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

Additional District Sub-Registrar
BURDWAN

29 APR 2024

WIS SALTANTA HOUSING DEVELOPER

Debasis Samant
PARTNER

Swapan Kumar Seth
Sond Kumar Seth
Smit Kumar Seth
Sudhir Kumar Seth

Supplementary Agreement for Development of Land
With Power
District Purba Bardhaman
Police Station Burdwan
Municipality Burdwan
Mouja Burdwan

স্মিক নং 4605 তারিখ 18.4.24

ক্রেতা M/s Samanta Housing Developers.

সাক্ষি Burdwan

হাউসিংর মূল্য 5000

বর্তমান ট্রেজারী ১নং হাউসিং খরিদ তারিখ

হাউসিং ভেডাম সঞ্জয় আচার্য 15-4-24

জেলা জজ আদালত (বর্তমান)

লাইসেন্স নং-১/২৭০৪-০৫



Sanjay Acharyya

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Additional District Sub-Registrar
BURDWAN

29 APR 2024

M/S SAMANTA HOUSING DEVELOPER

PARTNER

Debasis Samanta

Swapan Kumar Sett

Sanat Kumar Sett

Sunil Kumar Sett

Subir Kumar Sett

Value Rs. 40,00,000/- and Govt. Assessed value Rs. 81,81,824/-

This Deed of Power with Agreement for Development of Land made on this 19th Day of April, 2024

BETWEEN

1. SRI SANAT KUMAR SETT, PAN: AKAPS8274L,
2. SRI SWAPAN KUMAR SETT, PAN: AKKPS9913Q,
3. SRI SUNIL KUMAR SETT, PAN: AISP55781N,
4. SRI SUBIR KUMAR SETT, PAN: AKAPS5347J,

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

SRI DEBASIS SAMANTA, PAN: AVOPS7016H, 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.**

RESEON FOR THE SUPPLYMENTORY DEED:

WHEREAS during time of execution as well as registration of deed of Development Agreement vide Deed No. 8322 of 2021 of A.D.S.R. Burdwan, the allocation was settled as 40% is for the owner's allocation but there was no specific demarcation of the flat but by this supplementary deed the owner's allocation has been specified with demarcation of flat.



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M/S SALLANTA HOUSING DEVELOPER

Abhinav Samanta

PARTNER

Swadesh Kumar Sett

Sanat Kumar Sett

Sunil Kumar Sett

Sudri Kumar Sett

OWNERSHIP OF LAND, DEVOLUTION OF TITLE

WHEREAS 'A' schedule plot of land was under the ownership of Lala Saraju Prakash Nande and others and it is mentioned here Lala Saraju 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 Saraju Prakash Nande also inherited the property according to Law of Mitakshara. Accordingly Law of Mitakshara Saraju 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 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 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

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OWNERSHIP OF LAND, DISTRICT OF BURDWAN

WHEREAS it appears from the records of the District Office that the land in question is situated in the village of ... and is owned by ... and it is the duty of the District Office to ascertain the true ownership of the land and to register the same accordingly.

AND WHEREAS it appears from the records of the District Office that the land in question is situated in the village of ... and is owned by ... and it is the duty of the District Office to ascertain the true ownership of the land and to register the same accordingly.

AND WHEREAS it appears from the records of the District Office that the land in question is situated in the village of ... and is owned by ... and it is the duty of the District Office to ascertain the true ownership of the land and to register the same accordingly.



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BURDWAN

29 APR 2024

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M/S SAMANTA HOUSING DEVELOPER

Debari Samanta
PARTNER

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

collectively they have inherited as 2/7th share in respect of A Schedule property and according to their desire, they have transferred their respective share in respect of 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 Kumar Sett has obtained 2/7th share, as such after calculating the same, Sanat Kumar Sett has been 2/7th share, Swapan Kumar Sett has been 3/7th share 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 piece 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 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

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M/S SAMANTA HOUSING DEVELOPER

PARTNER

Debasis Samanta

Laxman Kumar Sett

Sandeep Kumar Sett

Sunil Kumar Sett

Tubir Kumar Sett

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 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 SUBJECT OR CONTEXT

5. a) LAND OWNER/ FIRST PARTY shall mean
SRI SANAT KUMAR SETT,

Additional District Sub-Registrar
BURDWAN

29 APR 2021

Additional District Sub-Registrar
BURDWAN

29 APR 2024

M/S SAMANTA HOUSING DEVELOPER

PARTNER

Debanis Samanta

Swapan Kumar Sett

Devraj Kumar Sett

Sunil Kumar Sett

Subir Kumar Sett

SRI SWAPAN KUMAR SETT,
SRI SUNIL KUMAR SETT,
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 Bardhaman 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.

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 and according to such allocation the owner shall entitled to get one flat being marked B at 2nd floor and two flats being marked A&B at 3rd floor of 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 both parties and the land owners will be allocated as 40% allocation in the enhanced floor, while if there be any square feet may get enhanced or sortaged to complete 40% percent allocation in that case such sortaged or enhanced area shall be adjusted by subsequent procedure.

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Additional District Sub-Registrar
BUDWAN

29 APR 2024

M/S SAMANTA HOUSING DEVELOPER

Olavio Samanta

PARTNER

Jacobson Kumar Selt
Sarad Kumar Selt
Sunil Kumar Selt
Teebir Kumar Selt

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 prorated basis.

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 BETWEEN 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 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)



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M/S SAMANTA HOUSING DEVELOPER

PARTNER

Debari Samanta

Laxman Kumar Saha

Sandeep Kumar Saha

Sandeep Kumar Saha

Tarun Kumar Saha

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 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.
- 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.

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RENT/M



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BURDWAN

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M/S SAMANTA HOUSING DEVELOPER

Debasis Samanta
PARTNER

Swapan Kumar Saha
Dand Kumar Saha
Sumit Kumar Saha
Tanvir Kumar Saha

- 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 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 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:-**

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VI) Upon completion of the new building (B-2) the developer shall not land
 change is required for the purpose of the new building which is
 particularly mentioned in the first schedule hereto.

VII) This is one of the conditions for the new building and the developer shall
 transfer of title and possession of the land and building after the completion
 of the new building. The developer shall be responsible for the payment of the
 authority to transfer and other registration of all documents before the
 revenue office of Burdwan.

VIII) The developer shall at its own cost construct and complete the new building
 (B-2) in the land and in accordance with the sanctioned plan with
 necessary and other facilities as are mentioned in the first schedule hereto.

IX) The developer shall build in the new building at its own cost, pump, sewerage
 and other facilities as are mentioned in the first schedule hereto. The
 developer shall be responsible for the payment of the authority to transfer and
 other registration of all documents before the revenue office of Burdwan.

X) The developer shall build in the new building at its own cost, pump, sewerage
 and other facilities as are mentioned in the first schedule hereto. The
 developer shall be responsible for the payment of the authority to transfer and
 other registration of all documents before the revenue office of Burdwan.



XI) The developer shall build in the new building at its own cost, pump, sewerage
 and other facilities as are mentioned in the first schedule hereto. The
 developer shall be responsible for the payment of the authority to transfer and
 other registration of all documents before the revenue office of Burdwan.

Additional District Sub-Registrar
 BURDWAN

29 APR 2024

M/S SAMANTA HOUSING DEVELOPER

Abanib Samanta
PARTNER

Devan Kumar Sett
Devan Kumar Sett
Devan Kumar Sett
Devan Kumar Sett

- 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.
 - 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.
- 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.

Abanib Samanta

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29 APR 2024

M/S SAMANTA HOUSING DEVELOPER

Debari Samanta

PARTNER

Shantanu Kumar Saha

Sandeep Kumar Saha

Sumit Kumar Saha

Tanvir Kumar Saha

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
- 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.
- 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

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(iii) The land owner shall execute all such deeds of agreement for sale and sale commission documents as may be required.

(iv) That if any land dispute arises after the project has been sold to the land owner, the land owner shall be responsible for the payment of the land owner's share of the project cost which is subject to the land owner's share of the project cost.

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

(i) To complete the construction of the building within 12 months from the date of the agreement.

(ii) Not to transfer or mortgage the land or any part thereof.

(iii) Not to create any mortgage or charge on the land or any part thereof.

(iv) Not to create any mortgage or charge on the land or any part thereof.

(v) Not to create any mortgage or charge on the land or any part thereof.

(vi) Not to create any mortgage or charge on the land or any part thereof.

(vii) Not to create any mortgage or charge on the land or any part thereof.



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**Additional District Sub-Registrar
 BURDWAN**

29 APR 2024

7/2

M/S SAMANTA HOUSING DEVELOPER

PARTNER

Alkanis Samanta

Sourabh Kumar Sett

Sarad Kumar Sett

Smriti Kumar Sett

Tejiv Kumar Sett

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 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 decided by the developer later on.
- 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.
- 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



Additional District Sub-Registrar
BURDWAN

29 APR 2024

M/S SAMANTA HOUSING DEVELOPER

Aban Samanta

PARTNER

Sarban Kumar Saha

Sarat Kumar Saha

Sumit Kumar Saha

Tubir Kumar Saha

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 act for allotment/registration deed of sale of flats, shops, garage spaces of Developer's Allocation and owner allocation too.
- b) To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and / or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
- c) To manage and maintain the said premises including the building/s to be constructed thereon.
- d) To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of our said premises before Burdwan Municipality or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
- e) To pay all tax of Burdwan Municipality and other Statutory Taxes, Rates and charges in respect of the said land and premises 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



Additional District Sub-Registrar
BURDWAN

29 APR 2024

WILSON HOUSING DEVELOPER

Alan Smart
PARTNER

Chaitanya Kumar Seth
Sonal Kumar Seth

Sunil Kumar Seth
Tulsi Kumar Seth

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

- g) To receive the consideration money in cash or by cheque / draft from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces of the Apartment shall 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 Complaint, Written Statement, Petition, Affidavit, Verification, Vokatnama, Warrant of Attorney, Memo of Appeal 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

[Handwritten signature]

M/S SAMANTA HOUSING DEVELOPER

Abhis Samanta
PARTNER

Jayanta Kumar Selt
Sonali Kumar Selt
Smriti Kumar Selt
Tubir Kumar Selt

condition mentioned in this Registered Agreement for Development on behalf of us.

- m) For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the said Registered Development Agreement.
- n) The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Agreement for Development.

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

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.
- 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.

12/12/2023
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12/12/2023

Condition mentioned in the Agreement for Development as below

For all or any of the purposes stated and to appear and represent as before all concerned authorities having jurisdiction over the said land mentioned in the said Registered Development Agreement.

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 stated and to appear and represent as before all concerned authorities having jurisdiction over the said property and to sign contracts and affidavits papers and documents relating thereto.

AND GENERALLY to act as Attorney to land owner in relation to all matters touching the aforesaid property and on behalf of land owner to do all necessary acts and things and to execute all documents and to sign all papers and to sign contracts and affidavits papers and documents relating thereto.

And further to do all such other acts, deeds and things as may be required for the purpose of the said development and to appear and represent as before all concerned authorities having jurisdiction over the said land mentioned in the said Registered Development Agreement.

And further to do all such other acts, deeds and things as may be required for the purpose of the said development and to appear and represent as before all concerned authorities having jurisdiction over the said land mentioned in the said Registered Development Agreement.



Additional District Sub-Registrar
BURDWAN

29 APR 2024

M/S SAMANTA HOUSING DEVELOPER

Debari Samanta

PARTNER

Jagban Kumar Sett

Sonal Kumar Sett

Sonil Kumar Sett

Sudir Kumar Sett

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 Bardhaman 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 and according to such allocation the owner shall entitled to get one flat being marked B at 2nd floor and two flats being marked A&B at 3rd floor of 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 both parties and the land owners will be allocated as 40% allocation in the enhanced floor, while if there be any square feet may get enhanced or sortaged to complete 40% percent allocation in that case such sortaged or enhanced area shall be adjusted by subsequent procedure.

FORTH SCHEDULE

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.

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.

1. The above is a true and correct copy of the original as shown to me by the person who produced it.



Additional District Sub-Registrar
BURDWAN

29 APR 2024

M/S SAMANTA HOUSING DEVELOPER

Debari Samanta.
PARTNER

Jaaypan Kumar Selt
Sarat Kumar Selt
Smit Kumar Selt
Subir Kumar Selt

GRILL:	aluminium 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.
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.



Additional District Sub-Registrar
BURDWAN

29 APR 2024

M/S SAMANTA HOUSING DEVELOPER

Debanu Samanta.

PARTNER

Jaypan Kumar Sll
Sardar Kumar Sll
Sunit Kumar Sll
Tejvir Kumar Sll

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

v) any extra amenities with extra cost.

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



Witness:

1) Bhola Nath Das.
S/o Lt Velayudh Das.
Rajam-Bordola.

2) Sanat Kumar Das.
S/o Bodhan Das.
South Bhattachala, Jora Rice Mill.
P.O. → Stripally, Purba Bardhaman
713103

DRAFTED BY ME & TYPED IN MY OFFICE :-

Ashish K. Paul.

ASHISH KUMAR PAUL

ADVOCATE

ENROLMENT NO. W.B. 1379 OF 2000

COMPUTERISED TYPED BY :-

BHOLANATH DAS



Additional District Sub-Registrar
BURDWAN

29 APR 2024

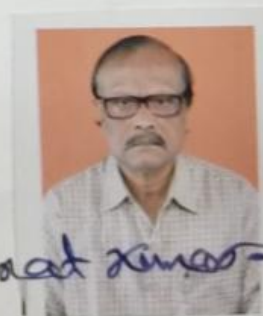
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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Samanti

SIGNATURE *Robin Samanti*

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



Sarat Kumar Saha

SIGNATURE *Sarat Kumar Saha*

✓

From

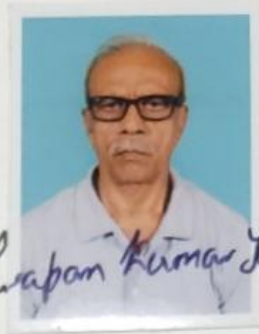
Amount 2



Additional District Sub-Registrar
BURDWAN

29 APR 2024

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



Swapan Kumar Seth

SIGNATURE: Swapan Kumar Seth

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Sumit Kumar Seth

SIGNATURE: Sumit Kumar Seth

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Subir Kumar Seth

SIGNATURE: Subir Kumar Seth



Additional District Sub-Registrar
BURDWAN

29 APR 2024

आयकर विभाग

INCOME TAX DEPARTMENT

SAMANTA HOUSING DEVELOPER



भारत सरकार

GOVT. OF INDIA

25/04/2016



Permanent Account Number

ADBFS1519A

14052016

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANAT KUMAR SETT
PARESH NATH SETT

11/11/1950
Permanent Account Number
AKAPS8274L

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाएं :
आयकर सेवा सेवा यूनिट, UTITSL
प्लॉट नं. 3, सेक्टर 11, सीडी बीएलए, नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AKKPS9913Q



नाम / Name
SWAPAN KUMAR SETT

पिता का नाम / Father's Name
PARESH NATH SETT

जन्म की तिथि / Date of Birth
01/09/1947

हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISI
Plot No. 3, Sector II, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने का कृपया सूचित करें/लौटायें :
आयकर पैन सेवा यूनिट, UTTISI
प्लॉट नं: 3, सेक्टर II, सीडीबीएलपुर,
नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT

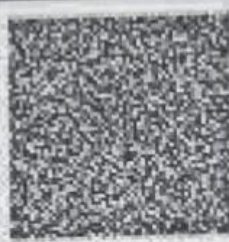


भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या कार्ड
Permanent Account Number Card

AISP85781N



नाम / Name
SUNIL KUMAR BETT

पिता का नाम / Father's Name
PARESH NATH BETT

जन्म तिथि / Date of Birth
03/08/1954

इसकात / My Stamp



In case this card is lost / found, kindly inform / return to :-

Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं: 3, सेक्टर 11, सी.डी.बी.एल.एल.पूर,
नवी मुंबई-400 614.

Aaykar Sampark Kendras
For Income Tax Related
Queries call Toll Free Nos.
1961
or
18001801961

आयकर विभाग

INCOME TAX DEPARTMENT

SUBIR KUMAR SETT

PARESH NATH SETH

05/01/1957

Permanent Account Number

AKAPS5347J

Subir Kumar Sett
Signature



भारत सरकार

GOVT. OF INDIA



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

Income Tax PAN Services Unit, UTHISI

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपाएँ :

आयकर पैन सेवा यूनिट, UTHISI,

प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,

नवी मुंबई-400 614.


Duplicate

ভারতের নির্বাচন কমিশন
 পশ্চিম পূর্ব
ELECTION COMMISSION OF INDIA
IDENTITY CARD

BXX1984079




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

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

Date: 12/10/2012

266- বর্ধমান উত্তর (সংসদীয় জেলা) নির্বাচন কেন্দ্রের নির্বাচন
 নিয়ন্ত্রণ অফিসারের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
 266-Burdwan Uttar (SC) Constituency

বিজ্ঞপ্তি: নির্বাচন কমিশন, ভারত, পশ্চিম পূর্ব নির্বাচন কমিশন, পশ্চিম পূর্ব
 পশ্চিম পূর্ব নির্বাচন কমিশন, পশ্চিম পূর্ব নির্বাচন কমিশন, পশ্চিম পূর্ব
 নির্বাচন কমিশন, পশ্চিম পূর্ব নির্বাচন কমিশন, পশ্চিম পূর্ব
 নির্বাচন কমিশন, পশ্চিম পূর্ব নির্বাচন কমিশন, পশ্চিম পূর্ব

In case of change in address mention the Card No.
 in the relevant Form (including your name in the
 full of the changed address and to obtain the Card
 with same number

Major Information of the Deed

Deed No :	I-0203-02713/2024	Date of Registration	29/04/2024
Query No / Year	0203-2000985782/2024	Office where deed is registered	
Query Date	19/04/2024 3:16:17 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	ASHISH KUMAR PAUL District Judges Court, Burdwan,Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 8759619616, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 4,80,000/-]	
Set Forth value		Market Value	
Rs. 40,00,000/-		Rs. 81,81,824/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,050/- (Article:48(g))		Rs. 14/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

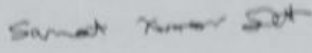
Land Details :

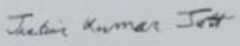
District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W33, Mouza: Burdwan, , Ward No: 33 JI No: 30, Pin Code : 713101

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/-	10,22,728/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	LR-11332 (RS :-)	LR-17773	Bastu	Bastu	0.0125 Acre	5,00,000/-	10,22,728/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L3	LR-11332 (RS :-)	LR-17774	Bastu	Bastu	0.0125 Acre	5,00,000/-	10,22,728/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L4	LR-11332 (RS :-)	LR-17775	Bastu	Bastu	0.0125 Acre	5,00,000/-	10,22,728/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L5	LR-11332 (RS :-)	LR-17776	Bastu	Bastu	0.0125 Acre	5,00,000/-	10,22,728/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L6	LR-11332 (RS :-)	LR-17777	Bastu	Bastu	0.0125 Acre	5,00,000/-	10,22,728/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L7	LR-11332 (RS :-)	LR-17778	Bastu	Bastu	0.0125 Acre	5,00,000/-	10,22,728/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,

L8	LR-11332 (RS :-)	LR-17779	Bastu	Bastu	0.0125 Acre	5,00,000/-	10,22,728/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
		TOTAL :			10Dec	40,00,000 /-	81,81,824 /-	
		Grand Total :			10Dec	40,00,000 /-	81,81,824 /-	

Land Lord Details :

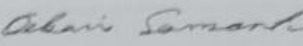
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Sanat Kumar Sett (Presentant) Son of Late Paresh Nath Sett Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office	 29/04/2024	 Captured LTI 29/04/2024	 29/04/2024
	Burdwan, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: akxxxxxx4l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office			
2	Swapan Kumar Sett Son of Late Paresh Nath Sett Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office	 29/04/2024	 Captured LTI 29/04/2024	 29/04/2024
	Burdwan, 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: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: akxxxxxx3q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office			

3	Name	Photo	Finger Print	Signature
	Sunil Kumar Sett Son of Late Paresh Nath Sett Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office		 Captured	 29/04/2024
	Burdwan, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: aixxxxxx1n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office			
4	Name	Photo	Finger Print	Signature
	Subir Kumar Sett Son of Late Paresh Nath Sett Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,Place : Office		 Captured	 29/04/2024
	Burdwan, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: akxxxxxx7j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/04/2024 , Admitted by: Self, Date of Admission: 29/04/2024 ,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 Date of Incorporation:XX-XX-2XX6 , 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 Debasis Samanta Son of Late Kali Charan Samanta Date of Execution - 19/04/2024, , Admitted by: Self, Date of Admission: 29/04/2024, Place of Admission of Execution: Office	Photo  Apr 29 2024 2:50PM	Finger Print  Captured LTI 29/04/2024	Signature  29/04/2024
Burdwan, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: avxxxxxx6h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Samanta Housing Developer (as representative)				

Identifier Details :

Name	Photo	Finger Print	Signature
Bholanath Das Son of Late U Das Rayan, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103	 29/04/2024	 Captured 29/04/2024	 29/04/2024
Identifier Of Sanat Kumar Sett, Swapan Kumar Sett, Sunil Kumar Sett, Subir Kumar Sett, Debasis Samanta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sanat Kumar Sett	Samanta Housing Developer-0.3125 Dec
2	Swapan Kumar Sett	Samanta Housing Developer-0.3125 Dec
3	Sunil Kumar Sett	Samanta Housing Developer-0.3125 Dec
4	Subir Kumar Sett	Samanta Housing Developer-0.3125 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Sanat Kumar Sett	Samanta Housing Developer-0.3125 Dec
2	Swapan Kumar Sett	Samanta Housing Developer-0.3125 Dec
3	Sunil Kumar Sett	Samanta Housing Developer-0.3125 Dec
4	Subir Kumar Sett	Samanta Housing Developer-0.3125 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Sanat Kumar Sett	Samanta Housing Developer-0.3125 Dec
2	Swapan Kumar Sett	Samanta Housing Developer-0.3125 Dec
3	Sunil Kumar Sett	Samanta Housing Developer-0.3125 Dec
4	Subir Kumar Sett	Samanta Housing Developer-0.3125 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Sanat Kumar Sett	Samanta Housing Developer-0.3125 Dec
2	Swapan Kumar Sett	Samanta Housing Developer-0.3125 Dec
3	Sunil Kumar Sett	Samanta Housing Developer-0.3125 Dec
4	Subir Kumar Sett	Samanta Housing Developer-0.3125 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Sanat Kumar Sett	Samanta Housing Developer-0.3125 Dec
2	Swapan Kumar Sett	Samanta Housing Developer-0.3125 Dec
3	Sunil Kumar Sett	Samanta Housing Developer-0.3125 Dec
4	Subir Kumar Sett	Samanta Housing Developer-0.3125 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Sanat Kumar Sett	Samanta Housing Developer-0.3125 Dec
2	Swapan Kumar Sett	Samanta Housing Developer-0.3125 Dec
3	Sunil Kumar Sett	Samanta Housing Developer-0.3125 Dec
4	Subir Kumar Sett	Samanta Housing Developer-0.3125 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Sanat Kumar Sett	Samanta Housing Developer-0.3125 Dec
2	Swapan Kumar Sett	Samanta Housing Developer-0.3125 Dec
3	Sunil Kumar Sett	Samanta Housing Developer-0.3125 Dec
4	Subir Kumar Sett	Samanta Housing Developer-0.3125 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Sanat Kumar Sett	Samanta Housing Developer-0.3125 Dec
2	Swapan Kumar Sett	Samanta Housing Developer-0.3125 Dec
3	Sunil Kumar Sett	Samanta Housing Developer-0.3125 Dec
4	Subir Kumar Sett	Samanta Housing Developer-0.3125 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: UMR W33, Mouza: Burdwan, , Ward No: 33, 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:- 11332, LR Khatian No:- 17772		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 11332, LR Khatian No:- 17773	Owner: স্বপন কুমার সেট, Gurdian: গণেশ নাথ, Address: নিজ , Classification: বাস, Area: 0.04350000 Acre,	Swapan Kumar Sett
L3	LR Plot No:- 11332, LR Khatian No:- 17774		Seller is not the recorded Owner as per Applicant.

L4	LR Plot No:- 11332, LR Khatian No:- 17775	Owner:- गुरु गुरु गुरु, Gurdian:- गुरु गुरु, Address:- गुरु, Classification:- गुरु, Area 0.03150000 Acre.	Sanat Kumar Sett
L5	LR Plot No:- 11332, LR Khatian No:- 17776	Owner:- गुरु गुरु गुरु, Gurdian:- गुरु गुरु, Address:- गुरु, Classification:- गुरु, Area 0.01250000 Acre.	Sunil Kumar Sett
L6	LR Plot No:- 11332, LR Khatian No:- 17777	Owner:- गुरु गुरु गुरु, Gurdian:- गुरु गुरु, Address:- गुरु, Classification:- गुरु, Area 0.01250000 Acre.	Subir Kumar Sett
L7	LR Plot No:- 11332, LR Khatian No:- 17778		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 11332, LR Khatian No:- 17779		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 020302713 / 2024

On 29-04-2024

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 13:45 hrs on 29-04-2024, at the Office of the A.D.S.R. Bardhaman by 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 81,81,824/-

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

Execution is admitted on 29/04/2024 by 1. Sanat Kumar Sett, Son of Late Paresh Nath Sett, Burdwan, P.O: Sripally, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Retired Person, 2. Swapan Kumar Sett, Son of Late Paresh Nath Sett, Burdwan, P.O: Sripally, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 3. Sunil Kumar Sett, Son of Late Paresh Nath Sett, Burdwan, P.O: Sripally, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Retired Person, 4. Subir Kumar Sett, Son of Late Paresh Nath Sett, Burdwan, P.O: Sripally, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Retired Person

Indetified by Bholanath Das, , , Son of Late U Das, Rayan, P.O: Burdwan, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-04-2024 by Debasis Samanta, representative, Samanta Housing Developer (Partnership Firm), Raina, Village:- Raina, P.O:- Raina, P.S:-Raina, District:-Purba Bardhaman, West Bengal, India, PIN:- 713421

Indetified by Bholanath Das, , , Son of Late U Das, Rayan, P.O: Burdwan, Thana: Bardhaman

,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Law Clerk

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/04/2024 9:19PM with Govt. Ref. No: 192024250023826278 on 22-04-2024, Amount Rs: 14/-, Bank: SBI EPay (SBIPay), Ref. No. 3077131619217 on 22-04-2024, Head of Account 0030-03-104-001-16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2024, Page from 68133 to 68169

being No 020302713 for the year 2024.



Digitally signed by SANJIT SARDAR
Date: 2024.05.03 10:29:59 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 03/05/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Bardhaman

West Bengal.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2024, Page from 68133 to 68169

being No 020302713 for the year 2024.



Digitally signed by SANJIT SARDAR

Date: 2024.05.03 10:29:59 +05:30

Reason: Digital Signing of Deed.

(Sanjit Sardar) 03/05/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Bardhaman

West Bengal.