 24 2024 2:56PM	LTI 24092024	24092024	

GODA SAHIDTALA, City:- Burdwan, P.O:- LAUKROI, P.S:-Bardhaman  
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Female, By Caste: Muslim,  
 Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: ANxxxxxx6K,Aadhaar No  
 Not Provided by UIDAI Status : Representative, Representative of : DREAM HOUSE CONSTRUCTION  
 (as PARTNER)





**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sukumar KHETRAPAL</b> Son of Late ANIL KHETRAPAL GALSJ, Village- GALSJ, P.O- GALSJ, P.S.-Galsi, District-Purba Bardhaman, West Bengal, India, Pin- 713406			
	24/09/2024	24/09/2024	24/09/2024
Identifier Of Mr Asoke Kumar Pal, Mr DIBYENDU PAL, Mr MALAY KUMAR PAL, Mr TAPAN KUMAR PAL, Mr SUFI MO ABDUL MONEM, Mrs NILUFAR YASMIN, Mrs ARSHIARA BEGUM, Mrs SABNAM YASMIN			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Asoke Kumar Pal	DREAM HOUSE CONSTRUCTION-2.16 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr DIBYENDU PAL	DREAM HOUSE CONSTRUCTION-2.18 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr MALAY KUMAR PAL	DREAM HOUSE CONSTRUCTION-2.18 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR PAL	DREAM HOUSE CONSTRUCTION-2.18 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Asoke Kumar Pal	DREAM HOUSE CONSTRUCTION-0.53 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr DIBYENDU PAL	DREAM HOUSE CONSTRUCTION-0.52 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr MALAY KUMAR PAL	DREAM HOUSE CONSTRUCTION-0.52 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR PAL	DREAM HOUSE CONSTRUCTION-0.53 Dec

**Land Details as per Land Record**

District: Purba Bardhaman, P.S.- Bardhaman, Municipality: BURDWAN, Road: UMR W29, Mouza: Burdwan, Ward  
 No: 29, Holding No:80 JI No: 30, Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 8708, LR Khatian No:- 14827	Owner:  Gurdian:  Address:  , Classification:  Area: 0.02160000 Acre,	Mr Asoke Kumar Pal



L2	LR Plot No:- 8708, LR Khatian No:- 14829	Owner:शिवरुद्र कुमार पाल, Gurdian:शिवरुद्र कुमार पाल, Address:शिवरुद्र कुमार पाल, Classification:अस, Area:0.02180000 Acre,	Mr DIBYENDU PAL
L3	LR Plot No:- 8708, LR Khatian No:- 14828	Owner:मलय कुमार पाल, Gurdian:मलय कुमार पाल, Address:मलय कुमार पाल, Classification:अस, Area:0.02180000 Acre,	Mr MALAY KUMAR PAL
L4	LR Plot No:- 8708, LR Khatian No:- 14830	Owner:तपन कुमार पाल, Gurdian:तपन कुमार पाल, Address:तपन कुमार पाल, Classification:अस, Area:0.02180000 Acre,	Mr TAPAN KUMAR PAL
L5	LR Plot No:- 8710, LR Khatian No:- 14827	Owner:अशोक कुमार पाल, Gurdian:अशोक कुमार पाल, Address:अशोक कुमार पाल, Classification:अस, Area:0.00530000 Acre,	Mr Asoka Kumar Pal
L6	LR Plot No:- 8710, LR Khatian No:- 14829	Owner:शिवरुद्र कुमार पाल, Gurdian:शिवरुद्र कुमार पाल, Address:शिवरुद्र कुमार पाल, Classification:अस, Area:0.00520000 Acre,	Mr DIBYENDU PAL
L7	LR Plot No:- 8710, LR Khatian No:- 14828	Owner:मलय कुमार पाल, Gurdian:मलय कुमार पाल, Address:मलय कुमार पाल, Classification:अस, Area:0.00520000 Acre,	Mr MALAY KUMAR PAL
L8	LR Plot No:- 8710, LR Khatian No:- 14830	Owner:तपन कुमार पाल, Gurdian:तपन कुमार पाल, Address:तपन कुमार पाल, Classification:अस, Area:0.00530000 Acre,	Mr TAPAN KUMAR PAL

Endorsement For Deed Number : I - 020108210 / 2024

On 24-09-2024

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

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

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

Presented for registration at 12:40 hrs. on 24-09-2024, at the Office of the D.S.R. - I Purba Bardwan by Mr. Asoke Kumar Pal, 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 74,61,819/-

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

Execution is admitted on 24/09/2024 by 1. Mr Asoke Kumar Pal, Son of Late Nikhil Kumar Pal, MITHAPUKUR ROAD, P.O: RAJBATI, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession Law Clerk, 2. Mr DIBYENDU PAL, Son of Late NIKHIL KUMAR PAL, MITHAPUKUR ROAD, P.O: RAJBATI, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession Business, 3. Mr MALAY KUMAR PAL, Son of Late NIKHIL KUMAR PAL, MITHAPUKUR ROAD, P.O: RAJBATI, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession Business, 4. Mr TAPAN KUMAR PAL, Son of Late NIKHIL KUMAR PAL, MITHAPUKUR ROAD, P.O: RAJBATI, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession Business

Indetified by Mr Sukumar KHETRAPAL, , Son of Late ANIL KHETRAPAL, GALSI, P.O: GALSI, Thana: Galsi, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713406, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 24-09-2024 by Mrs SABNAM YASMIN, PARTNER, DREAM HOUSE CONSTRUCTION (Partnership Firm), LASKARDIGHI PARKAS ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr Sukumar KHETRAPAL, , Son of Late ANIL KHETRAPAL, GALSI, P.O: GALSI, Thana: Galsi, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713406, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-09-2024 by Mr SUFI MD ABDUL MONEM, PARTNER, DREAM HOUSE CONSTRUCTION (Partnership Firm), LASKARDIGHI PARKAS ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr Sukumar KHETRAPAL, , Son of Late ANIL KHETRAPAL, GALSI, P.O: GALSI, Thana: Galsi, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713406, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-09-2024 by Mrs NILUFAR YASMIN, PARTNER, DREAM HOUSE CONSTRUCTION (Partnership Firm), LASKARDIGHI PARKAS ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr Sukumar KHETRAPAL, , Son of Late ANIL KHETRAPAL, GALSI, P.O: GALSI, Thana: Galsi, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713406, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-09-2024 by Mrs ARSHIARA BEGUM, PARTNER, DREAM HOUSE CONSTRUCTION (Partnership Firm), LASKARDIGHI PARKAS ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Mr Sukumar KHETRAPAL, , Son of Late ANIL KHETRAPAL, GALSI, P.O: GALSI, Thana: Galsi, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713406, by caste Hindu, by profession Law Clerk



#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 7/-


Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 24/09/2024 9:04AM with Govt. Ref. No: 192024250221454148 on 24-09-2024, Amount Rs: 7/-, Bank: SBI  
EPay ( SBIPay), Ref. No. 5492646561235 on 24-09-2024, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,000/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,000/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 4959, Amount: Rs.5,000.00/-, Date of Purchase: 19/09/2024, Vendor name:

Joyanta Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 24/09/2024 9:04AM with Govt. Ref. No: 192024250221454148 on 24-09-2024, Amount Rs: 5,000/-, Bank: SBI  
EPay ( SBIPay), Ref. No. 5492646561235 on 24-09-2024, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0201-2024, Page from 191161 to 191215

being No 020108210 for the year 2024.



*Ujjwal Majumdar*

Digitally signed by Ujjwal Majumdar  
Date: 2024.09.25 13:59:15 +05:30  
Reason: Digital Signing of Deed.

(Ujjwal Majumdar) 25/09/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I Purba Burdwan  
West Bengal.