

ST NO - 1894/26

D-1898/26



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Q-2 - 6714647/26.

M 703247

M 703247

14.15
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, Dt.-Purba Bardhaman

23 MAR 2026

DEVELOPMENT AGREEMENT

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THIS DEVELOPMENT AGREEMENT is made on
this 23rd day of March 2026.

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Sl. No. 3986 Sale Date 18/3/2026
Sold To Prasenjit Nandi and others
Add R.B. Chatterjee Road, Lakevdi, Burdwan 713102
Stamp Rs. 5000/-
This Stamp Paper Purchase From 16 MAR 2026
Purba Burdwan 1No. Try. On Date, 1
Stamp Vendor **TAPAS PAL**
Burdwan A.D.S.R. Office, Purba Burdwan
Licence No.-01/15-18



Tapas Pal
Signature



Additional District Sub Registrar
Burdwan, Dt.-Purba Bardhaman

23 MAR 2026

(2)

BETWEEN

- i) Goursundar Mukherjee S/O – Dinesh Chandra Mukherjee, aged About 36⁺ years , by Nationality – Indian, by faith – Hindu, Occupation – Service, residing at Vill- Galigram, P.O.- Galigram , P.S. - Aushgram , Dist – Purba Bardhaman – Pin – 713126, PAN – **MASKED**
- ii) Prasenjit Nandi S/O- Subhas Chandra Nandi, aged About 38⁺ years , by Nationality – Indian, by faith – Hindu, Occupation – Service, residing at R.B.Chatterjee Road, Lakurdi, Kalindipara, P.S.- Burdwan Sadar, Dist – Purba Bardhaman – Pin – 713102, PAN – **MASKED**

Hereinafter jointly referred to and called as the “**OWNERS/ LAND LORDS**”(which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, successors, legal representatives, administrators, executors and assigns) of the **FIRST PART**.

AND

SKYSCRAPER ,PAN- **MASKED** , a partnership firm having place of business at Kshetia P.O. – Kshetia, P.S. – Dewandighi, Dist – Purba Bardhaman, Pin – 713102 represented by its Partners

- i) Chiranjit Dutta S/O Prabir Kumar Dutta aged about 41⁺ years, by Nationality – Indian, by faith – Hindu, Occupation – Service, residing at Vill- Kshetia, P.O.- Kshetia, P.S. Dewandighi, Dist – Purba Bardhaman , Pin – 713102.
PAN – **MASKED**

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- ii) Prasenjit Nandi S/O- Subhas Chandra Nandi, aged About 38⁺ years , by Nationality – Indian, by faith – Hindu, Occupation – Service, residing at R.B Chatterjee Road , Lakurdi, Kalindipara,P.S.- Burdwan Sadar, Dist – Purba Bardhaman – Pin – 713102, PAN – MASKED
- iii) Goursundar Mukherjee S/O – Dinesh Chandra Mukherjee, aged About 36⁺ years , by Nationality – Indian, by faith – Hindu, Occupation – Service, residing at Vill- Galigram, P.O.- Galigram , P.S. - Aushgram , Dist – Purba Bardhaman – Pin – 713126, PAN – MASKED

hereinafter referred to and called as the ‘DEVELOPERS ’

(which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its Partners, Successors-in-Office, legal heirs/heiress, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

Whereas owners are the sole and absolute owners in respect all that piece and parcel of the schedule mentioned land fully and particularly mentioned in the schedule of this Deed , described herein below and they are well seized and possessed of the same as absolute owners by without any interruption from any corner whatsoever as free from all encumbrances, decided to develop the aforesaid and below mention schedule property, but due to insufficient fund and other

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sufficient reasons and lack of technical expertise owners could not construct building on the said plot .

DEVELOPERS ' being and experienced and financial capable developers approached the owners to enter into agreement for developing the said property with a formulated scheme to do so and for that after having several discussion requiring the terms and conditions of the agreement it has been settled that the terms and conditions should be fully embodied so that there should not be any confusion in the future towards the agreement and development of the said property . However the DEVELOPERS shall start the construction after getting the Building plan Sanctioned from the authority or Municipality Corporation .

The owners herein have represented and assured Developers as follows :

The owners are absolute owners of piece and parcel of the land measuring area 10 decimal comprised in R.S. Plot No 695, R.S. Khatian No – 112, L.R. Plot No – 2029, L.R. Khatian No – 14513, 14521, laying and situated at Mouza – Ichlabad, J.L. No -75, P.S. – Burdwan sadar, Dist – Purba Bardhaman, Holding No – 174/1 , ward No – 11, Locality / Street – Ichlabazar, under Burdwan Municipality.

Whereas Abu Mondal who was the original owner's aforesaid schedule mention property he had duly recorded his name R.S. record of rights under R.S. Khatian No – 112 ,R.S. Plot No – 695 measuring area 20 decimal .

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Thereafter demise of Abu Mondal without issue in his conjugal life. So in this circumstances his beloved wife Achala Bibi only one legal heir's and successor according to Muslim Law .

Thereafter Achala Bibi owners and possession aforesaid schedule mention property, she transferred in favour of Radharani Dutta measuring area 20 decimal, being Deed No – 7042 for the year 1951 , Burdwan Sadar , Book No – I, Volume No – 60, Pages form 223 to 224 .

Thereafter Radharani Dutta owners and possession aforesaid schedule mention property, she executed and appointed truthful attorney Keshab Dutta by virtue of General Power of Attorney being No – 418, for the year 2009, Nowda Delhi Sub Regisrty office , Book No – IV, Volume No – 97, page No – 325 to 334 for executed Sale Deed aforesaid schedule mention property measuring area 10 decimal, Keshab Dutta appointed an attorney he transferred aforesaid schedule mention property in favour of Biswajit Mondal and Malay Kumar Sam measuring area 10 decimal, being Deed No – 1082 for the year 2009 , Burdwan A.D.S.R , Book No – I, C.D. Volume No – 4, Pages form 1258 to 1288 .

Thereafter Biswajit Mondal and Malay Kumar Sam jointly owners and possession aforesaid schedule mention property, they recorded their name in L.R. R.O.R being No – 6038, 6039.

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Thereafter Biswajit Mondal and Malay Kumar Sam jointly transferred aforesaid schedule mention property in favour of Nepal Chandra Dutta and Chandra Dutta measuring Area 10 decimal being Deed No – 020307070 for the year 2017 , Burdwan A.D.S.R , Book No – I, Volume No – 0203-2017, Pages form 118711 to 118732 .

Thereafter Nepal Chandra Dutta and Chandra Dutta jointly owners and possession aforesaid schedule mention property, they recorded their name in L.R. R.O.R being No – 10224, 10206.

Thereafter Nepal Chandra Dutta and Chandra Dutta jointly transferred aforesaid schedule mention property in favour of Goursundar Mukherjee And Prasenjit Nandi measuring Area 10 decimal being Deed No – 020304706 for the year 2024 , Burdwan A.D.S.R , Book No – I, Volume No – 0203-2024, Pages form 119210 to 119241 .

Thereafter Goursundar Mukherjee and Prasenjit Nandi jointly owners and possession aforesaid schedule mention property, they recorded their name in L.R. R.O.R being No – 14521, 14513.

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NOW THIS AGREEMENT WITNESSETH and it is hereby agreeing upon by and between the parties hereto on the following terms and conditions.

In this present unless there is anything repugnant to or inconsistent with:

-

1.1 OWNERS

shall mean and include which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, successors, legal representatives, administrators, executors and assigns.

AND

1.2 DEVELOPERS: shall mean and include which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its Partners, Successors-in-Office, legal heirs/heirress, executors, administrators, legal representatives and assigns

1.3 TITLE DEEDS: shall mean all the documents of title relating to the said land and premises, which shall be handed over and/or handed over in original to the Developer at the time of execution of the agreement.

1.4 PREMISES/PROPERTY: shall mean **ALL THAT** piece and parcel of land as described in the "A" schedule of this deed described herein below

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1.5 NEW BUILDING: shall mean the Multistoried Building (G+3-storied) as per available sanctioned area, which is to be constructed over the said premises as per plan to be sanctioned by the concerned Burdwan Municipality .

1.6 COMMON AREA FACILITIES AND AMENITIES: shall mean and include, corridors stair ways, passage ways, drive ways, Common lavatories, tube well, overhead water tank, water pump and motor, roof and all other facilities which is to be attached with the proposed Building for better enjoyment as Apartment Ownership Act or mutually agreed by and between the owners and the Developers.

1.7 COVERED AREA: shall mean the area covered with outer wall and constructed for the unit including fifty Percent area covered by the common partition wall between two units, and cent percent area covered by the individual wall for the unit plus proportionate area share of stair/lobby/other facilities etc. It is applicable for individual unit.

1.8 SALEABLE SPACE: shall mean the flat/units/Garage/space in the building available for independent use and occupation of the self-contained flat after making due provision for common amenities and facilities for better enjoyment against consideration.

1.9 SUPER BUILT UP AREA OF THE FLAT/ UNIT/ SPACE/ GARAGE: shall mean and include the total covered area of the unit plus minimum 20% service area, over the aforesaid total covered area, is applicable for individual unit.

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1.10 BUILDING PLAN: shall mean such plan to be prepared by the Architect/ Engineer/L.B.S. for the construction of the building and to be sanctioned by the concerned Burdwan Municipality. Be it mentioned here that the Building Plan will be sanctioned in the name of the Owners at the cost of the Developers with such addition, alteration or modification as prescribed and/or made afterwards by the Developers from time to time through the owners or by themselves.

All the Flats shall have the undivided proportionate share or interest of underneath land along with proportionate rights on all common areas and facilities of the proposed building, within their respective Blocks, which is constructed and/or to be constructed as per Building Plan and/or its added and/or Revised Plan, which was be duly sanctioned by the concerned Authority.

1.11 Owners Allocation shall mean all that 20% share in the flat/ Apartments constructed space and car parking space and 20% of the roof comprised in the said premises together with the undivided proportionate share or interest in all the common parts portions areas facilities and amenities to be comprised in the said premises.

1.12 DEVELOPERS/PROMOTERS ALLOCATION: shall mean the remaining constructed area after providing the Owners allocation in the proposed building to be constructed on the said premises including proportionate share of the common facilities and amenities.

1.13 TRANSFER: shall mean and included transfer by delivered of possession as per present customs or by any other means adopted by the Developers for effecting transfer of the proposed building or flat to the intending purchasers thereof against valuable consideration.

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ARTICLE - II : COMMEENCEMENT & DURATION

2.1 This agreement shall be deemed to have commenced on and from the date of execution of this Agreement and thereafter sale out of all the flat/units/Garage/space to the intending purchasers and also after delivery of possession to the flat owners and land owners and after formation of the flat/unit owners' Association, if required, this Development Agreement will be coming to an end.

ARTICLE – III: OWNER’S DECLARATION, RIGHTS AND RESPONSIBILITIES

3.1 The owners hereby declare that they are the joint and absolute owners of the scheduled property and now seized and possessed of or otherwise well and sufficient entitled thereto without any disturbance hindrance in any manner whatsoever and the said property is free from all encumbrances charges, attachments, acquisition or requisition whatsoever or howsoever and the owners have good and marketable title over the said land.

3.2 That the owners hereby agreed that they will not grant lease, mortgage, charge or encumber the scheduled property in any manner whatsoever during the existing/ substance of this agreement as well as during the construction of the building without prior written consent of the Developer and also undertakes that for the betterment of the Project shall acquire and to produce all the relevant papers documents and copy of the order if any from the competent Court Authority Concern.

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3.3. That the owners hereby agree to sign, execute Registered Development Power of Attorney and also all the petitions, Affidavit, Deeds, Complaints, written objection, proposed site plan, Building plan, Completion Plan, Declaration of Amalgamation, Deed of Amalgamation, Agreement for Sale and all other necessary Documents in favour of the Developers or its Nominated person or persons for betterment of the construction over the schedule land and adjacent land and betterment of project and also for the betterment of title over the Schedule property and the owners also agreed to pay all the costs and expenses of the documents in up-to-date condition and for betterment of Title of the property of the owners herein.

3.4. That the owners shall be liable and responsible for litigation, if any arose due to defects on their part or with regard to title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third party or contagious land owners, then the Developers will be entitled to get cost of litigation from the Landowner(s), which will be incurred by the developers during such litigation. Be it mentioned that if there any type of litigation is found or arose due to any order of the competent Court Authority concern or any other competent authority concern, then the delay in respect of delivery of possession of the owners' allocation shall not be considered the delay on the part of the Developers.

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3.5. That the owners hereby undertakes to deliver and handover all the Photostat copy and Original of all the Deeds and documents to the Developers at the time of execution of this Agreement and if the Original documents is not delivered in favour of the Developers, then produce all the Original documents, whenever called for production of the same by the Developers.

3.6 That the Owners hereby giving exclusive license to the Developers to commercially exploit the same as per terms and condition contained in this Agreement and hereby authorized the Developers to enter into agreement for sale, lease, transfer, mortgage and to dispose of the Developer's Allocation together with right to assignment of all the rights title interest of this agreement to any third party and the owners will give necessary consent for betterment of this project without raising any objection to that effect save and expect the owners' allocation as mentioned.

3.7 The Owners hereby agree to execute a Registered Development Power of Attorney in favour of the Developers or its nominated person/s in respect of the Developers Allocation and also for the purpose of addition, alteration, revision of the sanctioned building plan, Completion Plan for construction and completion of the work as per Agreement and also to sign on the Deed on or behalf of the owner and to present the same before the District Registrar, Addl. District Sub-Registrar or other

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Registrars, who has authority to register the Deed of transfer and other documents and if required owners will put their signature on the Agreement for Sale, Deed of conveyance after delivery of possession of the owner's allocation. It is also further agreed that for the purpose of betterment of the intending purchasers, if required, the owners herein will join in the Deed of Conveyance as owners for Transfer the Flat to the intending purchasers.

3.8 The owners hereby undertakes not to do any act, deeds or things by which the Developers may prevent from executing any Deed of Conveyance in favour of the intending purchaser or Purchasers of the Developer's Allocation. If the Developers fails to deliver possession of the owners' Allocation within the stipulated period, then the owners will be entitled to get compensation/damages from the Developers as deemed fit by the Developers. Be it mentioned here that the Time will be essence of the contract.

3.9 That the Owners hereto without being influenced or provoked by anybody do hereby categorically declared that the Developers shall continue to construct the building exclusively in the name of the Developers Development Firm and also by taking partner in the Firm at its own cost, arrangement and expenses as well as the Owners shall have no financial participation and or involvement. The Developers shall handover the complete habitable peaceful vacant possession of the

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Owners Allocation within 24th months from the date of execution and registration of this Agreement, which is later and the time is the essence of this Contract and such time shall be enhanced and/or extended for another 6th months for any force-majeure, acts of God and other reasons which is or are or shall be beyond control of the Developers and if the Developers will fail or neglect to handover the possession of Owners' Allocation within the said stipulated 24th months from the date of obtaining the Sanctioned Building Plan, then in that case the Owners shall have every right to take legal steps with due process of law.

ARTICLE – IV:

DEVELOPER'S RIGHTS, OBLIGATION AND DECLARATION

4.1 The Developer(s) hereby agreed to complete the multi-storied (G+3 storied) building over the property as per plan as sanctioned by the concerned Municipal Authority concern with due modification or amendment of the sanction plan as made or caused to be made by the Architect /Engineer/L.B.S. of the Developer. Be it pertinent to mention here that at present the Plan of G+3-storied Building will be submitted for sanction before the concerned Municipality.

4.2 The Developers hereby declares to take care of the local hazards or accident during the continuation of construction and the owners shall have no liability to that effect.

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4.3 All applications plans papers and documents as may be required by the developers for the purpose of sanction of Plan, Revised plan, Addition/ Alteration of the building plan shall be submitted by the developers with due signature of the owners or on behalf of the owners as may be required and all costs expenses and charges be paid by the developers and also for construction of the building thereon and the Developers will pay all the payments and expenses required for clearance of the occupier thereof, either in cash or in area or in any other lawful manner.

The Developers hereby agreed to deliver possession of the owners allocation in the proposed new building **within aforesaid stipulated months** from the date of execution and Registration of this Agreement, and if required, the owners will further allow aforesaid stipulated months for delivery of possession of the owners' allocation without claiming any damages. *It is also agreed that the delivery of possession of the owners' allocation will be made first and after that the Developers will be entitled to handover possession of the Developer's Allocation* and if required benefits of the parties hereto before or after completion of the building necessary supplementary Agreement will be executed. Be it pertinent to mention here that *the Developers will obtain Completion Certificate (C.C.) at their own cost expenses* and Xerox copy of the same will be given to all the owners of the units of the newly constructed building.

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4.4 That the notice for delivery of possession of the owners Allocation shall be delivered by the developers in writing or through the Advocate of the Developers either by Registered post or courier service or under certificate of posting or hand delivery with acknowledgement due card and the owners are bound to take possession within 30 days from the date of service of this letter. If the owners fail to take delivery of possession or neglected to do so, then it will be deemed that the owners allocation already delivered and the Developers shall be entitled to transfer the Developers Allocation without any further notice.

That the owners shall have to clear all the dues if any due is caused due to extra work other than the specification of flat as mentioned in the schedule as mentioned below.

4.5 That the Developer shall have every responsibility for the incidents occurred during the course of construction and the Owners shall have no responsibility for the same, if the Owners are not interfere during the construction and after completion of the building and handover the same to the Owners and Intending Purchases, the Developers shall have no liability for any incident occurred in the said Building.

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ARTICLE – V. CONSIDERATION & PROCEDURE

5.1 In consideration of the construction of the owners allocation in the building and other consideration of any mentioned in the owners allocation. The Developers are entitled to get remaining constructed area of the building and proportionate share of the land as Developers allocation.

5.2 That if the Developers fail to complete the construction work in respect of the owner's allocation within the stipulated period as stated above, and then the Owners shall have liberty to rescind this Agreement on re-payment of the cost and expenses as well as the consideration money paid by the Developers as per mutual calculation of the parties. Be it mentioned here that time will be essence of the contract.

ARTICLE – VI. DEALINGS OF SPACE IN THE BUILDING

6.1 The Developers shall on completion of the building put the owners in undisputed possession in respect of the owners allocation together with the right to enjoy the common facilities and amenities attached thereto with other of the units/shops etc.

6.2 The Developers being the party of the Second part shall be at liberty with exclusive rights and authority to negotiate for the sale of the flats/ units/unit/ space together with right to proportionate share of land excluding the space/units/flat provided under the Developers. Allocation

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in the premises to any prospective buyer/s before, after or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developers shall think fit and proper.

6.3 The Developers shall at their own costs, construct and complete the building at the said premises strictly in accordance with the sanctioned plan and due modification if any with such material and with such specification as are to be mentioned in the sanctioned plan of the building hereunder written and as may be recommended by the Architect/Engineer from time to time. ***The Developers shall on completion of the building shall obtain Completion Certificate from the Appropriate Authority concern at its own costs and expenses.***

6.4 That the developers shall install erect and shall provide standard pump set, overhead and underground reservoirs, electric wiring, sanitary fittings, and other facilities as are required to be provided in respect of building having self-contained apartment and constructed for sale of flats/shops/garages on ownership basis and as mutually agreed. Be it mentioned that the security money deposit for the new electric meter connection shall be paid by the owners to the Developers for their respective meters in the individual names of the Owners. It is also mentioned that the Developers will fix the sale rate for flat/garages etc. for Developers allocation without consultation of the owners.

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ARTICLE – VII. COMMON FACILITIES

7.1 The Developers shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due on and from the date of execution of the agreement or before and after handing over the possession of the flats all the flats owners will pay due according to their shares.

7.2 As soon as the respective self-contained flat is completed the developers shall give written notice to the owners requiring the owners to take possession of the owners allocation in the newly constructed building and after 60 days from the date of service of such notice and at all times, thereafter the owners shall be exclusively responsible for payment of municipal and property taxes rates duties dues electric installation charges electric charges bill and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as “the said rates”) payable in respect of the owners’ allocation the said rates to be apportioned prorate with reference to the saleable space in the building if any are levied on the building as whole.

7.3 The Owners and Developers shall punctually and regularly pay for their respective allocation the said rates and taxes (including service taxes and other taxes) to the concerned authorities as levied by the Central or State Govt. or other Appropriate Authorities or otherwise

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as may be mutually agreed upon between the Owners and the Developers. The owners hereby agreed that they shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceeding instituted by any third party or against the owners for the same the developers will be entitled to get damages.

- 7.4 The owners or their agents or representatives or any third party of the owners' behalf shall not do any act deed or things wherein the developers shall be prevented from construction and completing of the said building or to sale out the flat/units to the intending purchaser/purchasers. If the developers is prevented by the owner(s) without any reasonable and/or justified reason, then the owners or their legal representatives shall pay bound to indemnify the loss and pay damages with interest and such delay will not be calculated within the stipulated time.

ARTICLE – VIII. COMMON RESTRICTIONS

THE OWNERS' ALLOCATION AFTER POSSESSION IN THE PROPOSED BUILDING SHALL BE SUBJECT TO THE SAME RESTRICTION AND USE AS IT IS APPLICABLE TO THE DEVELOPER'S ALLOCATION RESPECTIVE POSSESSION IN THE BUILDING WHICH ARE FOLLOWS: -

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8.1. Neither party shall use or permit to the use of the respective allocation in the building or any portion thereto for carrying on any obnoxious illegal and immoral trade or activities nor use thereto for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

8.2. Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without previous written consent from the owner, developer or from the competent authority or from municipality authority concern in this behalf.

8.3. Both parties shall abide by all laws, bye laws rules and regulations of the Government Statutory bodies and local bodies as the case may and shall be responsible for any deviation and breach of any of the said laws and regulations.

8.4. The respective allottee or their transferees shall keep the interior walls, sewers, drains pipe and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or any other of them and/or the occupiers of the building indemnified from the against the consequence of any breach.

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8.5. No goods or other items shall be kept by either party or their transferees for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free movement of user in the corridors and other places of common use in the building.

8.6. Neither party nor their transferees shall throw 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 building.

8.7. Neither the parties or their transferees shall permit other agent with or without workmen and other at all reasonable times to enter into and upon each parties allocation and each part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and for the purpose of pulling down, maintaining, repairing and testing drains and water pipes and electric wires and for any similar purpose.

ARTICLE – IX. OWNER'S DUTY & INDEMNITY

9.1. The owner doth hereby agree and covenants with the Developer not to use cause any interference or hindrance in any manner during the construction and throughout the existence of this agreement of the said

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9.2. building at the said premises and if any such interference or hindrance is caused by the owner or their heirs, agents, servants, representatives causing hindrance or impediments to such construction the owner will be liable to repay entire amount invested by the developer amount will be settled by the parties amicably. It is also further agreed that if the developer is prevented for making construction due to any litigation cropped up or due to any restraining order passed by the competent court of a competent Authority Concern or any statutory body law or due to any boundary dispute amongst the contagious land owners, then owners will be liable to pay cost of litigation to the Developers, which will be incurred by the Developers.

9.3. The owners or their legal representatives herein will have no right/ authority power to terminate and/or determinate this agreement within the stipulated period for construction of the building as well as till the date of disposal of all the flats/shops/units of the Developer's allocation or without the violation of the terms and conditions of this Agreement. If tried to do so then the owners shall pay firstly total market price of the constructed area with damage together with interest on investment intimation for such intention.

9.4. It is agreed that the owner will not involve any of their workmen, contractor, agent or representative etc. or stag any constructional materials in the building for any type of constructional work if required in respect of the owners' allocation in the building without any written consent from the Developers.

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9.5. That the owners and their legal heirs hereby declare and undertake that upon the demise of the owners , the legal heirs of the said owners will join the Development Agreement and also execute fresh Power of Attorney and also other required documents in favour of the Developers and also for the betterment of the project on the same terms and conditions mentioned herein.

ARTICLE – X. DEVELOPER’S DUTY

10.1. That the Developers hereby agrees and covenants with the Owners not to do any act, deed or things whereby the Owners prevented from enjoying selling disposing of the owners’ allocation in the building at the said premises after delivery of Re-possession thereof to the owners and also obtain Completion Certificate (C.C.)/ Occupancy Certificate from the competent Authority at its own costs and expenses.

10.2. The Developers hereby undertake/s to keep the Owner(s) indemnified against all third party claims and actions arising out of any sort of act or omissions of the Developers in relating to the making of construction of the said building. The developers shall also not interfere in any manner whatsoever to the sale proceeds and otherwise with regard to the owners share or allocation and also not to claim any amount from the sale proceeds of the owners allocation.

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ARTICLE – XI. MISCELLANEOUS

11.1 The Owners and Developers hereto have entered into this agreement purely as a contract and under no circumstance this agreement shall be treated as partnership by and between the parties and an Association of persons.

11.2 As and from the date of getting Completion Certificate of the building the developers and its transferees and the owners and their transferees shall be liable to pay and bear proportionate charges on account of ground rents and service tax and other taxes, charged by the Govt. or Semi Govt. or local authority concern. And the proportionate cost towards regular maintenance charges.

11.3 The building to be constructed by the developers shall be made in accordance with the specification more fully and particulars mentioned and described in the schedule annexed in separate sheet which will be treated part of the agreement.

ARTICLE – XII. FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existing of "Force Majeure" and shall be suspended from obligations during the duration of the Force Majeure, which also includes non-availability of Building materials

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due to Government Notifications or against notification or rules and regulations of the other appropriate authority and also includes mass stopping of work in the locality against notification or rules and regulations of the other appropriate authority.

ARTICLE – XIII. ARBITRATION CLAUSE

It is hereby agreed by and between the parties that all dispute and/or difference by and between the parties hereto in any way relating to or connected with the flats and or construction and or in respect of this agreement and/or anything done in pursuance hereto and/or otherwise shall be referred for arbitration, which will adjudicated in accordance with the Arbitration and conciliation Act, 1996, or any amendment thereon as may be applicable.

SCHEDULE OF PROPERTY

All That piece and parcel of the aforesaid land measuring Area 0.10 Acre or 10 decimal more or less, lying and situated in R.S. Plot Number - 695 & corresponding L.R. plot Number -2029, recorded in R.S. Khatian Number -112 and corresponding L.R. Khatian Numbers 14513, 14521 at Mouza – Ichlabad, J.L. Number-75, under Police Station Burdwan Sadar, in the district of Purba Bardhaman under the jurisdiction of Burdwan Municipality , ward no – 11, recorded as

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(27)

Holding No- 174/1 with Newly Constructed G+3 Multistoried incomplete structure thereon which is having total constructed area of 9880 Sq.Ft comprising in 4 different floors including the ground floor and 3 different floors whereas the ground floor has 2470 Sq.Ft. and each of the rest said floor 2470 Sq.Ft.

BUTTED AND BOUNDED AS FOLLOWS:

On the North: R.S Plot No – 695(p)

On the South: Residential house of Sukumar Ghosh

On the East: 15 Feet wide Municipality Pucca Road.

On the West : R.S Plot No – 695(p)

Next Page

SA

(28)

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

SIGNED SEALED AND DELIVERED

In the presence of the following

WITNESSES:-

1. Sankari Rani Adhikary

D/O – Late Shyasundar Adhikary

Alamganj, Balirbagan

P.O.- Natunganj

P.S. – Burdwan Sadar

Dist – Purba Bardhaman

Pin -713102

2. Deb Kumar Rajak

S/O – Ram Das Rajak

Alamganj, Balirbagan

P.O.- Natunganj

P.S. – Burdwan Sadar

Dist – Purba Bardhaman

Pin -713102

Drafted by me as per instructions of the Parties hereto

Read over and Explained by me and

Prepared in my office:-

Sankari Rani Adhikary

Burdwan District Judges Court

Advocate

Enrolment No- F/449/332/ 2014

1. Goun Sundar Mukherjee

2. Prasenjit Nandi

SIGNATURE OF THE OWNERS

1. Chiranjit Dutta

2. Prasenjit Nandi

3. Goun Sundar Mukherjee

SIGNATURE OF THE DEVELOPERS

SKYSCRAPER

Partner

FINGER PRINTS OF BOTH HANDS

Owner :

LEFT HAND	MASKED				
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND	MASKED				



Gaur Sunden Mukherjee

SIGNATURE OF Owner *Gaur Sunden Mukherjee*

Owner :

LEFT HAND	MASKED				
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND	MASKED				



Prasenjit Handi

SIGNATURE OF Owner *Prasenjit Handi*

Developer :

LEFT HAND	MASKED				
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND	MASKED				



SIGNATURE OF developer

Developer : *Chiranjit Datta*

LEFT HAND	MASKED				
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND	MASKED				



SIGNATURE OF developer

Developer *Prasenjit Nandi*

LEFT HAND	MASKED				
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND	MASKED				



SIGNATURE OF Developer

Gour Sunder Mukherjee

SKYSCRAPER

Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

MASKED

MASKED

पैन नाम
SKYSCRAPER

निगमन / गठन की तारीख
Date of Incorporation / Formation
02/01/2024

09022024

इस कार्ड को खोने/पाने पर कृपया सूचित करें/सीटारु:
सकायन पैन सेवा इकाई, प्रांतीय ईगल टेक्नोलॉजीज लिमिटेड
(पूर्व में एनएसएल-गवर्नरस लिमिटेड)
कीर्ति कोकिल, सफाई सेवा,
प्लॉट नं. 4, बंगला,
पुणे - 411004



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

Income Tax PAN Services Unit, Prastan eGov Technologies Limited
(Formerly NSDL e-Governance Infrastructure Limited)
4th Floor, Sankhya Chambers,
Baker Road, Pune
Pune - 411004
Tel: 91-20-2721 8011, Fax: 91-20-2721 8012, Email: pan@pan.egovindia.gov.in
or pan@nsdl.gov.in

SKYSCRAPER
Partner

Chiranjit Dutta
Prasenjit Nandi
Gour Sundar Mukherjee


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

MASKED

Elector's Name Chiranjit Dutta

নির্বাচকের নাম চিরঞ্জিত দত্ত

Father's Name Prabir Kumar Dutta

পিতার নাম প্রবীর কুমার দত্ত

Sex M
লিঙ্গ পুরুষ

Age as on 1.1.2003 18

১.১.২০০৩-এ বয়স ১৮

Address:
Kshetitya Hindupada Kshetitya Sadar Burdwan 713102

ঠিকানা :
ক্ষেতিয়া হিন্দুপাড়া ক্ষেতিয়া সদর বর্ধমান ৭১৩১০২



Facsimile Signature
Electoral Registration Officer
নির্বাচন নিয়ন্ত্রন অধিকারিক

Assembly Constituency: 270-Burdwan North

বিধানসভা নির্বাচন ক্ষেত্র : ২৭০-বর্ধমান উত্তর

District: Burdwan জেলা: বর্ধমান

Date: 23.08.2003 তারিখ: ২৩.০৮.২০০৩

Chiranjit Dutta



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1058/22330/01178

05/05/2014

To
Chiranjit Dutta
চিরঞ্জিত দত্ত
Khetia
Kshetia, Bardhaman
West Bengal - 713102
9232581632



KL910359089FT

91035908

MASKED

আপনার আধার সংখ্যা / Your Aadhaar No. :

MASKED

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

চিরঞ্জিত দত্ত

Chiranjit Dutta

পিতা : প্রবীর কুমার দত্ত

Father : Prabir Kumar Dutta



জন্মতারিখ / DOB: 25/07/1984

পুরুষ / Male

MASKED

MASKED



আধার - সাধারণ মানুষের অধিকার

Chiranjit Dutta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHIRANJIT DUTTA

PRABIR KUMAR DUTTA

25/07/1984

Permanent Account Number

MASKED

Chiranjit

Dutta

Signature



25062010

Chiranjit Dutta


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

MASKED




নির্বাচকের নাম : প্রসেনজিৎ নন্দী
 Elector's Name : Prasenjit Nandi
 পিতার নাম : সুভাষ নন্দী
 Father's Name : Subhas Nandi
 লিঙ্গ/Sex : পুং/ M
 জন্ম তারিখ : 24/04/1987
 Date of Birth : 24/04/1987

MASKED

ঠিকানা:

আর.বি.চ্যাটারজী রোড সংলগ্ন লাকুডি এলাকা, বর্ধমান,
 বর্ধমান (সদর), বর্ধমান- 713102

Address:

AAR.BI,CHYATARJI ROD SANGLGN
 LAKUDDI ELAKA, BARDDHAMAN,
 BURDWAN (SADAR), BURDWAN- 713102

(Signature)

Date: 07/03/2013

260-বর্ধমান দক্ষিণ নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
 Registration Officer for

260-Burdwan Dakshin Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্ট নামে ভোলা ও একই
 নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
 পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

1226534

Prasenjit Nandi



ভারত সরকার
Government of India



প্রসেনজিও নন্দী
Prasenjit Nandi

জন্ম তারিখ / DOB: 24/04/1987
সঙ্গ / Male

MASKED

MASKED

আধার -- সাধারণ মানুষের অধিকার



অধার
Unique Identification Authority of India

ঠিকানা: S/O: Subhash
Chandra Nandi, R.B
CHATTERJEE ROAD,
LAKURDI KALINDIPARA
Goda (P), LAKURDI
Bardhaman, West Bengal
713102

MASKED

1547
1800 300 1547

help@uidai.gov.in

www.uidai.gov.in

Prasenjit Nandi

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

MASKED

MASKED

नाम / Name
PRASENJIT NANDI

पिता का नाम / Father's Name
SUBHASH CHANDRA NANDI

जन्म की तारीख /
Date of Birth
24/04/1987

हस्ताक्षर / Signature

18092018

Prasenjit Nandi

 भारत सरकार
Government of India

 **Goursundar Mukherjee**
Father : DINESHCHANDRA MUKHERJEE

DOB: 19/04/1989
Male

MASKED

MASKED

आधार - आम आदमी का अधिकार

 आधार
Unique Identification Authority of India

Address: Gangarampur,
Bardhaman, Goligram,
West Bengal, 713126

MASKED

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Gour Sundar Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOUR SUNDAR MUKHERJEE

DINESH CHANDRA MUKHERJEE

19/04/1989

Permanent Account Number

MASKED

Gour Sundar Mukherjee

Signature



21/08/2011

Gour Sundar Mukherjee
Gour Sundar Mukherjee

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

GOUR SUNDAR MUKHERJEE

DINESH CHANDRA MUKHERJEE

19/04/1989

Permanent Account Number

MASKED

Gour Sundar Mukherjee

Signature



21092011

Gour Sundar Mukherjee



BURDWAN BAR ASSOCIATION
DISTRICT JUDGE'S COURT, BURDWAN, W.B.
Ph. No. 0342-2663385
IDENTITY CARD

Name: SANKARI RANI ADHIKARY (Advocate)
Enrollment No.: FM49332 OF 2014 BAR COUNCIL OF WEST BENGAL
Address: VILL-GOPALPUR, P.O-SABANG SHYAM SUNDAR PUR
P.S- SABANG, DIST-PASCHIM MEDINIPUR, PIN-721155
VIA-JALCHAK (W.B.)
Contact No.: 9775536717

[Signature]
SANKARI RANI ADHIKARY
ADVOCATE

[Signature]
DAY MUKHERJEE
PRESIDENT

Sankari Rani Adhikary
Adv
23.03.2026

Major Information of the Deed

Deed No :	I-0203-01898/2026	Date of Registration	23/03/2026
Query No / Year	0203-2000674647/2026	Office where deed is registered	
Query Date	13/03/2026 10:23:34 AM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	SANKARI RANI ADHIKARY BURDWAN DISTRICT JUDGES COURT,Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9002855072, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 3/-		Rs. 1,85,55,820/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,010/- (Article:48(g))		Rs. 400/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

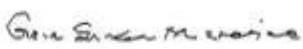
District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Ichelabad Road, Mouza: Ichhlabad ,
Ward No: 11 JI No: 75, Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2029 (RS :-695)	LR-14513, (RS:-112\0)	Bhiti	Bhiti	0.05 Acre	1/-	40,90,910/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L2	LR-2029 (RS :-695)	LR-14521, (RS:-112\0)	Bhiti	Bhiti	0.05 Acre	1/-	40,90,910/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
		TOTAL :			10Dec	2 /-	81,81,820 /-	
	Grand Total :				10Dec	2 /-	81,81,820 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	9880 Sq Ft.	1/-	1,03,74,000/-	Structure Type: Structure Lift Facility,
Gr. Floor, Area of floor : 2470 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 2470 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 2470 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 3, Area of floor : 2470 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		9880 sq ft	1 /-	103,74,000 /-	

Land Lord Details :

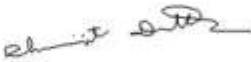
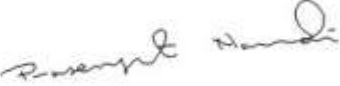
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Prasenjit Nandi Son of Mr Subhash Chandra Nandi Executed by: Self, Date of Execution: 23/03/2026 , Admitted by: Self, Date of Admission: 23/03/2026 ,Place : Office	Photo  23/03/2026	Finger Print  Captured LTI 23/03/2026	Signature  23/03/2026
	R.B. Chatterjee Road, City:- Burdwan, P.O:- Lakurdi, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: AHxxxxxx4E, Aadhaar No: 83xxxxxxxx4512, Status :Individual, Executed by: Self, Date of Execution: 23/03/2026 , Admitted by: Self, Date of Admission: 23/03/2026 ,Place : Office			
2	Name Mr Goursundar Mukherjee Son of Mr Dinesh Chandra Mukherjee Executed by: Self, Date of Execution: 23/03/2026 , Admitted by: Self, Date of Admission: 23/03/2026 ,Place : Office	Photo  23/03/2026	Finger Print  Captured LTI 23/03/2026	Signature  23/03/2026

Vill - Goligram, City:- Gushkara, P.O:- Goligram, P.S:-Ausgram, District:-Purba Bardhaman, West Bengal, India, PIN:- 713126 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: BPxxxxxx9M, Aadhaar No: 90xxxxxxxx6888, Status :Individual, Executed by: Self, Date of Execution: 23/03/2026 , Admitted by: Self, Date of Admission: 23/03/2026 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SKYSCRAPER Vill- Kshetia, City:- Burdwan, P.O:- Kshetia, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AFxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Chiranjit Dutta (Presentant) Son of Mr Prabir Kumar Dutta Date of Execution - 23/03/2026 , , Admitted by: Self, Date of Admission: 23/03/2026, Place of Admission of Execution: Office		 Captured	
		Mar 23 2026 3:16PM	LTI 23/03/2026	23/03/2026
	Vill - Kshetia, City:- Burdwan, P.O:- Kshetia, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: AWxxxxxx1N, Aadhaar No: 21xxxxxxxx5730 Status : Representative, Representative of : SKYSCRAPER (as Partner)			
2	Name	Photo	Finger Print	Signature
	Mr Prasenjit Nandi Son of Mr Subhash Chandra Nandi Date of Execution - 23/03/2026 , , Admitted by: Self, Date of Admission: 23/03/2026, Place of Admission of Execution: Office		 Captured	
		Mar 23 2026 3:17PM	LTI 23/03/2026	23/03/2026
	R.B. Chatterjee Road, City:- Burdwan, P.O:- Lakurdi, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AHxxxxxx4E, Aadhaar No: 83xxxxxxxx4512 Status : Representative, Representative of : SKYSCRAPER (as Partner)			

3	Name	Photo	Finger Print	Signature
	Mr Goursundar Mukherjee Son of Mr Dinesh Chandra Mukherjee Date of Execution - 23/03/2026, , Admitted by: Self, Date of Admission: 23/03/2026, Place of Admission of Execution: Office		 Captured	
		Mar 23 2026 3:18PM	LT1 23/03/2026	23/03/2026
	Vill - Goligram, City:- Gushkara, P.O:- Goligram, P.S:-Ausgram, District:-Purba Bardhaman, West Bengal, India, PIN:- 713126, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: BPxxxxxx9M, Aadhaar No: 90xxxxxxxxx6888 Status : Representative, Representative of : SKYSCRAPER (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Sankari Rani Adhikary Daughter of Late Shyamsundar Adhikary Alamganj Balirbagan, City:- Burdwan, P.O:- Natunganj, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713102		 Captured	
	23/03/2026	23/03/2026	23/03/2026
Identifier Of Mr Prasenjit Nandi, Mr Goursundar Mukherjee, Mr Chiranjit Dutta, Mr Prasenjit Nandi, Mr Goursundar Mukherjee			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Prasenjit Nandi	SKYSCRAPER-0.05 Acre
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Goursundar Mukherjee	SKYSCRAPER-0.05 Acre
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Prasenjit Nandi	SKYSCRAPER-4940.00000000 Sq Ft
2	Mr Goursundar Mukherjee	SKYSCRAPER-4940.00000000 Sq Ft

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Ichelabad Road, Mouza: Ichhlabad, , Ward No: 11 JI No: 75, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2029, LR Khatian No:- 14513	Owner:প্রসেনজিত নন্দী, Gurdian:সুজাৎ চন্দ্র নন্দী, Address:নিজ , Classification:জিটি, Area:0.05000000 Acre,	Mr Prasenjit Nandi

L2	LR Plot No:- 2029, LR Khatian No:- 14521	Owner:গৌরসুন্দর মুখার্জী, Gurdian:বিশ্বেশচন্দ্র মুখার্জী, Address:মির্জা , Classification:ভিটি, Area:0.05000000 Acre,	Mr Goursundar Mukherjee
----	--	---	-------------------------

Endorsement For Deed Number : I - 020301898 / 2026

On 23-03-2026

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 14:15 hrs on 23-03-2026, at the Office of the A.D.S.R. Bardhaman by Mr Chiranjit Dutta

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 1,85,55,820/-

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

Execution is admitted on 23/03/2026 by 1. Mr Prasenjit Nandi, Son of Mr Subhash Chandra Nandi, R.B. Chatterjee Road, P.O: Lakurdi, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Private Service, 2. Mr Goursundar Mukherjee, Son of Mr Dinesh Chandra Mukherjee, Vill - Goligram, P.O: Goligram, Thana: Ausgram, , City/Town: GUSHKARA, Purba Bardhaman, WEST BENGAL, India, PIN - 713126, by caste Hindu, by Profession Private Service

Indetified by Mrs Sankari Rani Adhikary, , , Daughter of Late Shyamsundar Adhikary, Alamganj Balirbagan, P.O: Natunganj, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-03-2026 by Mr Chiranjit Dutta, Partner, SKYSCRAPER (Partnership Firm), Vill- Kshetia, City:- Burdwan, P.O:- Kshetia, P.S:-Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713102

Indetified by Mrs Sankari Rani Adhikary, , , Daughter of Late Shyamsundar Adhikary, Alamganj Balirbagan, P.O: Natunganj, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by profession Advocate

Execution is admitted on 23-03-2026 by Mr Prasenjit Nandi, Partner, SKYSCRAPER (Partnership Firm), Vill- Kshetia, City:- Burdwan, P.O:- Kshetia, P.S:-Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713102

Indetified by Mrs Sankari Rani Adhikary, , , Daughter of Late Shyamsundar Adhikary, Alamganj Balirbagan, P.O: Natunganj, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by profession Advocate

Execution is admitted on 23-03-2026 by Mr Goursundar Mukherjee, Partner, SKYSCRAPER (Partnership Firm), Vill- Kshetia, City:- Burdwan, P.O:- Kshetia, P.S:-Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713102

Indetified by Mrs Sankari Rani Adhikary, , , Daughter of Late Shyamsundar Adhikary, Alamganj Balirbagan, P.O: Natunganj, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713102, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 400.00/- (E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/03/2026 1:09PM with Govt. Ref. No: 192025260525229648 on 23-03-2026, Amount Rs: 400/-, Bank: SBI EPay (SBlePay), Ref. No. 2389038330023 on 23-03-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 35,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3986, Amount: Rs.5,000.00/-, Date of Purchase: 18/03/2026, Vendor name: T PAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/03/2026 1:09PM with Govt. Ref. No: 192025260525229648 on 23-03-2026, Amount Rs: 35,010/-, Bank: SBI EPay (SBlePay), Ref. No. 2389038330023 on 23-03-2026, Head of Account 0030-02-103-003-02



Indradip Ghosh

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0203-2026, Page from 103054 to 103103
being No 020301898 for the year 2026.**



(Indradip Ghosh) 30/03/2026

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

Government of West Bengal
OFFICE OF THE A.D.S.R. Bardhaman
District Purba Bardhaman

Ref.: AIN 020320261018982493453 (Application for certified copy of registered deed) dated
4/9/2026 1

Total amount of duties/fees paid: Rs. 393.00/- (Rupees three hundred and ninety-three) only

Certified to be a true copy of the deed being No. 01898 for the year 2026 of OFFICE OF THE
A.D.S.R. Bardhaman.

Digitally signed by Indradip Ghosh
A.D.S.R. Bardhaman
4/10/2026 12:31:49 PM