2021 A.D.S.R- Barasat Deed No. 8322 Vol-203 Page-

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL 90AB 733417

Memo-1070/24

12 MAR 2024

Sheet 3

নিবন্ধন নং 18907 তারিখ 22 FEB 2024

ক্রেতা R.K. Pal

নাবিক

ষ্ট্যাম্পের মূল্য 10/-

Rupam Bardhan.

বর্তমান টুকরো ১নং ষ্ট্যাম্প পরিষদ তারিখ

ষ্ট্যাম্প ভেন্ডার সঞ্জয় আচার্য্য

জেলা জজ আদালত (বর্ধমান)

লাইসেন্স নং- ১/২০০৪-০৫

22 FEB 2024

Sanjay Acharyya.

Seal of the Additional District Sub Registrar, Burdwan, District Purba Bardhaman

5678/21

I - 8322

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL G 524523

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

Additional District Sub Registrar
BURDWAN

09 OCT 2021

Sneel Kumar Seth
Jhanpan Kumar Seth
Sunil Kumar Seth
Sachi Kumar Seth

M/S SHANTI NIKUNJ DEVELOPERS
PARTNER

AGREEMENT FOR DEVELOPMENT OF LAND WITH POWER

DISTRICT PURBA BARDHAMAN

POLICE STATION BURDWAN

MUNICIPALITY BURDWAN

MOUJA BURDWAN

Contd. next page

Office of the Additional District Sub Registrar, Bardhaman, District-Purba Bardhaman

Sl. No. 3236 Date 07/9/2021

Name M/S Samanta Housing Developer

Address Burdwan

Value of Stamp 5000/-

Date of Purchase from

Burdwan Treasury-1 31/8/21

Name of Vendor : JOYANTA DAS

Treasury Office (Burdwan)

Memo No.- 8/2010-11

Signature Joyanta Das

Additional District Sub-Registrar
BURDWAN

07 SEP 2021

Sanat Kumar Sett
Swapan Kumar Sett
Sunil Kumar Sett
Subir Kumar Sett

M/S SAMANTA HOUSING DEVELOPER
PARTNER
Bibekananda Samanta

Index No. : 2

VALUE RS. 40,00,000/-

AND GOVT. ASSESSED VALUE RS. 46,63,640/-

This DEED OF POWER WITH AGREEMENT FOR DEVELOPMENT OF LAND made on this 07th Day of September, 2021

BETWEEN

1. **SRI SANAT KUMAR SETT, PAN:** MASKED
2. **SRI SWAPAN KUMAR SETT, PAN:** MASKED
3. **SRI SUNIL KUMAR SETT, PAN:** MASKED
4. **SRI SUBIR KUMAR SETT, PAN:** MASKED

All are sons of Late Paresh Nath Sett, all are by faith Hindu, by Nationality Indian, by occupation 1, 3 & 4 No. Retired Person, 2 No. Business, resident of 14 No. D.N. Sarkar Road, Sarbamangala Para, Bardhaman, P.O. & P.S. Burdwan, District Purba Bardhaman, PIN 713101, hereinafter referred to as **"FIRST PARTY / LAND OWNER"** (which expression shall, unless excluded by or repugnant to the context, be deemed include his legal heirs, executors, legal representatives, and assigns) **OF THE FIRST PART.**

AND

"M/S SAMANTA HOUSING DEVELOPER" PAN: ADBFS1519A, a Partnership Firm, having its office at, Vill. Raina,

Contd. next page

Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Sanat Kumar Sett
Sunil Kumar Sett
Tribir Kumar Sett

M/S SAMANTA HOUSING DEVELOPER
Debasis Samanta
PARTNER

Index No. : 3

P.O. & P.S. Raina, District Purba Bardhaman, PIN 713421, represented by its Partner :

SRI DEBASIS SAMANTA, PAN MASKED, son of Late Kali Charan Samanta, by faith Hindu, by Nationality Indian, by occupation Business, resident of Golahat, Shankharipukur, Bardhaman, P.O. Sripally, P.S. Bardhaman, Dist. Purba Bardhaman, PIN 713103, hereinafter referred to as **SECOND PARTY / DEVELOPER** (which expression shall, unless excluded by or repugnant to the context, deemed to include his legal heirs, executors, administrators, legal representatives, successor in interest and assigns) **OF THE SECOND PART**.

OWNERSHIP OF LAND, DEVOLUTION OF TITLE

WHEREAS 'A' schedule plot of land was under the ownership of Lala Saroju Prakash Nande and others and it is mentioned here Lala Saroju Prakash Nande belonged from Law of Mitakshara, while his name properly been recorded in the RSROR as absolute rayati swatwa under Khatian No. 1104 and accordingly all the sons of Saroju Prakash Nande also inherited the property according to Law of Mitakshara. Accordingly Law of Mitakshara Saroju Prakash Nande and his all sons being the owner have transferred the A Schedule property in favour of Sri Paresh Nath Sett of Salanpur, Asansol and such transfer has been completed by way of registered

Contd. next page

Seal of the Additional District Sub Registrar, Dankuni, District-Hooghly

Swadesh Kumar Sett
Sudhir Kumar Sett
Sunil Kumar Sett
Tribir Kumar Sett

M/S SAMARPITA DEVELOPER
PARTNER

Index No. : 4

Sale Deed of D.S.R. Burdwan on 21.10.1963 vide Deed No. 7053 of 1963.

AND WHEREAS after purchasing the property said Paresh Nath Sett have mutated his name in the LRROR under Khatian No. 2653, at the same time, his name has been recorded in the Burdwan Municipal record under Holding No. 14, Mahalla D.N. Sarkar Lane and by paying the Govt. rent and Municipal Tax by constructing residential house according to sanctioned plan from Burdwan Municipality, said Paresh Nath Sett has enjoyed the property with his family without facing any hindrance from anyone since the period of 1963.

AND WHEREAS during enjoyment of the property, said Paresh Nath Sett has died leaving behind wife, five sons and two daughters and after obtaining such property by inheritance from Paresh Nath Sett, all the legal heirs have mutated their names in the LRROR under respective khatians as well as in the Municipal Register, but after death of Manika Sett i.e. wife of Paresh Nath Sett, all the legal heirs as sons and daughters have inherited the properties as 1/7th share accordingly.

AND WHEREAS during enjoyment of the property, out of five sons, one son Swadesh Kumar Sett has also been died leaving behind wife Kalpana Sett and one son namely Swaraj Sett who have inherited the property from their predecessor deceased Swadesh Kumar Sett and after obtaining such property from

Contd. next page

Somal Kumar Sett
Sachin Kumar Sett
Sunil Kumar Sett
Sabir Kumar Sett

M/S SHIVAM APARTMENT DEVELOPER
PARTNER

Index No. : 5

Swadesh Kumar Sett as well as Manika Sett, they have transferred their respective share in respect of A Schedule property in favour of other co-sharer namely Sri Sanat Kumar Sett and such transfer has been completed by way of two registered Gift Deed of D.S.R.-I Purba Bardhaman, out of which Swaraj Sett transferred his respective share on 18.01.2021 vide Deed No. 283 of 2021 and Kalpana Sett has transferred her respective share on 09.03.2021 vide Deed No. 1662 of 2021.

AND WHEREAS the legal heirs of Paresh Nath Sett and Manika Sett, two daughters who have also inherited the A Schedule property, as 1/7th each and collectively they have inherited as 2/7th share in respect of A Schedule property and according their desire, they have transferred their respective share in respect A Schedule property in favour of other co-sharer i.e. the legal heirs namely Swapan Kumar Sett and such transfer has been completed by way of registered Gift Deed of D.S.R. -I Purba Bardhaman on 01.03.2021 vide Deed No. 1230 of 2021.

AND WHEREAS according to inherent of the property, all the land owner of this deed have inherited 1/7th share in respect of A Schedule property, at the same time according to procedure of transfer of share, out of four land owners Sanat Kumar Sett has obtained another 1/7th share and Swapan Kuamr Sett has obtained 2/7th share, as such after calculating the same, Sanat Kumar Sett has been 2/7th share, Swapan Kuamr Sett has been 3/7th share

Contd. next page

Sunil Kumar Sett
Subir Kumar Sett
Sunil Kumar Sett
Subir Kumar Sett

M/S SAKUNTI DEVELOPERS DEVELOPER
PARTNER

Index No. : 6

and Sunil Kumar Sett and Subir Kumar Sett have been the owner as 1/7th share each in respect of A Schedule property.

AND WHEREAS after transfer of respective share from other co-sharer in respect of A Schedule property, the mutation of respective share holder has not been completed in the LRROR as also in the Municipal Register, as such during time of this agreement, all the respective khatian as 1/8th share till remain intact in the LRROR under respective khatian as well as Municipal Register too.

DESCRIPTION OF RECORD OF RIGHT & MUNICIPAL REGISTER

WHEREAS the schedule property as all the peace of land according to R.S.R.O.R. Khatian No. 1104 and Plot Number is as 8754, L.R.R.O.R, the properties is under Khatian No. 17772, 17773, 17774, 17775, 17776, 17777, 17778 and 17779, L.R. Plot No. 11332, classification of land Bastu, area is as 0.100 acre the rent has been paid up to date and the Municipal Holding No. 14 within Ward No. 33 and the Municipal Tax has been paid up to the period of 1st Quarter of 2021-22.

ACCORDING TO TITLE & R.O.R

WHEREAS the first party / land owner, according to title & R.O.R., being the absolute owner of schedule land, have decided to develop the schedule mentioned property including other co-sharer to a project of multi storied building but they are not in a position of to do same, due to lacking of experience as well as

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Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Sunil Kumar Sett
Sankar Kumar Sett
Sunil Kumar Sett
Tribir Kumar Sett

M/S SAMANTA HOUSING DEVELOPER
PARTNER

physical capacity and deficiency of pecuniary capacity, as such they have expressed their desire as the form of help of any other by which the dream of first party shall be taken as the place of reality.

INTRODUCTION OF DEVELOPER

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

AND WHEREAS all the present legal heirs of Paresh Nath Sett are not residing in one place, they reside in various places out of Bardhaman, so it is not possible to them to do any work collectively. As a result the decision sprouted among them that the single decision may execute by different way that means the agreement for construction of the multi storied building over the A Schedule property with the developer may constitute by two or three agreements.

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

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Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Sanat Kumar Sett
Swapan Kumar Sett
Sunil Kumar Sett
Jaber Kumar Sett

M/S SAMAYA HOUSING DEVELOPER
PARTNER

Index No. : 8

all co-sharer of the land i.e. the agreement shall organised by two or three documents and being aware or satisfied the developer has agreed to complete the agreement by way of two documents.

AND WHEREAS according to said decision or procedure both the parties, after knowing all status of each other i.e. right, title, interest of land and pecuniary capacity of developer and being satisfied in respect of capability of developer and right, title and interest of land of the landowner as vice-versa, the part co-sharer of land i.e. the first party / land owner of this agreement have agreed to authorize the developer to develop the said land by constructing new multi storied buildings as residential building as ownership basis according to sanctioned plan, which shall sanction by Burdwan Municipality by doing shake their hands in a form of agreement with some terms and conditions.

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

IN THIS AGREEMENT UNLESS THERE IS ANYTHING TO THE SUBJUCT OR CONTEXT

5. a) **LAND OWNER/ FIRST PARTY** shall mean

SRI SANAT KUMAR SETT

SRI SWAPAN KUMAR SETT

SRI SUNIL KUMAR SETT

Contd. next page

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Sunil Kumar Sett
Swapan Kumar Sett
Sunil Kumar Sett
Subir Kumar Sett

M/S SAMANTA HOUSING DEVELOPER
PARTNER

Index No. : 9

SRI SUBIR KUMAR SETT

and their heirs executors, administrators and legal representatives;

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

c) **PREMISES** shall mean the (B+G+VI), according to sanction from Burdwan Municipality, residential building should be constructed over All that piece of land by measuring 0.100 acre as 16 anas being R.S. Khatian No. 1104, R.S. Plot No. 8754 and in the L.R.R.O.R, the Khatian No. 17772, 17773, 17774, 17775, 17776, 17777, 17778 and 17779 and L.R. Plot No. 11332, classification of land Bastu, within Mouza Burdwan, J.L. No. 30, under P.S. Burdwan, Dist. Purba Barddhaman under Burdwan Municipality being Holding No. 14 Ward No. 33, Mahalla D.N. Sarkar Lane.

d) **COMMON SERVICE FACILITIES AND AMENITIES** shall include roof, corridors, stair ways, landing, passage ways, Drive ways, pump room for submersible, tube well and other facilities which may mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance, and / or management of the building which is particularly mentioned and described as sixth schedule hereunder.

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Additional District Sub Registrar, Burdwan, District-Burdwan

Sunil Kumar Seth
Sunil Kumar Seth
Sunil Kumar Seth
Sabir Kumar Seth

M/S SAMANTA HOUSING DEVELOPER
Debasis Samanta
PARTNER

Index No. : 10

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

f) **LAND OWNER'S ALLOCATION** shall mean land owner shall be entitled to get 40% allocation at each floor of the project but two adjacent flat in the second floor and one flat in first floor and such extra allocation will be adjusted in other floor according to choice of developer, along with proportionate share of land and all facilities & amenities of the building on prorate basis and if there be any enhance floor may be sanctioned by Burdwan Municipality in that case the charge would be borne by Developer and the land owners will be allocated as 20% allocation in the enhanced floor, while if there be any square feet may get enhanced or sortaged to complete 40% percent allocation or 20% allocation in enhanced floor in that case such sortaged or enhanced area shall be adjusted by coin by/to the developer and/or landowner.

g) **DEVELOPERS ALLOCATION** shall mean rest 60% allocation over the project along with proportionate share of land and all facilities & amenities of the building on prorate basis, and if there be any enhance floor may be sanctioned by Burdwan Municipality in that case the charge would be borne

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Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Sanjeev Kumar Seth
Sachin Kumar Seth
Sunil Kumar Seth
Tabia Kumar Seth

M/S SHUBHAM HOMES DEVELOPER
PARTNER

Index No. : 11

by Developer and the developer will be allocated as 80% allocation in the enhanced floor.

h) **BUILDING** shall mean (B+G+VI) residential building and include such plan for the construction of the building, which has been sanctioned by Burdwan Municipality.

i) Legal Advisor shall be Ashish Kumar Paul

j) Architect shall be Sourav Batabyal.

k) **SINGULAR** shall include plural and vice versa,

l) **MASCULINE** shall include feminine and vice versa

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

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

2. The developer hereby agrees to develop and /or cause to be developing the said property should be permitted by Burdwan Municipality by constructing (B+G+VI) residential building thereon, containing transferable residential flat as ownership basis, which is mentioned in the Second Schedule hereunder. The developer agreed that he will obtain whatever any other permissions are required to develop the property at his own costs and on his own responsibility but in the name of the

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Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Sunil Kumar Seth
Shapan Kumar Seth
Sunil Kumar Seth
Sabir Kumar Seth

M/S SAMRIDHI HOUSING DEVELOPER
Debasis Samanta
PARTNER

Index No. : 12

land owner / First party and that should be completed as per norms and system of Burdwan Municipality.

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

4. The developer shall not start any work of development on the said property unless the building plans are sanctioned by Burdwan Municipality, after that the developer should complete the construction work within stipulated 30 months period with extension, means it would be counted from the date of sanction of building plan and Developer should submit building plan within 60 days from the date of issue of site plan and it is mentioned here that if developer be fail to complete the construction within stipulated period (30 months with extension) then the developer be entitled to be punished to pay the demurrage equivalent to the rate of interest which Nationalized Bank provide during period of delay over the then value of land.

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

I) The Land owner hereby grants exclusive right to the developer to undertake new (B+G+VI) residential

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Seal of the Additional District Sub Registrar, Bardhaman, District-Purba Bardhaman

Sanad Kumar Seth
Sinhar Kumar Seth
Sunil Kumar Seth
Tabir Kumar Seth

M/S SHANTI HOUSING DEVELOPER
PARTNER

Index No. : 13

construction in accordance with the plan, which has been sanctioned by Burdwan Municipality, along with if any subsequent plan be sanctioned for that construction too.

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

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

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Sanjeed Kumar Seth
Deepak Kumar Seth
Sunil Kumar Seth
Tabiz Kumar Seth

M/S SAHANI HOUSING DEVELOPER
Debasis Sahani
PARTNER

Index No. : 14

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

V) Upon completion of the new building (B+G+VI) the developer shall put land owner in undisputed possession in respect of owner's allocation by coin which is particularly mentioned in the third schedule hereunder written.

VI) That in case of any agreement for sale and conveyance deed for the purpose of transfer of title and possession of each flat and parking place to the intending purchaser, the developer being empowered by the landowner shall have authority to execute and make

Contd. next page

Sunil Kumar Seth
Gopal Kumar Seth
Sunil Kumar Seth
Jaideep Kumar Seth

M/S. SANJAY HOUSING DEVELOPER
Debasis Sarkar
PARTNER

Index No. : 15

registration of all instruments before the concern office of Registrar.

VII) The developer shall at its own cost construct and complete the new building (B+G+VI) at the said land in accordance with the sanctioned plan with confirming such specifications as are mentioned in the fifth schedule hereunder written.

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

IX) As from the date of making over possession of first schedule land the Municipal rates and taxes and Govt. rent and also other outgoings, in respect of the said property and till such time as the possession of the land owner's allocation is made, shall be borne and paid by the developer and all outstanding dues on account of Municipal rates and taxes and Govt. rent as also other outgoings up to the date of handing over possession before construction shall remain the liability of the land owner and shall be borne by the land owner and after completion of project and delivery

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Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Sonad Kumar Seth
Deepak Kumar Seth
Sunil Kumar Seth
Jitbir Kumar Seth

M/S SANJIVANI HOUSING DEVELOPERS
PARTNER

Index No. : 16

of possession of the flat to each transferee the all rent and taxes shall be borne by all flats owner.

X) That after hand over of the possession in the respect of A schedule property by the land owner in favour of the developer. The period of project shall be treated as accounting as time of project and during period of project until reallocated of the land owner's allocation, during such period will be accommodated by the developer to the land owner as rented house with the rent of Rs. 8,000/- (Eight Thousands) only per month.

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

I) As soon as the building is completed, the developer shall complete the payment if any dues may be, by coin in respect of owner's allocation as mentioned in land owner's allocation in favour of the land owner and thereafter the land owner shall be exclusively responsible for payment of all Municipality and Property Taxes, rates, duties and other public outgoings and imposition whatsoever payable always that the said rates to be apportioned prorate with reference to the said portion with apportioned prorate with all flat owners after making an association by all flat owners.

Contd. next page

Sunil Kumar Jain
Sudhir Kumar Jain
Sunil Kumar Jain
Sudhir Kumar Jain

M/S SAMANTA HOUSING DEVELOPER
PARTNER

Index No. : 17

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

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

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

V) That the allottee in respect of each flat shall have right to take loan from any finance authority by charging only his own flat with proportionate share of land and the developer shall have right to signature for said purpose according to law.

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

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Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Sunil Kumar Seth
Sankar Kumar Seth
Sunil Kumar Seth
Tabir Kumar Seth

M/S SUMITA HOUSING DEVELOPER
PARTNER

Index No. : 18

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

I) The Land owner shall not make any obstruction or interference with the developer in the construction of the building and said premises be constructed by the developer.

II) The Land owner shall co-operate with the developer in assigning for selling and/or disposing of the developer allocation portion if necessary.

III) The Land owner shall execute all such deeds of agreement for sale and sale concerning developer's allocation if necessary.

IV) That if any land dispute may arise for which the project may delay and to short out the matter under compulsion the developer take steps with payment of charges for which all expenses shall be adjusted by the land owner with land owners' allocation of the project.

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

i) To complete the construction of the building within 36 months from the date of sanctioned building plan by Burdwan Municipality

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Seal of the Additional District Sub Registrar, Barddhaman, District-Paschim Bardhaman

Sanat Kumar Seth
Sudhan Kumar Seth
Sunil Kumar Seth
Subir Kumar Seth

M/S SAVANI HOUSING DEVELOPER
PARTNER

Index No. : 19

ii) Not to transfer and/or assign the benefits of this agreement.

iii) Not to violate or contravene any rule of concern authority which applicable to construction of the said building.

iv) Not to part with possession of each flat of the building thereof unless possession of the flat and parking space, as mentioned in land owner's allocation, is delivered to the land owner provided however it will not prevented the developer from entering into any agreement for sale or transfer or deal with the developer's allocation.

v) Not to sell the said land particularly mentioned and described in the first schedule hereunder written and not to execute any deed of conveyance directly in favour of any third party in respect of developer's allocation and the developer shall have no right to charged the first schedule property to any finance authority.

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

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Seal of the Additional District Sub Registrar, Bandwan, District Purulia

Sonali Kumar Seth
Sachin Kumar Seth
Sunil Kumar Seth
Subir Kumar Seth

M/S SAMANTA PROPERTY DEVELOPER
PARTNER

Index No. : 20

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

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

9) MUTUAL COVENANTS AND INDEMNITIES :

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

ii) The land owner as well as developer shall not be liable for any income tax, wealth tax or any other taxes in respect of the developer's and/or land owner's

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Additional District Sub Registrar, Murshidabad, District Murshidabad

Sanjay Kumar Seth
Sanjan Kumar Seth
Sunil Kumar Seth
Jitendra Kumar Seth

M/S SARBAMANGALA DEVELOPERS
Debasis Samanta
PARTNER

Index No. : 21

allocation which shall be the liability of the developer as well as land owner by keeping to each other, indemnified against all actions suits proceedings costs, charges and expenses in respect thereof as vice versa.

iii) The developer and the land owner shall mutually frame, scheme for the management, administration of the said building and/or common parts thereof and agree to abide by all the rules and regulations to be framed by any society/Association and/or any other Organization of the affairs of the building and/or common part thereof as per West Bengal Apartment Ownership Act'1972.

iv) The name of the building shall be "SARBAMANGALA ABASAN"

v) Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the premises or any part thereof to the developer by the land owner or as creating any right, title or interest in respect thereof in favour off the developer other than exclusive license in favour of the developer to do the acts and things to develop the land, express by provided herein as also in the power of Attorney to be given for said purpose.

Contd. next page

Additional District Sub Registrar, Burdwan, District-Burdwan

Sanat Kumar Seth
Ujjwal Kumar Seth
Sunil Kumar Seth
Sabir Kumar Seth

M/S SAMANTI HOUSING DEVELOPER
PARTNER

Index No. : 22

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

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

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

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

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

Contd. next page

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Sanjeev Kumar Jett
Sudhan Kumar Jett
Sunil Kumar Jett
Tabiz Kumar Jett

M/S SAMANTA HOUSING DEVELOPER
Abhijit Samanta
PARTNER

Index No. : 23

act for allotment/registration deed of sale of flats, shops, garage spaces of Developer's Allocation and owner allocation too.

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

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

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

Contd. next page

Seal of the Additional District Sub Registrar, Gurdaspur, District-Pathankot

Sanjay Kumar Seth
Jaydev Kumar Seth
Sunil Kumar Seth
Subir Kumar Seth

M/S SHANTI HOUSING DEVELOPER
PARTNER

Index No. : 24

e) To pay all tax of Burdwan Municipality and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our name as and when the same will become due and payable.

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

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

Contd. next page

Sanjay Kumar Jett
Sudhir Kumar Jett
Sunil Kumar Jett
Tabir Kumar Jett

M/S SAMMY HOUSING DEVELOPER
PARTNER

Index No. : 25

units or car parking spaces of the Apartment shall be constructed and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representative.

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

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

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

k) To sign, declare and / or affirm any Plaint, Written Statement, Petition, Affidavit, Verification, Vokalatnama, Warrant of Attorney, Memo of Appeal

Contd. next page

Sanjay Kumar Seth
Sudhir Kumar Seth
Sunil Kumar Seth
Jitendra Kumar Seth

M/S SAMARTH HOUSING DEVELOPER
PARTNER

Index No. : 26

or any other documents or papers in any proceedings relating to the said premises or in any way connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

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

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

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

For all or any of the purposes arising out of any clause of the Agreement for Development and hereinbefore stated and to appear and represent us before all concerned authorities having

Contd. next page

Board of the Additional District Sub Registrar, Purulia, District-Purulia

Sanjay Kumar Seth
Sudhan Kumar Seth
Sunil Kumar Seth
Subir Kumar Seth

M/S SANJAY DEVELOPER
PARTNER

Index No. : 27

jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.

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

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

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

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

Contd. next page

Sanad Kumar Seth
Sudipta Kumar Seth
Sunil Kumar Seth
Subir Kumar Seth

M/S SAMANTA [illegible] DEVELOPER
PARTNER

Index No. : 28

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

FIRST / (A) SCHEDULE

All that piece of land by measuring 0.100 acre as 16 anas being R.S. Khatian No. 1104, R.S. Plot No. 8754 and in the L.R.R.O.R, the Khatian No. 17772, 17773, 17774, 17775, 17776, 17777, 17778 and 17779 and L.R. Plot No. 11332, classification of land Bastu, within Mouza Burdwan, J.L. No. 30, under P.S. Burdwan, Dist. Purba Barddhaman under Burdwan Municipality being Holding No. 14 Ward No. 33, Mahalla D.N. Sarkar Lane.

SECOND SCHEDULE

The proposed (B+G+VI) storied building to be constructed.

THIRD SCHEDULE

LAND OWNER'S ALLOCATION shall mean land owner shall be entitled to get 40% allocation at each floor of the project but two adjacent flat in the second floor and one flat in first floor and such extra allocation will be adjusted in other floor according to choice of developer, along with proportionate share of land and all facilities & amenities of the building on prorate basis and if there

Contd. next page

Sanoj Kumar Seth
Sudarshan Kumar Seth
Sunil Kumar Seth
Tabir Kumar Seth

M/S SAMANTA HOUSING DEVELOPER
PARTNER

Index No. : 29

be any enhance floor may be sanctioned by Burdwan Municipality in that case the charge would be borne by Developer and the land owners will be allocated as 20% allocation in the enhanced floor, while if there be any square feet may get enhanced or sortaged to complete 40% percent allocation or 20% allocation in enhanced floor in that case such sortaged or enhanced area shall be adjusted by coin by/to the developer and/or landowner.

FORTH SCHEDULE

DEVELOPERS ALLOCATION shall mean 60% allocation over the project along with proportionate share of land and all facilities & amenities of the building on prorate basis, and if there be any enhance floor may be sanctioned by Burdwan Municipality in that case the charge would be borne by Developer and the developer will be allocated as 80% allocation in the enhanced floor.

FIFTH SCHEDULE

The flat as mentioned in the owner's allocation for the owner shall make Specification of construction by ISI brand material :

FOUNDATION(Structure)	: R.C.C. Frame (Conc. Grade M20) and Steel (Grade Fe500)
DOORS	: Flash Door and PVC Door in Bathroom.
WINDOW	: Aluminium Channel.

Contd. next page

Seal of the Additional District Sub Registrar, Burdwan, District-Paschim Bardhaman

Sunil Kumar Seth
Jagan Kumar Seth
Sunil Kumar Seth
Sabir Kumar Seth

M/S SAMASTA HOUSING DEVELOPER
PARTNER

Index No. : 31

WATER	: 24 hours water supplying system from the overhead tank by Submersible
PARKING	: Parking space with cooperation of Developer and Land Owner

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

SIXTH SCHEDULE

i) **COMMON SERVICE :**

a) Deep tube well of adequate capacity to ensure round the clock water supply.

b) by maintaining standard quality for the lift

ii) Marble and/or V- tiles at stair case with proper railing

iii) adequate lighting system at every part of the common place.

iv) adequate place for meter board in respect of meter to each flat owner.

v) any extra amenities with extra cost.

Contd. next page

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Sanat Kumar Seth
Sudhir Kumar Seth
Sunil Kumar Seth
Jaibir Kumar Seth

M/S TRIVENI DEVELOPER
PARTNER

Index No. : 30

GRILL	: Steel Grill with Uniform design in Window , Ventilation and Varanda.
ELECTRICALS	: Conceal wearing with PVC Pipe & ISI Branded Switch and Copper wiring in every room.
FLOORING	: Total vitrify flooring
TOILET	: Tiles Up to (Door Height) or 7 feet on walls white sanitary ware (ISI brand) and separate pipe of hot and normal water.
KITCHEN	: Granite stone Kitchen top with sink Anti-skid tiles, Tiles Up to 2'-0" ft. height from kitchen top.
DRIVE WAY / PARKING	: Petty Stone
ROOF	: Roof with water resistant.
INTERNAL DESIGN	: Internal wall is with Wall Putty.
EXTERNAL DESIGN	: Elevation with anesthetically design and painting.
LIFT	: Semi Automatic Lift.

Contd. next page

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Sunil Kumar Seth
Jaydev Kumar Seth
Sunil Kumar Seth
Tabir Kumar Seth

BY THE PROPRIETOR
Chhaya Samanta
PARTNER

Index No. : 32

IN WITNESS WHEREOF the parties to this Deed of Agreement with Power set forth and subscribe their respective hands and seals on the day month and year above mentionnd.

Witness :

1. Debasutta Das
S/o Bhupendra Das.
Bajar - Burdwan.

2. Tonoy Banerjee
S/o - Debabrata Banerjee
Vill - Muguro, Post Mogal
PS - Raina, Dist - Purba Bardhaman
PIN 713424.

Drafted by me & typed in my office

Ashish K. Paul.

Ashish Kumar Paul
Advocate
Enrolment No. 1379 of 2000
Burdwan District Judges Court

Computerized typed by
Sudipta Pramanik
(Sudipta Pramanik)

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

Debasis Samanta

SIGNATURE Debasis Samanta

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

Sanat Kumar Seth

Sanat Kumar Seth

SIGNATURE

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

Swapan Kumar Seth

Swapan Kumar Seth

SIGNATURE

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

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

Sunil Kumar Sett

SIGNATURE

Sunil Kumar Sett.

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

Subir Kumar Sett

SIGNATURE Subir Kumar Sett

Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

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

GRN Details

GRN:	192021220070454401	Payment Mode:	Online Payment
GRN Date:	04/09/2021 19:55:34	Bank/Gateway:	State Bank of India
BRN :	IK0BGPRUK0	BRN Date:	04/09/2021 19:09:31
Payment Status:	Successful	Payment Ref. No:	2001671565/1/2021 [Query No*/Query Year]

Depositor Details

Depositor's Name:	DEBASIS SAMANTA
Address:	BARDHAMAN
Mobile:	9434331233
Depositor Status:	Buyer/Claimants
Query No:	2001671565
Applicant's Name:	Mr Ashish Kumar Paul
Identification No:	2001671565/1/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001671565/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	2060
2	2001671565/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	2081

IN WORDS: TWO THOUSAND EIGHTY ONE ONLY.

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SAMANTA HOUSING DEVELOPER
25/04/2016
MASKED

M/S SAMANTA HOUSING DEVELOPER

Bikash Samanta

PARTNER

Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Debasis Samanta

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No : 2770/01064/72861

To
Debasis Samanta
S/O: Kalicharan Samanta
GOLAHAT SANKHARI PUKUR
Barddhaman (m)
Sripalli
Barddhaman West Bengal - 713103
9434331233

Download Date: 14/08/2021

Issue Date: 27/01/2021

MASKED

आपका आधार क्रमांक / Your Aadhaar No. :

MASKED

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

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

Download Date: 14/08/2021

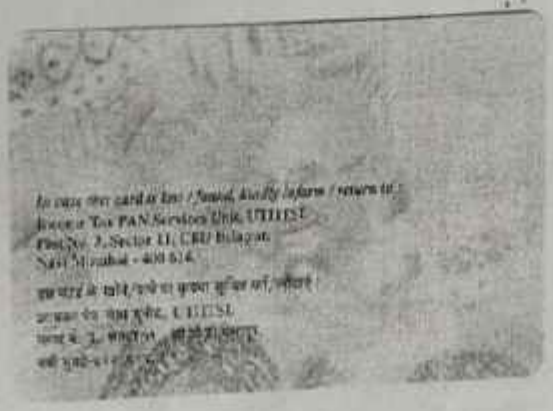
Issue Date: 27/01/2021

MASKED

मेरा आधार, मेरी पहचान

Debasis Samanta

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman



Swapan Kumar Sett

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

आधार

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 0619/72160/00461

To

Swapan Kumar Sett

S/O Paresh Nath Sett

Satyam Estate Road

Howrah

Bankdebose

Bangur(Girls'College),

West Bengal-711304

9432567543

19/10/2019

MASKED

आपका आधार क्रमांक / Your Aadhaar No. :

MASKED

मेरा आधार, मेरी पहचान

Swapan Kumar Sett

Father: PARESH NATH SETT

DOB: 01/05/1947

Male

MASKED

MASKED

मेरा आधार, मेरी पहचान

Swapan Kumar Sett

Sanat Kumar Sett

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No: 1163/03164/00082

Sanat Kumar Seth

S/O : late Paresh Nath Seth

1 D.N. Sarkar Road

Kumarhanjala Post Bo Bowali

Kumarhanjala Burdwan

West Bengal 713101

9434544

UC253216421IN

MASKED

आपका आधार क्रमांक / Your Aadhaar No. :

MASKED

आधार – आम आदमी का अधिकार

भारत सरकार

GOVERNMENT OF INDIA

Sanat Kumar Seth

Year of Birth : 1950

Male

MASKED

MASKED

आधार – आम आदमी का अधिकार

Sanat Kumar Seth

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Burdwan

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

MASKED

MASKED

नाम / Name
SUNIL KUMAR SETT

पिता का नाम / Father's Name
PARESH NATH SETT

जन्म की तारीख
Date of Birth
08/08/1954

हस्ताक्षर / Signature

Sunil Kumar Sett
Sett.

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

भारत सरकार

Government of India

आधार

Issue Date: 12/01/2013

Sunil Kumar Sett

DOB: 08/08/1954

MALE

MASKED

मेरा आधार, मेरी पहचान

Sunil Kumar Sett

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Subir Kumar Sett

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 2043/22202/46778

To
Subir Kumar Sett

S/O: Late Parestnath Sett
A - 107 Aspen - II , Siesta Pines
Opposite Derozio College
Rajarhat
Rajarhat Gopalpur(M)
Rajarhat Gopalpur North 24 Parganas
West Bengal - 700136
9831640254

KH178462332FT

37648233

MASKED

आपका आधार क्रमांक / Your Aadhaar No. :

MASKED

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

Subir Kumar Sett

DOB: 05/01/1967
Male

MASKED

MASKED

आधार - आम आदमी का अधिकार

Subir Kumar Sett

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Duplicate

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
IDENTITY CARD

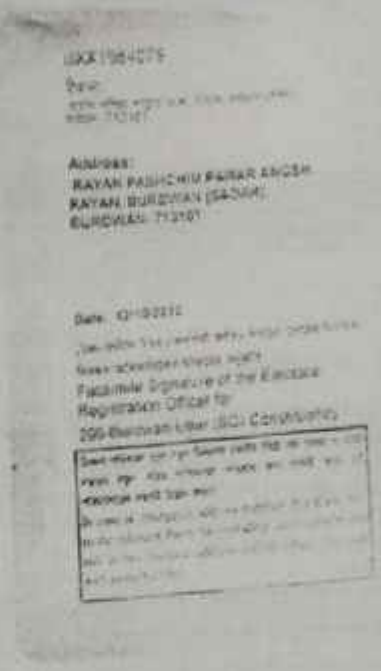
MASKED

Elector's Name : Bholanath Das

Father's Name : Uday Chandra Das

Sex : পুং/M

Date of Birth : XX/XX/1982



UXX 1564079

Address:
RAYAN PASCHCHIU PARAR ANGSH
RAYAN, BURDWAN (SADAR)
BURDWAN, 713101

Date: 01/10/2021

Facsimile Signature of the Electoral Registration Officer for
209-Bardhaman Uttar (SC) Constituency

Bholanath Das

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Burdhaman

Major Information of the Deed

Deed No :	I-0203-08322/2021	Date of Registration	09/10/2021
Query No / Year	0203-2001671565/2021	Office where deed is registered	
Query Date	01/09/2021 10:03:25 PM	0203-2001671565/2021	
Applicant Name, Address & Other Details	Ashish Kumar Paul Burdwan District Judges Court,Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9434331339, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 4,80,000/-]	
Set Forth value		Market Value	
Rs. 40,00,000/-		Rs. 46,63,840/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,061/- (Article 48(g))		Rs. 4,821/- (Article:E, E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: D.N. Sarkar Road, Mouza: Burdwan, Jl No: 30, Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-11332 (RS :-)	LR-17772	Bastu	Bastu	0.0125 Acre	5,00,000/-	5,82,955/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	LR-11332 (RS :-)	LR-17773	Bastu	Bastu	0.0125 Acre	5,00,000/-	5,82,955/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L3	LR-11332 (RS :-)	LR-17774	Bastu	Bastu	0.0125 Acre	5,00,000/-	5,82,955/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L4	LR-11332 (RS :-)	LR-17775	Bastu	Bastu	0.0125 Acre	5,00,000/-	5,82,955/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L5	LR-11332 (RS :-)	LR-17776	Bastu	Bastu	0.0125 Acre	5,00,000/-	5,82,955/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L6	LR-11332 (RS :-)	LR-17777	Bastu	Bastu	0.0125 Acre	5,00,000/-	5,82,955/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

L7	LR-11332 (RS :-)	LR-17778	Bastu	Bastu	0.0125 Acre	5,00,000/-	5,82,955/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road.
L8	LR-11332 (RS :-)	LR-17779	Bastu	Bastu	0.0125 Acre	5,00,000/-	5,82,955/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road.
		TOTAL :			10Dec	40,00,000 /-	46,63,640 /-	
	Grand Total :				10Dec	40,00,000 /-	46,63,640 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Sanat Kumar Sett (Presentant) Son of Late Paresh Nath Sett Executed by: Self, Date of Execution: 07/09/2021 , Admitted by: Self, Date of Admission: 07/09/2021 ,Place : Office	 07/09/2021	MASKED LTI 07/09/2021	Sanat Kumar Sett 07/09/2021
	14 No, D.N. Sarkar Road, Sarbamangala Para, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AKxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/09/2021 , Admitted by: Self, Date of Admission: 07/09/2021 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Swapan Kumar Sett Son of Late Paresh Nath Sett Executed by: Self, Date of Execution: 07/09/2021 , Admitted by: Self, Date of Admission: 07/09/2021 ,Place : Office	 07/09/2021	MASKED LTI 07/09/2021	Swapan Kumar Sett 07/09/2021
	14 No, D.N. Sarkar Road, Sarbamangala Para, 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, PAN No.:: AKxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/09/2021 , Admitted by: Self, Date of Admission: 07/09/2021 ,Place : Office			

Email of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

3	Name	Photo	Finger Print	Signature
	Mr Sunil Kumar Sett Son of Late Paresh Nath Sett Executed by: Self, Date of Execution: 07/09/2021 , Admitted by: Self, Date of Admission: 07/09/2021 ,Place : Office	 07/09/2021	MASKED LTI 07/09/2021	Sunil Kumar Sett 07/09/2021
	14 No, D.N. Sarkar Road, Sarbamangala Para, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AIxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/09/2021 , Admitted by: Self, Date of Admission: 07/09/2021 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Mr Subir Kumar Sett Son of Late Paresh Nath Sett Executed by: Self, Date of Execution: 07/09/2021 , Admitted by: Self, Date of Admission: 07/09/2021 ,Place : Office	 07/09/2021	MASKED LTI 07/09/2021	Subir Kumar Sett 07/09/2021
	14 No, D.N. Sarkar Road, Sarbamangala Para, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AKxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/09/2021 , Admitted by: Self, Date of Admission: 07/09/2021 ,Place : Office			

Developer Details :

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

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Debasis Samanta Son of Late Kali Charan Samanta Date of Execution - 07/09/2021, , Admitted by: Self, Date of Admission: 07/09/2021, Place of Admission of Execution: Office	 Sep 7 2021 3:35PM	MASKED LTI 07/09/2021	Debasis Samanta 07/09/2021

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Burdhaman

Golahat, Shankharipukur, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx6H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SAMANTA HOUSING DEVELOPER (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bholanath Das Son of Mr Uday Chandra Das Rayan, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		MASKED	
	07/09/2021	07/09/2021	07/09/2021

Identifier Of Mr Sanat Kumar Sett, Mr Swapan Kumar Sett, Mr Sunil Kumar Sett, Mr Subir Kumar Sett, Mr Debasis Samanta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
2	Mr Swapan Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
3	Mr Sunil Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
4	Mr Subir Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
2	Mr Swapan Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
3	Mr Sunil Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
4	Mr Subir Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
2	Mr Swapan Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
3	Mr Sunil Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
4	Mr Subir Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
2	Mr Swapan Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
3	Mr Sunil Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
4	Mr Subir Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
2	Mr Swapan Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec

Seal of the Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

3	Mr Sunil Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
4	Mr Subir Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
Transfer of property for L6		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Sanat Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
2	Mr Swapan Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
3	Mr Sunil Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
4	Mr Subir Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
Transfer of property for L7		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Sanat Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
2	Mr Swapan Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
3	Mr Sunil Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
4	Mr Subir Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
Transfer of property for L8		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Sanat Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
2	Mr Swapan Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
3	Mr Sunil Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec
4	Mr Subir Kumar Sett	SAMANTA HOUSING DEVELOPER-0.3125 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S.- Barddhaman, Municipality: BURDWAN, Road: D.N. Sarkar Road, Mouza: Burdwan, Jl 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:- 11332, LR Khatian No:- 17772	Owner:মনিকা শেঠ, Gurdian:পরেশ নাথ, Address:নিজ , Classification:বাস্তু, Area:0.01250000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 11332, LR Khatian No:- 17773	Owner:স্বপন কুমার শেঠ, Gurdian:পরেশ নাথ, Address:নিজ , Classification:বাস্তু, Area:0.01250000 Acre,	Mr Swapan Kumar Sett
L3	LR Plot No:- 11332, LR Khatian No:- 17774	Owner:সুনীল কুমার শেঠ, Gurdian:পরেশ নাথ, Address:নিজ , Classification:বাস্তু, Area:0.01250000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 11332, LR Khatian No:- 17775	Owner:সনত কুমার শেঠ, Gurdian:পরেশ নাথ, Address:নিজ , Classification:বাস্তু, Area:0.01250000 Acre,	Mr Sanat Kumar Sett

L5	LR Plot No:- 11332, LR Khatian No:- 17776	Owner:সুনীল কুমার শেঠ, Gurdian:গজেন্দ্র নাথ, Address:নিজ , Classification:বাস্তু, Area:0.01250000 Acre,	Mr Sunil Kumar Seff
L6	LR Plot No:- 11332, LR Khatian No:- 17777		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 11332, LR Khatian No:- 17778	Owner:সুমিতা দে, Gurdian:অমল কুমার, Address:নিজ , Classification:বাস্তু, Area:0.01250000 Acre,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 11332, LR Khatian No:- 17779	Owner:সুভাষ শেঠ, Gurdian:গজেন্দ্র নাথ, Address:নিজ , Classification:বাস্তু, Area:0.01250000 Acre,	Seller is not the recorded Owner as per Applicant.

L5	LR Plot No:- 11332, LR Khatian No:- 17776	Owner:সুনীল কুমার শেঠ, Gurdian:গজেন্দ্র নাথ, Address:নিজ , Classification:বাস্তু, Area:0.01250000 Acre,	Mr Sunil Kumar Sett
L6	LR Plot No:- 11332, LR Khatian No:- 17777		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 11332, LR Khatian No:- 17778	Owner:সুমিতা দে, Gurdian:অমল কুমার, Address:নিজ , Classification:বাস্তু, Area:0.01250000 Acre,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 11332, LR Khatian No:- 17779	Owner:সুজাতা শেঠ, Gurdian:গজেন্দ্র নাথ, Address:নিজ , Classification:বাস্তু, Area:0.01250000 Acre,	Seller is not the recorded Owner as per Applicant.

On 13-09-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,821/- (B = Rs 4,800/- ,E = Rs 21/-) and Registration Fees paid by by online = Rs 4,800/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/09/2021 11:56AM with Govt. Ref. No: 192021220076328581 on 11-09-2021, Amount Rs: 4,800/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BGWYJN2 on 11-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,061/- and Stamp Duty paid by by online = Rs 1/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/09/2021 11:56AM with Govt. Ref. No: 192021220076328581 on 11-09-2021, Amount Rs: 1/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BGWYJN2 on 11-09-2021, Head of Account 0030-02-103-003-02

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

On 07-10-2021

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,061/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 3236, Amount: Rs 5,000/-, Date of Purchase: 07/09/2021, Vendor name: Jayanta Das

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

On 09-10-2021

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

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

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

On 11-09-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,821/- (B = Rs 4,800/- E = Rs 21/-) and Registration Fees paid by by online = Rs 4,800/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/09/2021 11:56AM with Govt. Ref. No: 192021220076328561 on 11-09-2021, Amount Rs: 4,800/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BGWYJN2 on 11-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,061/- and Stamp Duty paid by by online = Rs 1/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/09/2021 11:56AM with Govt. Ref. No: 192021220076328561 on 11-09-2021, Amount Rs: 1/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BGWYJN2 on 11-09-2021, Head of Account 0030-02-103-003-02

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

On 07-10-2021

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,061/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3236, Amount: Rs.5,000/-, Date of Purchase: 07/09/2021, Vendor name: Jayanta Das

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

On 08-10-2021

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

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

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

Endorsement For Deed Number : I - 020308322 / 2021

On 07-09-2021

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

Presented for registration at 14:25 hrs on 07-09-2021, at the Office of the A.D.S.R. Bardhaman by Mr Sanat Kumar Sett , 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 46,63,640/-

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

Execution is admitted on 07/09/2021 by 1. Mr Sanat Kumar Sett, Son of Late Paresh Nath Sett, 14 No. D.N. Sarkar Road, Sarbamangala Para, P.O: Burdwan, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Retired Person, 2. Mr Swapan Kumar Sett, Son of Late Paresh Nath Sett, 14 No. D.N. Sarkar Road, Sarbamangala Para, P.O: Burdwan, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 3. Mr Sunil Kumar Sett, Son of Late Paresh Nath Sett, 14 No. D.N. Sarkar Road, Sarbamangala Para, P.O: Burdwan, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Retired Person, 4. Mr Subir Kumar Sett, Son of Late Paresh Nath Sett, 14 No. D.N. Sarkar Road, Sarbamangala Para, P.O: Burdwan, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Retired Person

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

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

Execution is admitted on 07-09-2021 by Mr Debasis Samanta, Partner, SAMANTA HOUSING DEVELOPER (Partnership Firm), Raina, Village:- Raina, P.O:- Raina, P.S:-Raina, District:-Purba Bardhaman, West Bengal, India, PIN:- 713421

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,821/- (B = Rs 4,800/- ,E = Rs 21/-) and Registration Fees paid by by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2021 7:58PM with Govt. Ref. No: 192021220070454401 on 04-09-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BGPRUK0 on 04-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs: 7,061/- and Stamp Duty paid by by online = Rs 2,060/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2021 7:58PM with Govt. Ref. No: 192021220070454401 on 04-09-2021, Amount Rs: 2,060/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BGPRUK0 on 04-09-2021, Head of Account 0030-02-103-003-02

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

Endorsement For Deed Number : I - 020308322 / 2021

On 07-09-2021

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

Presented for registration at 14:25 hrs on 07-09-2021, at the Office of the A.D.S.R. Bardhaman by Mr Sanat Kumar Sett , 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 46,63,640/-

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

Execution is admitted on 07/09/2021 by 1. Mr Sanat Kumar Sett, Son of Late Paresh Nath Sett, 14 No. D.N. Sarkar Road, Sarbamangala Para, P.O: Burdwan, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Retired Person, 2. Mr Swapan Kumar Sett, Son of Late Paresh Nath Sett, 14 No. D.N. Sarkar Road, Sarbamangala Para, P.O: Burdwan, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 3. Mr Sunil Kumar Sett, Son of Late Paresh Nath Sett, 14 No. D.N. Sarkar Road, Sarbamangala Para, P.O: Burdwan, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Retired Person, 4. Mr Subir Kumar Sett, Son of Late Paresh Nath Sett, 14 No. D.N. Sarkar Road, Sarbamangala Para, P.O: Burdwan, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Retired Person

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

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

Execution is admitted on 07-09-2021 by Mr Debasis Samanta, Partner, SAMANTA HOUSING DEVELOPER (Partnership Firm), Raina, Village:- Raina, P.O:- Raina, P.S:-Raina, District:-Purba Bardhaman, West Bengal, India, PIN:- 713421

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,821/- (B = Rs 4,800/- ,E = Rs 21/-) and Registration Fees paid by by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/09/2021 7:58PM with Govt. Ref. No: 192021220070454401 on 04-09-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BGPRUK0 on 04-09-2021, Head of Account 0030-03-104-001-16

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Online on 04/09/2021 7:58PM with Govt. Ref. No: 192021220070454401 on 04-09-2021, Amount Rs: 2,060/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BGPRUK0 on 04-09-2021, Head of Account 0030-02-103-003-02

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

Additional District Sub Registrar, Burdwan, District-Purba Bardhaman

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2021, Page from 218632 to 218688

being No 020308322 for the year 2021.

Seal of the Additional District Sub Registrar, Bardhaman, District Burdwan

Digitally signed by Sanjit Sardar
Date: 2021.10.09 15:56:12 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 2021/10/09 03:56:12 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.

Checked by
12 MAR 2024

Certified to be a True Copy

A.D.S.R. Burdwan

12 MAR 2024

(This document is digitally signed.)