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अभिषेक पश्चिम बंगाल WEST BENGAL

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

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NOTARIAL SECTION DISTRICT BARDHAMAN
BARDHAMAN

29 NOV 2023

DEVELOPMENT AGREEMENT

**THIS DEVELOPMENT AGREEMENT IS MADE ON THIS 28TH
DAY OF NOVEMBER' TWO THOUSAND AND TWENTY THREE
(2023) AT BARDHAMAN, PURBA BARDHAMAN.**

*Dipankar Roy
adv.*

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BY & BETWEEN

- (1) **MR. SWAPAN DAS, (PAN : CGAPD8141B)**, son of Late Sukha Ranjan Das, by caste Hindu, by profession – Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin – 713103, West Bengal,
- (2) **MR. SANJIB DAS, (PAN : FAXPD7176L)**, son of Late Sukha Ranjan Das, by caste Hindu, by profession – Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin – 713103, West Bengal.
- (3) **MR. SANJAY DAS, (PAN : ALYPD3696E)**, son of Late Sukha Ranjan Das, by caste Hindu, by profession – Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin – 713103, West Bengal.
- (4) **MR. SOUMIK DAS, (PAN : ASNPD8232A)**, son of Late Samir Das, by caste Hindu, by profession – Business, resident of B1/78/4 V.K. Nagar, Durgapur - 10, (M. Corp), Durgapur Heavy Engg Plant, Paschim Burdwan, Pin – 713210, West Bengal, represented through his Power of Attorney Holder (*vide. Power of Attorney being No. I - 3196 of 2023, execution dated 28/04/2023 at ADSR, Burdwan*) and **SELF : (4A) MRS. SIKHA DAS, (PAN : ALDPD4762A)**, wife of Late Samir Das, by caste Hindu, by profession – House wife, resident of B1/78/4 V.K. Nagar, Durgapur - 10, (M. Corp), Durgapur Heavy Engg Plant, Paschim Burdwan, Pin – 713210, West Bengal.

- (5) **MRS. BANANI SEN, (PAN : FHYP2879P)**, wife of Dipak Sen, by caste Hindu, by profession - House wife, resident of 1/16, Hospital Road, B Zone, Durgapur, (M. Corp), Durgapur Steel Town East, Paschim Burdwan, Pin - 713205, West Bengal.
- (6) **MRS. BANASREE DEY, (PAN : BKZPD9661A)**, wife of Kalyan Kumar Dey, by caste Hindu, by profession - House wife, resident of 2/179 Sree Coloney, Rejent Estate, Circus Avenue, Kolkata - 700092, West Bengal.

All herein after called the **LAND OWNERS / EXECUTANTS** (which express on shall unless excluded their and each of their respective heirs, executors, administrators, legal representative and assigns) of the **FIRST PART.**

AND

"FOUR FRIENDS' CONSTRUCTION" (PAN : AAHFF7166P), a sole partnership business, having its business office at Premises No. 113, Kanainatshal North, Police Line Bazar, P.O. - Sripally, P.S. - Burdwan, District - Purba Bardhaman, Pin - 713103, represented through its partners : (1) **Mr. Debasis Dutta (PAN : AKYPD0790J)**, son of Late Santiranjana Dutta, by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin - 713103, West Bengal (2) **Mr. Gouranga Ball (PAN : ADJPB6463A)**, son of Late Jogesh Chandra Ball, by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba

By
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Burdwan, Pin - 713103, West Bengal (3) **Mr. Partha Dhar** (PAN : **AKYPD0930A**), son of Late Bijon Kanti Dhar, by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin - 713103, West Bengal (4) **Mr. Ashim Kumar Das** (PAN : **AKYPD0910E**), son of Gyanendra Nath Das @ Gyanendra Das, by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin, - 713103, West Bengal, **all** are hereinafter referred to and known as the **"DEVELOPER/ CONFIRMING PARTY" / POWER OF ATTORNEY HOLDER** (which express on shall unless excluded his and his respective heirs, executors, administrators, legal representative and assigns) of the **OTHER PART**.

WHEREAS the **LAND OWNERS** i.e. the First Part are absolutely seized and possessed of the Bastu land situated at **Mouza - Ichlabad**, J.L. No. 75, **L.R. Khatian No. 12895, 12896, 12897, 12892, 12893, 12894 & 12898**, LOP No. 285, C.S. Plot No. 840, **L.R. Plot No. 2321**, Classification - Bastu, **Area of Land : 6 Kattah**, within the jurisdiction of **Ward No. 11**, Holding No. 467, Mohalla - Ichlabad, under **Burdwan Municipality**, A.D.S.R. Office P.S. - Burdwan, Purba District - Burdwan, in the State of West Bengal, which is described in the First Schedule below and they have acquired a good and absolute right title interest & possession over the "First" Schedule mentioned property.

AND WHEREAS the First Schedule mentioned property i.e. **6.00 Kattah** (more or less) in LOP No. 285, C.S. Plot No. 840, **L.R. Plot No. 2321** of **Mouza - Ichlabad**, previously owned and possessed by Sukha

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Ranjan Das, he got the said First Schedule mentioned property from Govt. of West Bengal by virtue of a Regd. Deed of Indenture being No. 149 in the year 1987, execution dated 23/12/1987, which is registered in the office of A.D.R., Burdwan and after got the "First" schedule mentioned property said Sukha Ranjan Das mutated his name in the L.R.R.O.R. vide. Khatian No. 1687/1 of Mouza - Ichlabad.

AND WHEREAS as the owner and possessor of First Schedule mentioned property i.e. **6.00 Kattah** (more or less) in LOP No. 285, C.S. Plot No. 840, **L.R. Plot No. 2321 of Mouza - Ichlabad**, said Sukha Ranjan Das and her wife Shobharani Das died and they left their four sons namely Swapan Das, Sanjib Das, Sanjay Das, Samir Das and two daughters namely Banani Sen and Banasree Dey as their legal heirs and successors according to Hindu Succession Act and they all became entitled to the "First" schedule mentioned property in equal shares.

AND WHEREAS as the owner and possessor of the 1/6th portion of the First Schedule mentioned property i.e. **6.00 Kattah** (more or less) in LOP No. 285, C.S. Plot No. 840, **L.R. Plot No. 2321 of Mouza - Ichlabad**, said Samir Das died and he left his wife Sikha Das and his son Soumik Das as his legal heirs and successors according to Hindu Succession Act and they both became entitled to this said 1/6th portion land in First Schedule mentioned property in equal shares.

AND WHEREAS as the present owner and possessor of First Schedule mentioned property i.e. **6.00 Kattah** (more or less) in LOP No. 285, C.S. Plot No. 840, **L.R. Plot No. 2321 of Mouza - Ichlabad**, said **LAND OWNERS** i.e. Swapan Das, Sanjib Das, Sanjay Das, Banani Sen, Banasree Dey, Sikha Das and Soumik Das of the First Part, acquired right title interest and possession thereon and they mutated their names in the L.R.R.O.R. being Khatian No. 12895, 12896, 12897,

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12892, 12893, 12894 & 12898 of Mouza - Ichlabad by paying Govt. Revenue to the Govt. of West Bengal and they also paid Tax to Burdwan Municipality in their names.

AND WHEREAS now the said Swapan Das, Sanjib Das, Sanjay Das, Banani Sen, Banasree Dey, Sikha Das and Soumik Das of the **FIRST PART** being the owner and possessor of "**First**" schedule mentioned property, are desirous of construction of a multi-storied building containing several self-contained Flats/Parkings etc upon the **6 Khatas** land in in LOP No. 285, C.S. Plot No. 840, **L.R. Plot No. 2321** of **Mouza - Ichlabad**, But for want of time, experience and fund they are unable to proceed with such a project.

AND WHEREAS that there is a large portion of land being **6 Khatas** land in in LOP No. 285, C.S. Plot No. 840, **L.R. Plot No. 2321** of **Mouza - Ichlabad** thereon as mentioned in the First Schedule of property which is unmaintained and thereby the **OWNERS** has taken decision to construct a multi-storied residential building inclusive of Flats/Residential Units and Car Parking Spaces upon the First Schedule mentioned property and by constructing building/s and to develop the premises which is not being looked after by the **OWNERS** due to his inexperience in the field of maintenance of property and also occupational dilemma as well as health and habitation uncertainty in the City of Burdwan and thereby the **OWNERS** has taken decision to demolish the existing structure and to construct the multi-storied residential building along with residential building inclusive of Flats/Residential Units and Car Parking Spaces and to develop the premises.

AND WHEREAS as the **OWNERS** neither has the capacity nor has the ability both financially and technically and also nor has any experience nor has the adequate and appropriate skill and knowledge

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to develop or to construct the new building/buildings along with multi-storied residential building cum housing complex inclusive of Flats/ Residential Units and Car Parking Spaces.

AND WHEREAS the **DEVELOPER** is itself is a sole Partnership Firm having more good-will, respect in the sector of Development and promoting and experience, knowledge and skill to develop the same and the **OWNERS** is particularly in possession of high expectation and respect towards the Firm from its previous experiences. So the **OWNERS** of the First Schedule mentioned property gave offer to the **DEVELOPER** to develop the First Schedule properties as mentioned below. In response to that offer the **DEVELOPER** has accepted on the following terms and conditions as stated below to develop the property with a project for construction of a multi-storied building for residential purpose inclusive of Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities.

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

- 1.1 **PREMISES** : Premises shall mean the premises with land as stated in the **First Schedule** of this agreement.
- 1.2 **BUILDING/S** : Building shall mean the proposed multi-storied residential building cum housing complex inclusive of Flats/ Residential Units and Car Parking Spaces to be constructed as per the Architect's drawings/documents, to be duly approved by the Burdwan Municipality i.e., Burdwan Municipal Authority via its sanction Plan and the said building is to be

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constructed by the manner and way with all specifications as stated in the **Third Schedule** of this Indenture.

- 1.3 **LAND OWNERS** shall mean (1) **MR. SWAPAN DAS, (PAN : CGAPD8141B)**, son of Late Sukha Ranjan Das, by caste Hindu, by profession – Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin – 713103, West Bengal (2) **MR. SANJIB DAS, (PAN : FAXPD7176L)**, son of Late Sukha Ranjan Das, by caste Hindu, by profession – Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin – 713103, West Bengal (3) **MR. SANJAY DAS, (PAN : ALYPD3696E)**, son of Late Sukha Ranjan Das, by caste Hindu, by profession – Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin – 713103, West Bengal (4) **MR. SOUMIK DAS, (PAN : ASNPD8232A)**, son of Late Samir Das, by caste Hindu, by profession – Business, resident of B1/78/4 V.K. Nagar, Durgapur - 10, (M. Corp), Durgapur Heavy Engg Plant, Paschim Burdwan, Pin – 713210, West Bengal, represented through his Power of Attorney Holder (*vide. Power of Attorney being No. I - 3196 of 2023, execution dated 28/04/2023 at ADSR, Burdwan*) and **SELF : (4A) MRS. SIKHA DAS, (PAN : ALDPD4762A)**, wife of Late Samir Das, by caste Hindu, by profession – House wife, resident of B1/78/4 V.K. Nagar, Durgapur - 10, (M. Corp), Durgapur Heavy Engg Plant, Paschim Burdwan, Pin – 713210, West Bengal (5) **MRS. BANANI SEN, (PAN : FHYP2879P)**, wife of Dipak Sen, by caste Hindu, by profession – House wife, resident of 1/16, Hospital Road, B Zone, Durgapur, (M. Corp), Durgapur Steel Town East,

Paschim Burdwan, Pin - 713205, West Bengal (6) **MRS. BANASREE DEY, (PAN : BKZPD9661A)**, wife of Kalyan Kumar Dey, by caste Hindu, by profession - House wife, resident of 2/179 Sree Coloney, Rejent Estate, Circus Avenue, Kolkata - 700092, West Bengal, (which expression shall unless included by on repugnant to the context be deemed to mean and into his/her/their and each of his/her/their respective heirs, executors, administrators and legal representatives).

- 1.4 **DEVELOPER** shall mean **"FOUR FRIENDS' CONSTRUCTION" (PAN : AAHFF7166P)**, a sole partnership business, having its business office at Premises No. 113, Kanainatshal North, Police Line Bazar, P.O. - Sripally, P.S. - Burdwan, District - Purba Bardhaman, Pin - 713103, represented through its partners : (1) **Mr. Debasis Dutta (PAN : AKYPD0790J)**, son of Late Santiranjana Dutta, by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin - 713103, West Bengal (2) **Mr. Gouranga Ball (PAN : ADJPB6463A)**, son of Late Jogesh Chandra Ball, by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin - 713103, West Bengal (3) **Mr. Partha Dhar (PAN : AKYPD0930A)**, son of Late Bijon Kanti Dhar, by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin - 713103, West Bengal (4) **Mr. Ashim Kumar Das (PAN : AKYPD0910E)**, son of Gyanendra Nath Das @ Gyanendra Das,

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by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin - 713103, West Bengal (which express on shall unless excluded his respective heirs, executors, administrators, legal representative and assigns);

1.5 COMMON FACILITEIS : Common Facilities shall include corridors, hall ways, drive ways, lifts, stairways, landings, water reservoir, pump room, passage-ways, drive-ways, generator room, community room, electrical sub-station and other spaces and facilities, whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the building/buildings and/or common facilities or any of them thereon as the case may be as stated in details in the **Third Schedule** of this Indenture.

1.6 OWNER'S ALLOCATION :

1.6.1 Owner's Allocation shall mean the absolute right of the OWNERS in regard to his respective share and amount of land as agreed upon to be developed by virtue of this agreement and in that regard the allocation of the OWNERS will be 40% of the Total Constructed Portion of the proposed building/buildings being the residential building cum housing complex in relation to the construction according to the sanctioned plan of the Burdwan Municipality as per their share over land more specifically mentioned in the First Schedule, i.e. the OWNERS will altogether obtain the entitlement of the 40% in respect of the entire constructed portion of the proposed building ; Here it must be mentioned that the OWNERS will

obtain 40% allocation in the Parking Area and will obtain 40% of the Residential Flats of the Said Building and Owners shall be entitled to sell the entire Owner's Allocation **whereas save and except the said Owner's Allocation**, the OWNER will not sale any other Unit/Flat/Parking Space or will not do any documentation or will not execute any document and agreement for Sale in respect of any other flats and parking spaces and all such work will be done by his Power of Attorney Holders being the Partners of the Developer Firm on his behalf and will not receive any consideration money in respect of the remaining flats and parking spaces **save and except the** allocated flats and parking spaces (as detailed hereinabove) from any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank and all such payment are to be taken by the DEVELOPER and the DEVELOPER as the duly constituted Power of Attorney Holder and Authorized Agent(s) of the OWNERS will deal with any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank and will receive the Money/Consideration Amount from all such persons or institutions.

1.7 DEVELOPER'S ALLOCATION :

- 1.7.1 Developer's Allocation** shall mean the absolute right of the DEVELOPER in regard to 60% of the Total entire constructed portion of the proposed building/buildings being the residential building cum housing complex in relation to the construction according to the sanctioned plan of the Burdwan Municipality in order to construct Multi-Storied Building

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comprised with Residential Flats and Parking Spaces as per its respective share over the entire **First Schedule** mentioned property including Car Parking/Garages and Flats / Residential Units and Parking Spaces in all the floors **EXCEPT the portion defined in the OWNER'S ALLOCATION** but **except what has been specifically mentioned and defined as OWNER'S ALLOCATION** the DEVELOPER will have exclusive right to enjoy as per its entitlement and will have all right, title and interest by virtue of this Agreement to hold and also to **Sell the entire Developer's Allocation** as defined hereinabove.

- 1.7.2 Roof area which shall be the roof directly above the flat/flats and/or room/rooms including every right over the roof will be allotted in favor of the OWNERS and DEVELOPER jointly; during the tenure of this Agreement, if the DEVELOPER obtains any further permission by way of Burdwan Municipality Sanctioned Plan, then the DEVELOPER may raise construction over the said roof of the said building which is to be constructed in accordance with the said Plan and the OWNERS shall have 40% of that said allocation and/or right, title and interest in respect of such construction and the Developer shall have 60 % of the said allocation.
- 1.8 **ARCHITECT** : Architect shall mean any person or persons firm or firms appointed or nominated by the DEVELOPER as the Architect of the building at his own cost and sole responsibility, subject to approval of the owner.
- 1.9 **BUILDING PLAN** : Building Plan shall mean the sanctioned plan of Burdwan Municipality and also the other plan/plans

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for construction of the building, duly approved by the OWNERS with an option to leave out and to transfer by way of gift a strip of land in favour of Burdwan Municipality on the front attached with the access road to fulfil the required criteria of existing Municipal Building Rules for maintaining the Floor Area Ratio (FAR) and submitted by at the costs of the DEVELOPER to the Burdwan Municipality in order to construct Multi -Storied Building comprised with Residential Flats and Parking Spaces and shall include any amendments thereto or modifications thereof made or caused by the DEVELOPER which is duly sanctioned by the Burdwan Municipality.

- 1.10 CONSTRUCTED SPACE :** Constructed Space shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities.
- 1.11 SALEABLE SPACE :** Saleable Space means, any space in the Building and/or any unit/flat and/or parking space in the aforesaid Building except OWNER'S ALLOCATION which will be available for independent use and occupation after making due provision for common facilities and the spaces required therefore.
- 1.12 CARPET AREA :** Carpet Area means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Dr. J. K. Das

- 1.13 COVERED AREA :** Covered Area shall mean the Plinth area of the said Residential Unit/Flat/Parking Space including the Bathrooms and Balconies and also thickness of the walls and pillars which includes proportionate share of the Plinth area of the common portions PROVIDED THAT if any wall be common between Two Residential Unit / Flats / Parking Space then one - half of the area under such wall shall be included in each Residential Unit / Flat.
- 1.14 UNDIVIDED SHARE :** Undivided Share shall mean the undivided proportionate share in the land attributable to the each Flat and Residential Unit / Parking Space comprised in the said Holding and the common portions held by and / or here in agreed to be sold to the respective Purchaser and also wherever the context permits.
- 1.15 CO - OWNERS :** Co - Owners shall according to its context mean and include all persons who acquire or agree to acquire Residential Unit / Flat / Parking space in the Building, including the Developer for the Residential Unit/ Flats / Parking Spaces not alienated or agreed to be alienated.
- 1.16 FLAT/UNIT :** Flat/Unit shall mean the Residential Unit/flat and / or other space or spaces intended to be built and or constructed and / or the covered area capable of being occupied. It shall also mean that according to the context, mean all Purchaser/s and/or intending Purchaser/s of different Residential Units/Flats in the Building/s and shall also include the Developer herein and the owner herein in respect of such Residential Units/Flats which are retained

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and/or not alienated and/or not agreed to be alienated of the time being.

- 1.17 COMMON EXPENSES :** Common Expenses shall include all expenses to be incurred by the Co - OWNERS for the maintenance, management and upkeep of the building in the said Holding for common purposes and also the charges to installation of Electricity.
- 1.18 COMMON PURPOSES :** Common Purposes shall mean the purpose of managing and maintaining the building of the said Holding and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the Co - OWNERS relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively.
- 1.19 SUPER BUILT-UP AREA :** Super Built-Up Area shall mean as per the Definition of Law in and Order issued by the Government.
- 1.20 DEVELOPER'S ADVOCATE :** Developer's Advocate shall mean any advocate as suggested, decided and appointed by the Developer who shall be preparing all the legal documents regarding the development, construction, building, promotion and erection and sale, transfer, grant, conveyance, demised, devise and provide of the premise, its parts and parcels and the Building/s and the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.
- 1.21 TRANSFER :** With its grammatical variations shall include a transfer by and/or of possession and by any other means

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adopted for effecting what is understood as a transfer of space in a multistoried building/s to purchasers thereof although the same may not amount to a transfer in law.

- 1.22 TRANSFeree/INTENDING PURCHASER :** Transferee/Intending Purchaser shall mean a person or persons to whom any space in the building/s has been transferred by the DEVELOPER including the rights of transfer to the fullest extent of the DEVELOPERS ALLOCATION or any space in the building/s has been transferred by the OWNERS including the rights of transfer to the extent of his own share as defined and described as the OWNER'S ALLOCATION.
- 1.23 MASCULINE GENDER :** Masculine Gender shall include feminine gender and vice versa.
- 1.24 SINGULAR NUMBER :** Singular Number shall include plural number and vice versa.

ARTICLE II - TITLE INDEMNITIES AND REPRESENTATIONS :

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

- 2.1** That the **OWNERS** is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said premises as mentioned in the **First Schedule** below.
- 2.2** That the said premises is free from all encumbrances, charges, liens, lis-pendenses, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature and if such is not still then the **OWNERS** hereby unconditionally undertake to

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make the said **First Schedule** mentioned property free from all encumbrances, charges, liens, lis-pendenses, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature within Three Months from this very date of execution of this Agreement .

- 2.3 That the **DEVELOPER** will bear the cost of demolishing, dismantling, disintegrating and dissolving the existing construction (if any) and will take the possession of the vacant land in favour of the **DEVELOPER** provided that all the debris and rubbish will be retained by the **DEVELOPER** and shall be its property and the **DEVELOPER** will bear the cost and expense of the query of earth or soil for the purpose of setting up the foundation.
- 2.4 That the **DEVELOPER** will bear all expenditure and cost of all necessary and essential materials and equipment which will be required for the purpose of construction of the said building premises and the **OWNERS** will co-operate with the **DEVELOPER** in all aspects except Financially.
- 2.5 That the **OWNERS** by self or through his constituted attorney shall sign in all other necessary papers, documents, affidavits, declarations etc. require for modification of building plan/ revised plan if necessary, and for construction of building which may be required by the Developer for the purpose of construction and development of the said property in the said premises.
- 2.6 The **DEVELOPER** is hereby authorized and empowered in relation to the said construction, so far as may be necessary

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for apply of quotas of cement, steels bricks and other materials for the construction or the electric meter waster & drainage and other imputes and facilities and for other necessities required for which purpose the OWNER hereby agree upon to execute a Power of Attorney through this indenture in favour of **"FOUR FRIENDS' CONSTRUCTION" (PAN : AAHFF7166P)**, a sole partnership business, having its business office at Premises No. 113, Kanainatshal North, Police Line Bazar, P.O. - Sripally, P.S. - Burdwan, District - Purba Bardhaman, Pin - 713103, represented through its partners : **(1) Mr. Debasis Dutta (PAN : AKYPD0790J)**, son of Late Santiranjan Dutta, by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin - 713103, West Bengal **(2) Mr. Gouranga Ball (PAN : ADJPB6463A)**, son of Late Jogesh Chandra Ball, by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin - 713103, West Bengal **(3) Mr. Partha Dhar (PAN : AKYPD0930A)**, son of Late Bijon Kanti Dhar, by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin - 713103, West Bengal **(4) Mr. Ashim Kumar Das (PAN : AKYPD0910E)**, son of Gyanendra Nath Das @ Gyanendra Das, by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin - 713103, West Bengal, whereas such power or authority to be executed by a Registered Power of Attorney

By
J.K.D.

and/or a Power of Attorney within a registered Development Agreement as required by the DEVELOPER to sign by the OWNER all such application as to be require for the purpose and in connection with the construct of the proposed building/ s and to sell flats and car parking spaces with share in land.

- 2.7 That except the OWNERS no one else has any right title interest, claim or demand whatsoever or howsoever in respect of the said **First Schedule** mentioned premises or any portion thereof.
- 2.8 On behalf of the OWNERS, the DEVELOPER out of its own cost shall pay all revenue and taxes to the competent authority till the transfer of the flat or space premises and execution and registration of the said Deeds of Transfer/Sale to the intending purchaser or transferee.
- 2.9 The OWNERS has absolute right and authority to enter into the agreement with the DEVELOPER in respect of their title in the said premises agreed to be developed.
- 2.10 That there is no arrear of municipality taxes and other taxes and / or other levies of impositions of the said property due and payable to any statutory authority. The Owners shall pay the up to date taxes (municipality tax, khajna, property tax etc.) and clear all the dues within 15 days from the signing of this agreement.
- 2.11 The Owners shall also clear and pay the up to date Electricity Bill of the said Property within 15 days from the signing of this agreement.
- 2.12 That the process of municipality holding separation of the said property shall be solely done by the owners at their own cost

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and clear the up-to-date municipality taxes within 15 days from the signing of this agreement.

- 2.13** That neither any proceeding for acquisition of the said property or any portion thereof is pending nor has any notice been received in respect thereof.
- 2.14** That the said land is not a Debottor or Pirottor or Wakf or Minor's property.
- 2.15** That no proceeding of Income Tax Act, Wealth Tax Act or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 2.16** That there is absolutely no impediment or bar in matter of this agreement/understanding or sale or the said property as contemplated in these present.
- 2.17** The OWNERS do not own any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1978 in respect of the said premises.
- 2.18** If any construction work is hampered due to intervention of Owners, such intervention shall be deemed to be motivated and malafide and the Owners shall be liable to compensate the developer with interest for all the loss and damages.
- 2.19** The OWNERS hereby undertakes to indemnify and keep indemnified the DEVELOPER from and against any and all actions, charges, liens, claims, damages, encumbrances and mortgages or any Third Party Possessory Rights or any Third

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Party Claim in the said premises arising out of or due to the negligence or non-compliance of any law, bye-laws rules and regulations of the Burdwan Municipality i.e., Burdwan Municipal Authority or Government or local bodies including the Municipality as the case may be by the OWNERS and shall attend to answer and be responsible for any deviation, omission, commission, negligence, violation and/or breach of any of the said laws, bye-laws, rules and regulations or any accident in or relative to or concerning prior to execution of this Deed and the Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of the Deeds of Conveyance and/or other documents relating to Developer's Allocation and Owner's Allocation shall be entirely borne by the Developer or its nominee or nominees. Here it must be mentioned that the OWNERS will not be liable for any consideration received by the Developer from the intending Purchaser/Purchasers regarding the Developer's Allocation after the development of the said premises and likewise the Developer shall not be liable for any act, deed, matter or thing done or caused to be done by the OWNERS in respect of their Allocation.

- 2.20 That during the continuance of this Agreement the OWNERS shall not in any way cause any impediment or obstruction whatsoever in the construction or development of the Multi-storied building in the said **First Schedule** mentioned Property and hereunder empower the DEVELOPER to take up the construction work of the new building as per sanctioned plan of Burdwan Municipality / BDA.

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- 2.21** In case of failure to give open and clear possession in favour of the DEVELOPER by the OWNERS and in that event if the DEVELOPER face any financial loss to that effect the OWNER will liable for all consequences.

ARTICLE III - COMENCEMENT :

- 3.1** This agreement shall commence or shall deemed to have commenced on and with effect from the date of execution of this agreement or the date of Plan Sanction by the Authority of Burdwan Municipality or from the date of RERA Registration whichever is later.

ARTICLE IV - DEVELOPER'S RIGHT OF CONSTRUCTION :

- 4.1** The OWNERS hereby grant exclusive right to the DEVELOPER to build upon and to commercially exploit the said premises in any manner (but subject to the provisions contained herein) as the DEVELOPER may choose by constructing a building thereon by way of the said new construction is to be done according to the Burdwan Municipality i.e., Burdwan Municipal Authority by-laws, rules and regulations and not otherwise.
- 4.2** The OWNERS have approved/will approve and signed/will sign the said ARCHITECT'S DRAWINGS, which have been SUBMITTED/or will be SUBMITTED to the various statutory bodies, including the Burdwan Municipality i.e., Burdwan Municipal Authority by the DEVELOPER in the name of the owner, and/or the same is/will be awaiting SANCTION/ APPROVAL from the Burdwan Municipality i.e., Burdwan

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Municipal Authority, after obtaining clearances from all other statutory bodies.

- 4.3 In the event, the Burdwan Municipality or any statutory authority requires any modification of the plan/plans submitted by the owner, the DEVELOPER shall cause the Architect's Drawings/Plans to be altered and/or changed as may be required, by the said Architect and the DEVELOPER shall submit the modified plans/drawings in addition to the original plan submitted prior to this submission, and the DEVELOPER shall bear all costs thereof for sanctioning the drawings/plans by the Burdwan Municipality and/or the other statutory authorities.
- 4.4 The OWNERS hereby executed a Power of Attorney through this Deed only in favor of the DEVELOPER only for the purpose of sanction/corrections and/or amendment of the plan of the building at the said premises, and with sale right, including enter into agreement with the intending purchaser for the sale of Developer's 60% said allocation as mentioned in **Clause 1.7** and received the earnest money as well as consideration amount in respect of the allocation of the DEVELOPER.
- 4.5 All applications, plans and other papers including the ARCHITECTS DRAWINGS/DOCUMENTS referred to above shall be submitted by the DEVELOPER in the name of the OWNERS of the said premises, but otherwise at the cost and expenses of the DEVELOPER only and the DEVELOPER shall pay and bear the EXPENSES for submission of Architects drawings/documents and other like fees, charges and

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expenses, required to be paid or deposited for SANCTION of the said project design and construction thereon provided always that the DEVELOPER shall be exclusively entitled to all REFUNDS of any and all payments and/or deposits and made by it in that account.

- 4.6 After getting free and vacant possession of the said premises, demolition of the existing building/structures on the said premises (which will be done by the DEVELOPER or at the cost of the DEVELOPER) and removal of the debris shall be the responsibility and at the cost of the DEVELOPER only, provided, however, that the debris, salvage and materials arising there from shall belong solely to the DEVELOPER and the OWNERS by any and all means will be barred from the right to claim to the same.
- 4.7 That if at the time of the execution of the deed the record of name of the property remains in the name of any other person except that of the OWNERS then within 15 days from the execution of the deed, the OWNERS will be duty bound to take all initiatives to mutate the names in their names without any further delay and in this respect the DEVELOPER will simply cooperate.
- 4.8 That if at the time of the execution of the deed the record of nature and character of the property remains in any nature other than as it recorded in the L.R.R.O.R then within 15 days from the execution of the deed, the OWNERS will be duty bound to take all initiatives to convert the nature and character of the property without any further delay and in this respect the DEVELOPER will simply cooperate.

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- 4.9 That if any sort of amalgamation or enamel is needed in regard to the First Schedule mentioned properties, then in that event within 15 days from the execution of the deed, the OWNERS will be duty bound to take all initiatives to amalgamate or enamel the property without any further delay and in this respect the DEVELOPER will simply cooperate.

ARTICLE V - TITLE DEEDS:

- 5.1 Immediately after the execution of this agreement the OWNERS shall hand over the Original Title Deed and other papers and writings including the last paid up Municipality bills and the other Bills including Revenue Receipt issued by the Government of West Bengal through B.L.L.R.O relating to the said **First Schedule** mentioned premises of and/or for necessary searches, to the DEVELOPER for inspection and record.
- 5.2 The DEVELOPER through its Partners or/and representatives and/or nominee/nominees or the transferees of the OWNERS and the DEVELOPER itself shall be entitled for detailed inspection of the original Title Deed(s) of the OWNERS and thereafter the OWNERS shall unconditionally handover the custody of the original Title Deed(s) to the DEVELOPER permanently for the purpose of inspection of the said Title Deed(s) as and when required by any Government Authority and/or Competent Authority and/or Financial Institution and/or Bank, etc at the time of loan sanctioning in favour of the prospective purchaser(s) of the Flat(s) and Parking Space(s) and whatsoever.

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- 5.3 Subject to the provisions contained herein, the OWNERS possess a marketable title to the said premises and the same is free from all encumbrances, charges, liens, lis-pendenses, attachments, trusts whatsoever or howsoever as mentioned above.
- 5.4 The deed of conveyance or deeds of conveyance in favour of the Purchasers shall be executed by the OWNERS through the DEVELOPER as their Power of Attorney Holder and/or the DEVELOPER as the case may be in such part or parts as the DEVELOPER shall require. The cost and expenses involved for construction shall be borne and paid by the DEVELOPER alone.

ARTICLE VI - EXECUTION OF THE PROJECT:

- 6.1 As per the plan which is sanctioned by the Burdwan Municipality the OWNERS by himself or through his constituted Power of Attorney holder namely **"FOUR FRIENDS' CONSTRUCTION" (PAN : AAHFF7166P)**, a sole partnership business, having its business office at Premises No. 113, Kanainatshal North, Police Line Bazar, P.O. - Sripally, P.S. - Burdwan, District - Purba Bardhaman, Pin - 713103, represented through its partners : **(1) Mr. Debasis Dutta (PAN : AKYPD0790J)**, son of Late Santiranjana Dutta, by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin - 713103, West Bengal **(2) Mr. Gouranga Ball (PAN : ADJPB6463A)**, son of Late Jogesh Chandra Ball, by faith - Hindu, by Nationality - Indian, by

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occupation - Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin - 713103, West Bengal **(3) Mr. Partha Dhar (PAN : AKYPD0930A)**, son of Late Bijon Kanti Dhar, by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin - 713103, West Bengal **(4) Mr. Ashim Kumar Das (PAN : AKYPD0910E)**, son of Gyanendra Nath Das @ Gyanendra Das, by faith - Hindu, by Nationality - Indian, by occupation - Business, resident of 5 No. Ichlabad, P.O. - Sripally, P.S. Burdwan, District - Purba Burdwan, Pin - 713103, West Bengal, having obtained all necessary permission, approvals and sanctions, the DEVELOPER will ipso-facto get the privilege to commence construction in respect of the portion of the of the premises in the possession of the OWNERS. The construction will be in accordance with the Burdwan Municipality i.e., Burdwan Municipal Authority sanctioned plan. The OWNERS shall allow the DEVELOPER purposes of construction and allied activities during the continuation of this agreement and until such time the proposed building is completed in all, respects. During such period the OWNERS shall not prevent the DEVELOPER of the said premises from constructing the building and utilization the land for the process of construction of the Multi Storied residential building inclusive of Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities in accordance with the plans sanctioned by the Burdwan Municipality / BDA.

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6.2 In as much as the construction on the said premises is concerned the DEVELOPER shall act as licensee of the OWNERS and shall be entitled to be in occupation of the said premises as and by way of licensee of the OWNERS to carry out the construction of the proposed building and utilize the land for the process of construction of the Multi- Storied residential building inclusive of Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities which is to be completed within **36 Months** from the date of Plan Sanction by the Authority of Burdwan Municipality or from the date of RERA Registration whichever is later save and except that the DEVELOPER shall not be entitled to create any possessory right over the said property which could be construed as transfer within the meaning of Transfer of Property Act. The DEVELOPER shall be entitled to use the said property for any other purposes other than the purpose of construction of the building and utilization the land for the process of construction of the Multi- Storied residential building inclusive of Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities in accordance with the sanctioned plan if such usage of the said property is collaterally or parallelly connected with the said construction work.

6.3 The continuation of term of the project is **36 Months** from the date of Plan Sanction by the Authority of Burdwan Municipality or from the date of RERA Registration which-

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ever is later. The OWNERS or any of their agent/s or any other representative/s will have no right and interest over the SAID PREMISES and during this period the DEVELOPER will enjoy the right of absolute possession over the SAID PROPERTY and shall continue to do so till the last transfer of Residential Unit/Flat.

A RITICLE VII - SPACE ALLOCATION

- 7.1 The DEVELOPER represents and declares that the proposed building shall be constructed with building materials, as may be deemed fit and proper by the DEVELOPER only and no one else but the said building is to be constructed by the manner and way with all specifications as stated in the **Second Schedule** of this Indenture.
- 7.2 The DEVELOPER shall be exclusively and absolutely ENTITLED to the OWNER'S ALLOCATION as defined in **Clause 1.6** of this agreement in lieu of the consideration money forwarded by the DEVELOPER in favour of the OWNERS.
- 7.3 The DEVELOPER shall be exclusively and absolutely entitled to sell, transfer and/or otherwise deal with the owner's allocation of space, except the vacant space, e.g. lawn or/and drive way or/and garden etc., the transfer of which is prohibited under Rules of Burdwan Municipality i.e., Burdwan Municipal Authority as well as West Bengal Municipal Act and/or by any other law for the time being in force in lieu of the consideration money forwarded by the DEVELOPER in favour of the OWNERS.

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- 7.4** In consideration of the DEVELOPER'S having constructed the building at its own costs and the consideration money which is provided for the owner's allocation as above, the DEVELOPER shall be entitled to the total super built up space in the said building including common parts and areas.
- 7.5** The OWNERS shall not be entitled to sell, transfer and/or otherwise deal with the owner's allocation or space at all and/or in any circumstances i.e., the sale must be made by the DEVELOPER on behalf of the OWNERS and for themselves also and OWNERS shall not be entitled to sell, transfer and/or otherwise deal with the owner's allocation or space at all and/or in any circumstances and on this regard it must be mentioned that the necessary connections including water, electricity will be installed to the transferee in respect of the whole building only by the DEVELOPER where the cost and expenses of such installation must be incurred by the intending purchaser/transferee.
- 7.6** The common area/facilities shall be jointly owned by the OWNERS and the DEVELOPER for the common use and enjoyment of owner's/developers allocation of space. ; Here it must be mentioned that the OWNERS will obtain 40% allocation in the Parking Area and 40% of the Residential Flats of the Said Building and save and except the said allocation, the OWNERS will directly not sale any other Unit/Flat/Parking Space or will not directly do any documentation or will not execute any document and agreement for Sale in respect of any other flats and parking spaces and all such work will be done by their Power of Attorney Holder being the Partners of

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the Developer Firm on his behalf and will not receive any consideration money in respect of the remaining flats and parking spaces save and except the allocated flats and parking spaces (as detailed hereinabove) directly from any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank but all such payment are to be taken by the DEVELOPER and the DEVELOPER as the duly constituted Power of Attorney and Authorized Agent(s) of the OWNERS will deal with any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank and will receive the Money/Consideration Amount from all such persons or institutions.

7.7

The DEVELOPER shall be entitled to sell or transfer or otherwise deal with the DEVELOPER'S allocated portion i.e. 60% of the Total Constructed Portion of the proposed building as stated in the aforesaid **Clause No. 1.7** of this Indenture which is not attached with the OWNER'S ALLOCATION i.e. 60% of the entire proposed building/s and the DEVELOPER may let out, sale out, convey, transfer or any type of settlement in regard and respect to any Flat or Residential Unit and/or Car Parking Space/Garage with the third parties to the extent of 60% space of the total constructed area of all floors as stated in the aforesaid **Clause No. 1.7** of this Indenture and the OWNERS will have no right over the said floors except in regard to their own Allocation and they by any or/and all means and also is debarred from claiming any right, title and interest in the near and remote future.

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- 7.8 Both the OWNERS and the DEVELOPER shall extend their best efforts in selling the constructed floor space at the maximum price.
- 7.9 In so far as the roof right in the DEVELOPER allocation barring the common facilities attached with the roof such as water tanks, antenna etc. In other wards the entire roof right will be devolved upon the DEVELOPER alone and solely and the Ground Floor and the Under-Ground Floor Right and Allocation will be devolved upon the DEVELOPER solely and exclusively.
- 7.10 The Owners will personally bear all costs relating to the ownership of their property and if any dispute arises relating their ownership regarding the scheduled property at that time the Owners will bear all costs of the suit/case. Be it mentioned here that the Land Owners will bound to bear the cost of Electricity Connection including Transformer Installation charges according to their Owner's Allocation.
- 7.11 On completion of the building, but therefore giving possession, both the DEVELOPER alone conduct a survey of the super built up space/area in their respective allocation to ascertain the actual measurement of the area/space in their respective allocations.
- 7.12 That the DEVELOPER shall alone have the right to allocate flats and parking spaces to the intending purchasers from the DEVELOPER'S ALLOCATION and the OWNERS shall have no right whatsoever to enter into any agreement personally with the intending purchasers for sale of any of the flats or parking

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spaces to be constructed by the DEVELOPER over the land owned by the First Part (OWNERS) and the DEVELOPER will have the right to construct further floors in the said proposed building in future if the DEVELOPER with the full cooperation of the OWNERS manages to obtain permission for further construction from Burdwan Municipality but in such case of further construction the proportion of OWNER'S ALLOCATION as well as the DEVELOPER'S ALLOCATION to construct more floors will remain unchanged , and in that event the Owner will have no right to appoint any new DEVELOPER except this existing DEVELOPER or will have no right to raise any objection and moreover will not be entitled to get any excess share in the said proposed new constructed Floor save and except the already settled allocation of the Owners of 40% and in that scenario and in that event the DEVELOPER along with the OWNERS will enjoy with all rights in respect of the said Floor constructed as per the Burdwan Municipality Sanctioned Plan.

ARTICLE VIII – COMMON FACILITIES:

- 8.1 As soon as the building is completed, the DEVELOPER shall give written notice cum Completion Certificate to the OWNERS requiring the OWNERS to take possession of their share of allocation in the building and as from date of service of such notice or issuance of such Certificate and for all times thereafter the parties shall be exclusively responsible for the payment of the Burdwan Municipality and property taxes, rate, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as THE SAID RATES) payable in respect of their respective allocations, such

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rates to be apportioned pro rata with reference to the total super built-up space in the building if they are levied on the building as a whole.

8.2 The OWNERS shall punctually and regularly pay the proportionate share of the said rates to the concerned authorities or to the DEVELOPER or otherwise as specified hereinafter and shall keep the DEVELOPER indemnified against all claims, actions, demand, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the DEVELOPER as the case may be consequent upon a default by the OWNERS this behalf in respect of their proportionate share of the said rates.

8.3 As and from the date of receipt the completion certificate, the OWNERS shall also be responsible to pay and bear and shall forthwith pay on demand to the DEVELOPER or to the flat owner's allocation or other entity/person specified hereinafter service charges for the common facilities in the building payable with respect to the OWNER'S ALLOCATION, and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for electrical and mechanical equipment, switchgear, transformers, generators, pump motor and other electrical and mechanical installations, appliances and equipment's, stairways corridors, halls, passage ways and other common facilities whatsoever PROVIDED THAT if additional insurance premium is required to be paid for the insurance of the building by virtue of any particular use and/or storage or any additional maintenance or repair is required by virtue thereof in the owner's allocation

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or any part thereof the OWNERS shall be exclusively liable to pay and bear the additional premium and/or maintenance or repair, charges as the case may be.

ARTICLE IX - CONSIDERATION

- 9.1** The OWNERS will not be entitled to get and receive any consideration in terms of advance payment in respect of their allocation which is more specifically mentioned in the "OWNER'S ALLOCATION" as defined in **Clause 1.6** of this agreement. The OWNER shall retain his undivided proportionate share or interest share or interest in their land of the said **Schedule** mentioned property, in proportion to the area allotted to him as per OWNER'S ALLOCATION.
- 9.2** In consideration of the DEVELOPER agreeing to build and complete in all respect the OWNER'S ALLOCATION to the building at the said premises, and in that regard none of the said OWNERS will be eligible to get any earnest consideration amount and the OWNERS will get their share in terms of monetary consideration at the time of booking of the flats by the intending purchasers and the OWNERS by all virtue, in any and all consequence will be entitled to select and elect the said Intending Purchasers in respect of the OWNER'S ALLOCATION and OWNERS will get their shares without any prejudice at the time of booking and/or agreement for sale and/or sale proceeding of the Flats.
- 9.3** That in respect of the "DEVELOPER'S ALLOCATION" as defined in **Clause 1.7** of this agreement that the DEVELOPER shall

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obtain 60% Share of the Total Constructed Portion of the Building, the DEVELOPER shall receive the earnest amount from the intending purchasers as per the agreed upon consideration amount and schedule of payment, payable by the intending purchasers and that will be adjusted after receiving advance from the intending purchasers against each Flat and/or Car Parking Space at the time of execution of Agreement of Sale and the same will/may also be adjusted from the consideration amount of the Flat/Residential Units and/or Garage/Car Parking Space at the time of Execution of the Deed of Conveyance.

ARTICLE X - TIME FOR COMPLETION:

- 10.1 The building shall be completed within **36 months** from the Date of Plan Sanction by the Authority of Burdwan Municipality or from the date of RERA Registration whichever is later, unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VIS MAJOR/ FORCE MAJURE such as riots, flood, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure.

ARTICLE XI - MISCELLANEOUS:

- 11.1 The OWNERS and the DEVELOPER have entered into this agreement purely on principal to principal basis and nothing stated therein shall be deemed or constructed as a joint venture between the OWNERS and the DEVELOPER nor shall the

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OWNERS and the DEVELOPER in any manner constitute an association of persons.

- 11.2 The DEVELOPER shall be entitled to assign this agreement in favour of any Private Limited Company or a Partnership Firm provided that the present representative partner of the DEVELOPER must be the director of the said proposed Private Limited Company or must be the Partner of the proposed Partnership Firm and in that event this agreement would be considered to have been executed between the OWNERS and the said Private Limited Company or the Partnership Firm, and the terms and conditions contained herein shall be applicable to the said assignee.
- 11.3 All dealings to be made by the DEVELOPER in respect or the construction of the buildings and development of the complex as well as for Booking and executing Agreement for Sale and also Sale Deed of Flats and Car Parking Space and moreover the receiving of earnest consideration amount, advance money etc. for sale proceedings from the intending purchaser/customer to be taken and obtained by the DEVELOPER itself and in certain cases with legal necessity it may be made in the name of the OWNERS but any such dealings shall not create or foster in any manner any financial, civil and / or criminal liability of the OWNERS and the OWNERS will not be liable in any case or circumstance in respect of the said project to any Third Party including the Purchaser/Customers.
- 11.4 The DEVELOPER shall be entitled to enter into separate contract or agreements in its name with building contractor, architects and others for carrying out the development at the risk and costs of THE DEVELOPER.

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- 11.5 **FORCE MAJEURE** shall mean riot, war, flood, tempest, civil commotion strike or any other act or commission beyond the control of the party affected thereby.
- 11.6 The DEVELOPER as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a **FORCE MAJEURE** with a view that obligation of the party affected by the **FORCE MAJEURE** shall be suspended for the duration of the **FORCE MAJEURE**.
- 11.7 It is understood that from time to time to enable the construction of the building by the developer, various deeds, matters and things not herein specifically referred to may be required to be done by the DEVELOPER for which the DEVELOPER may require the authority of the OWNERS and various applications and other documents may be required to be signed or made by the OWNERS relating to which no specific provision has been made herein, the OWNERS hereby authorizes the DEVELOPER to do all such acts, deeds, matters and things and undertakes, forthwith upon being required by the DEVELOPER in this behalf to execute any such additional powers or authorities as may be required by the DEVELOPER for the purpose as also undertakes to sign and execute all such additional applications and other documents as may be reasonably required for the purpose with prior approval of the OWNERS and by giving prior information.
- 11.8 The DEVELOPER shall frame the rules and regulations regarding the user and rendition of common services and also

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the common restrictions, which have to be normally kept in the same and transfer of the Ownership flats.

- 11.9** The OWNERS and DEVELOPER hereby agree to abide by all the rules and regulations of such management Society/ Association/holding organization and hereby give their its consent to abide by the same.
- 11.10** Any notice required to be given by the DEVELOPER shall be without prejudice to any other mode of service available be deemed to have been served on the OWNERS if delivered by hand or sent by prepaid registered post.
- 11.11** Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the OWNERS or the said premises or any part thereof to the DEVELOPER or creating any right, title or interest in respect thereof in favour of the DEVELOPER other than exclusive license to the DEVELOPER to commercially exploit the same in terms thereof.
- 11.12** As and from the date of receipt of the completion certificate or the building the DEVELOPER and/or its transferees and the OWNERS and/or their transferees shall be liable to pay and bear proportionate charges on account of all other taxes payable in respect of their respective spaces.
- 11.13** If any construction work or time period for completion is hampered due to the intervention of Owners, such intervention shall be deemed to be motivated and mala-fide and the Owners shall be liable to compensate the developer with interest for all the loss and damages.

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- 11.14** If the period of completion of construction is not within the said period then the Developer shall be liable to compensate unless prevented by the existence of a **FORCE MAJEURE**.
- 11.15** The DEVELOPER shall install any equipment or/and erect and maintain in the said premises at his own cost all facilities required for the execution of the project.
- 11.16** The OWNERS shall pay, clear, and bear all property taxes (Municipality Tax & Land Khajna and Electricity (Dues)) and other dues and outgoings in respect of the said premises accruing and due as and from the date of handing over possession of the premises (for the commencement of work at the said premises) to the DEVELOPER by the OWNERS.

ARTICLE XII - POWER OF ATTORNEY:

- 12.1** In respect of the Allocation of the Developer, i.e., the Developer shall have and will enjoy all the direct, collateral and ancillary power in regard to negotiate for sale in respect of its allocated Share of 60% in respect of the multi-storied building on and over the **First Schedule** mentioned property and to settle the consideration amount and to receive the consideration amount by its own in regard to its share and to deposit the said amount in the Bank Accounts of the DEVELOPER; to enter into an agreement for sale on behalf of the Executants/Executors of this Power of Attorney being the Owners and execute the agreement for sale by receiving the advance amount and if required, to appear before the registering authority and presenting the same & shall admit execution and registration and to receive the consideration amount in respect of its

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allocated portion of the proposed multistoried building on and over the **First Schedule** mentioned property and to deposit the said amount in the Bank Accounts of the Developer; to execute the sale deed in favour of the prospective purchasers and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the owner/ executants and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority and to receive the consideration amount in respect of its allocated portion of the proposed multi- storied building on and over the **First Schedule** mentioned property and to deposit the said amount in the Bank Accounts of the Developer; to receive the entire amount of the consideration amount from the all portion of the proposed multi-storied building on and over the **First Schedule** mentioned property and to deposit the said amount in the Bank Accounts of the Developer in respect of its allocation and remaining amount of the said consideration amount of the remaining flats and parking spaces are to be adjusted by the Developer being the Power of Attorney Holder in lieu of the expenses and investment the DEVELOPER incurred and made as per the terms and conditions of this Agreement; to deliver the possession in favour of the buyer in respect of its allocated portion of the proposed multi -storied building on and over the **First Schedule** mentioned property.

- 12.2 In pursuance of this Agreement since one /more Power of Attorney for Development and also for construction, selling

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the Flats and Parking Spaces on behalf of the Owner is required, hence for the said reason the OWNERS hereby decided to execute one / more Power of Attorney by virtue of this Agreement itself so that the DEVELOPER may smoothly and uninterruptedly carry on and continue its works and the Power of Attorney for Development Purpose, for construction and Selling Purpose of the Developer's 60% share of the entire constructed Building and 60% of the entire parking spaces as well for other associated and ancillary Purpose.

ARTICLE XIII - ARBITRATION:

13.1 In case of any dispute difference or question arising between the parties with regard to the interpretation meaning or scope of this agreement or any rights and liabilities of the parties under the agreement or out of the agreement or in any manner whatsoever concerning this agreement and same shall be referred to arbitration under the provisions of The Arbitration Act, 1996 and/or statutory modification or enactment thereto under one sole Arbitrator who will be elected by the both the PARTIES and the award made and published by sole Arbitrator shall be final and binding on the parties hereto.

ARTICLE - XIV - BREACH AND CONSEQUENCE

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

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encumbrances regarding the schedule property, the Owners will solely be responsible & liable for all financial loss & injury of the Developer.

- 14.2** The Developer shall complete the building within Forty Eight months from the date of sanction of building plan from the BDA / Burdwan Municipality. The Developer shall not incur any liability for any delay in the delivery of possession by reason of civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to construction of the Building. In any of the aforesaid event, the Developer shall be entitled to corresponding extension of further time of 12 months from the date of withdrawal of restriction order for delivery of the said Owners' Allocation, failing which the Developer shall compensate to the Owners till the completion of such building in all respect and deliver the possession of the allocation complete an all respect.
- 14.3** If the Developer fails to carry-on the proposed work within the stipulated period, except by reason of civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to construction of the Building, the Owners shall be entitled to presume that the Developer is unwilling/unable to implement the construction project and shall be entitled to terminate this Agreement by a written notice to the Developer and to engage any other agency for completion of the project. The Developer shall also be liable to compensate the Owners any loss that may result to the Owners on account of such abandonment of the project work by the Developer
- DM*
W.S.W.

ARTICLE XV - JURISDICTION:

15.1 Burdwan Court alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties. The Stamp Duty over the value assessed by A.D.S.R, Burdwan has been paid duly by the Party to the SECOND PART.

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

THE FIRST SCHEDULE ABOVE REFEREED TO

(Property Details)

ALL THAT piece and parcel of the Bastu land situated at **Mouza - Ichlabad, J.L. No. 75, L.R. Khatian No. 12892, 12893, 12894, 12896, 12897, 12898 & 12895, LOP No. 285, C.S. Plot No. 840, R.S. Plot No. 843/2655, L.R. Plot No. 2321, Classification - Bastu, Area of Land : 6 Kattah (more or less), within the jurisdiction of Ward No. 11, Holding No. 467, Mohalla - Ichlabad, under Burdwan Municipality, A.D.S.R. Office P.S. - Burdwan, Purba District - Burdwan, in the State of West Bengal, which is butted and bounded as flows :-**

On the North : House of Ratneswar Dutta
On the South : 30 ft. wide 5 No. Ichlabad Road
On the East : House of Hiranmay Debsharma
On the West : Playground of Kiran Sangha

Contd... next page

TOTAL AREA OF LAND GIVEN FOR DEVELOPMENT:

Area of **6 Kattah** (more or less).

THE SECOND SCHEDULE ABOVE REFEREED TO

(Construction of Flat and Building Details)

BUILDING STRUCTURE:- Reinforced Cement Concrete Framed Structure.

MAIN WALLS & PARTITION WALLS:- 200 MM/250 MM Thick Fly Ash Bricks for Main Walls and 125 MM Thick and 75 MM Thick Cement Fly Ash Bricks (1:4) for Flat Separating Wall and Partition Walls inside the respectively,

FLOOR:- Vitrified Floor Tiles for All room, Verandah, Hall, Kitchen, Bath/Toilet.

SKIRTING AND DADO:- Tiles , the height not to be exceeded 150 MM High and the Dado Not Exceeding 200 MM High (For Toilet Glazed Tiles will be used up to a height of 6 Ft. form Skirting).

PLASTERING:- Plastering to external walls will be of 20 MM. thick in 1:5 Cement, Sand and Mortar. Plastering to internal walls will be 15 MM thick in 1:6 Cement, Sand and Mortar and Ceiling will be 10 MM thick in 1:4 Cement, Sand and Mortar.

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

M. S. GRILL WORKS:- All windows will be aluminum framed with necessary hardware fittings. The grill -works for the windows will be

Contd... next page

By
[Signature]

completely separately fixed. The balcony balustrades (if any) will be M.S. Flat. The Glasses of the windows will be Ground Glass or Frosted Glass.

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

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

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

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

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

Living Room cum Dinning Space - Two light Points One Fan Point, One Plug Point, one Fridge point. **Kitchen** - One light Point, One Power Point.

WATER SUPPLY & DRAINAGE:- One overhead water reservoir will be provided the required capacity of pump will be installed for storage of water in the overhead water reservoir. The drainage line will be connected to the existing sewer line through the Master trap. Each flat have separate water supply line from the overhead water reservoir through P.V.C.

By
JAN

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

TOILET FITTINGS & FIXTURES:- Each toilet will be provided with one shower, one European commode. Necessary taps will be provided in the toilets and the floor will be of cut pieces marble. One basin with tap will be installed at Dining Hall.

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

OVER HEAD TANK:- P.V.C.

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

THE THIRD SCHEDULE ABOVE REFEREED TO

(Common Facilities and Common Parts)

1. Entrance and Exits to the Premises.
2. Stair Cases,
3. Stair Case Landings,
4. Stair Head Room and Lobbies on all the floors of the New Building.
5. Passage for Entrance,
6. Passage in between different blocks,
7. Pump (Deep Tube Well of adequate capacity to ensure round the clock),

By
JNV

Page No. 48

8. Electric Meter & Electric Meter Space,
9. Common Room,
10. Electric/Utility room, Water Pump room, Generator Room (if any),
11. Septic Tanks,
12. Boundary Walls with Entrance Gate,
13. Underground water reservoirs (if any),
14. Overhead Water Tank (PVC) ,
15. Transformer and space (if any),
16. Electrical wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
17. Lighting of the Common Portions.
18. Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.
19. Drainage and Sewage lines and other installation for the same (except only those as are installed within the exclusive area of any Unit and/or exclusively for its use).
20. Such other parts, areas, equipment, installations, fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the Units in common by the Co-OWNER.

 IN WITNESSES WHEREOF, the **LAND OWNER** and the **DEVELOPER** and **WITNESSES** after knowing the purpose and

Contd... next page

WITNESSES :

1. Amy Kline Gish
20. 21stman Gish
Autonipm Ambay
Spainy (the Budin
2. P. 1143
T. 1143
L. J. N. SARKAR
BURDMAN.

Swapan Das
Sanib Das
Sonjoy Das

Banani Sen
Anastee Dey
Soumik Das, represented through his
appointed POA Holder & SELF -

Sikha Das
Signature of the OWNERS /
EXECUTANTS i.e. the FIRST PART

FOUR FRIENDS CONSTRUCTION
~~Debarin Dutta~~
 Gouranga Paul
 Partha Datta
 Ashim Kumar Datta **Partner**

Signature of the DEVELOPER /
POWER OF ATTORNEY HOLDER
i.e. the SECOND PART

Drafted by me & Computerised
typed in my office :

Dipankar Roy
 Advocate
 District Judges' Court, Burdwan
 Regd No. WB-755/2004

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



SIGNATURE: *Swapna Das*

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



SIGNATURE: *Sanjiv Das*

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Right Hand	Impression	Thumb	Index	Middle	Ring	Little



SIGNATURE: *Sanjay Das*

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



SIGNATURE: *Sikha Das*

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



SIGNATURE: Banari Sen

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Right Hand	Impression	Thumb	Index	Middle	Ring	Little
						



SIGNATURE: Banabree Dey

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Right Hand	Impression	Thumb	Index	Middle	Ring	Little
						



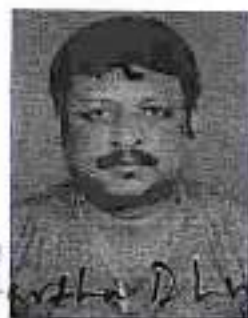
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SIGNATURE: Gouranga Balli

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SIGNATURE : *Partha Dhar*

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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



SIGNATURE : *Ashim Kumar Das*

आयकर विभाग

INCOME TAX DEPARTMENT

SWAPAN DAS

SUKHA RANJAN DAS

01/11/1963

Permanent Account Number

CGAPD8141B


Signature



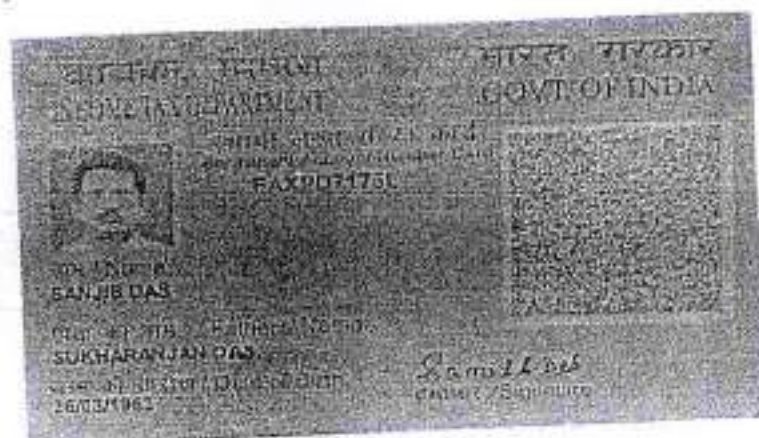
भारत सरकार

GOVT. OF INDIA



01/01/2015

Swapan Das



Santib Das



Sanjay Das



Sika Das

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BANASREE DEY
SUKHRANJAN DAS

02/03/1972
Permanent Account Number

BKZPD9661A

Banasree Dey
Signature



02/03/2012

Banasree Dey

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

माली लेखा संख्या कार्ड
Permanent Account Number Card

AAHEFT166P



नाम/Name

FOUR FRIENDS CONSTRUCTION

दिनांक / माली को जारीत

Date of Issuance/Issued to
01/04/2021

20042021

इस कार्ड के धारक/धन का हस्ताक्षर प्रामाण्य कर/सहस्र
आयकर देय सेवा प्राप्त, का यह कार्ड
पोस्टमार्क, सीटी प्रमाणित
नं. 001, प्रबं. 9-085/18
महिला कर्मिका, रीति-नियमन बोर्ड का कार्ड
पृष्ठ - 4-1-01A

यदि कार्ड का कोई अप्रामाण्यता या गलती
प्रमाणित प्रमाण / सहस्र 30

Income Tax Department, New Delhi
10, Hall Admin Section
Post No. 341, Survey No. 99281
Model Colony, Near Durgam Chauri,
Pune - 411 016

Tel: 26292721-2080 Fax: 01-26-2721-2080
e-mail: chin@taxindia.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEBASIS DUTTA

SANTIRANJAN DUTTA

01/01/1967

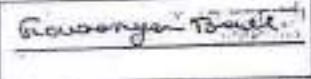
Pernapost Account Holder

AKYPD0790J

Debasis Dutta
Signature



Debasis Dutta

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADJPB6463A	
	नाम /NAME GOURANGA BALL	
	पिता का नाम /FATHER'S NAME JOGESH CHANDRA BALL	
	जन्म तिथि /DATE OF BIRTH 07-07-1968	
हस्ताक्षर /SIGNATURE		
	आयकर अधिकारी, प.ब.-II COMMISSIONER OF INCOME-TAX, W.B. - II	

Gouranga Ball.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARTHA DHAR

BIJON DHAR

01/01/1970

Permanent Account Number

AKYPD0830A

Partha Dhar
Signature



• इस कार्ड को खोने/पाने पर कृपया सूचित करें/लौटाएं:
• आयकर सेवा इकाई, एन एस डी
पहली मंजिल, टाइम्स टॉवर, कामला मिल कॉम्पाउंड, एस. बी. मार्ग,
लोअर पारेल, मुंबई-400 013.

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

Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 9122-2499 4650, Fax: 91-22-1495 6664
email: nsdl@nsdl.co.in

Partha Dhar



Ashim Kumar Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANUP KUMAR GHOSH
HARADHAN GHOSH
21/07/1986

Permanent Account Number

AYNPG5632R

Anup Kumar Ghosh
Signature



Anup Kumar Ghosh

Major Information of the Deed

Deed No :	I-0203-09126/2023	Date of Registration	29/11/2023
Query No / Year	0203-2002886193/2023	Office where deed is registered	
Query Date	23/11/2023 8:12:52 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Anup Kumar Ghosh Chotonilpur, Sripally, Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 7501620451, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 81,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

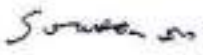
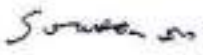
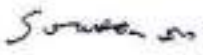
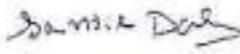
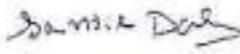
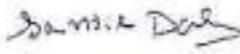
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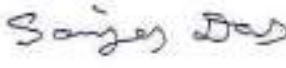
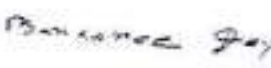
District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Ichelabad Road, Mouza: Ichhabad, Ward No: 11 JI No: 75, Pin Code : 713103

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-2321 (RS :-)	LR-12892	Bastu	Bastu	1 Katha		13,50,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-2321 (RS :-)	LR-12893	Bastu	Bastu	1 Katha		13,50,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-2321 (RS :-)	LR-12894	Bastu	Bastu	1 Katha		13,50,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	LR-2321 (RS :-)	LR-12896	Bastu	Bastu	0.5 Katha		6,75,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L5	LR-2321 (RS :-)	LR-12897	Bastu	Bastu	1 Katha		13,50,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L6	LR-2321 (RS :-)	LR-12898	Bastu	Bastu	1 Katha		13,50,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,

L7	LR-2321 (RS :-)	LR-12895	Bastu	Bastu	0.5 Katha		6,75,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			9.9Dec	0 /-	81,00,000 /-	
		Grand Total :			9.9Dec	0 /-	81,00,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr Swapan Das (Presentant) Son of Late Sukha Ranjan Das Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>29/11/2023</td><td>LTI</td><td>29/11/2023</td><td>29/11/2023</td></tr> </tbody> </table> 5 No Ichlabad, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CGxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Swapan Das (Presentant) Son of Late Sukha Ranjan Das Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office				29/11/2023	LTI	29/11/2023	29/11/2023
Name	Photo	Finger Print	Signature										
Mr Swapan Das (Presentant) Son of Late Sukha Ranjan Das Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office													
29/11/2023	LTI	29/11/2023	29/11/2023										
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr Sanjib Das Son of Late Sukha Ranjan Das Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>29/11/2023</td><td>LTI</td><td>29/11/2023</td><td>29/11/2023</td></tr> </tbody> </table> 5 No Ichlabad, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Faxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Sanjib Das Son of Late Sukha Ranjan Das Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office				29/11/2023	LTI	29/11/2023	29/11/2023
Name	Photo	Finger Print	Signature										
Mr Sanjib Das Son of Late Sukha Ranjan Das Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office													
29/11/2023	LTI	29/11/2023	29/11/2023										

3	Name	Photo	Finger Print	Signature
	Mr Sanjay Das Son of Late Sukha Ranjan Das Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office		 Captured	
	28/11/2023	LT	29/11/2023	
5 No Ichlabad, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALxxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	Mr Soumik Das Son of Late Samir Das B1/78/4V,K.Nagar, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713210 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ASxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney		 Captured	
	28/11/2023	LT	29/11/2023	
1/16 Hospital Road,B Zone, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713210 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: FHxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mrs Banani Sen Wife of Dipak Sen Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office		 Captured	
	28/11/2023	LT	29/11/2023	
2/179 Sree Coloney Rejent Estate Circus Avenue, City:- Kolkata, P.O:- Rejent Estate, P.S:-Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BKxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mrs Banasree Dey Wife of Kalyan Kumar Dey Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office		 Captured	
	28/11/2023	LT	29/11/2023	

7	Name	Photo	Finger Print	Signature
	SIKHA DAS Wife of Late SAMIR DAS Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office	 29/11/2023	 Captured LT 29/11/2023	 29/11/2023
B1/78/4 V K NAGAR DURGAPUR, City:- , P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713210 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office				

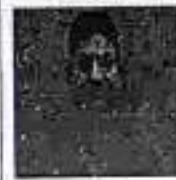
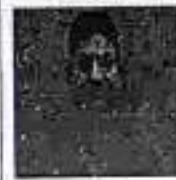
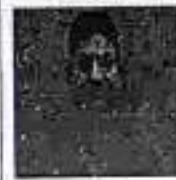
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	FOUR FRIENDS CONSTRUCTION 113 Kanainatshai North Police Line Bazar, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 , PAN No.:: AKxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Sikha Das Wife of Late Samir Das Date of Execution - 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023, Place of Admission of Execution: Office </td> <td>  Nov 29 2023 3:06PM </td> <td>  Captured LT 29/11/2023 </td> <td>  29/11/2023 </td> </tr> </tbody> </table> B1/78/4 V.K.Nagar Durgapur, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713210, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: ALxxxxxx2A,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr Soumik Das	Name	Photo	Finger Print	Signature	Mrs Sikha Das Wife of Late Samir Das Date of Execution - 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023, Place of Admission of Execution: Office	 Nov 29 2023 3:06PM	 Captured LT 29/11/2023	 29/11/2023
Name	Photo	Finger Print	Signature						
Mrs Sikha Das Wife of Late Samir Das Date of Execution - 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023, Place of Admission of Execution: Office	 Nov 29 2023 3:06PM	 Captured LT 29/11/2023	 29/11/2023						

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Debasis Dutta Son of Late Santiranjn Dutta Date of Execution - 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023, Place of Admission of Execution: Office </td> <td>  Nov 29 2023 3:37PM </td> <td>  Captured LT 29/11/2023 </td> <td>  29/11/2023 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Debasis Dutta Son of Late Santiranjn Dutta Date of Execution - 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023, Place of Admission of Execution: Office	 Nov 29 2023 3:37PM	 Captured LT 29/11/2023	 29/11/2023
Name	Photo	Finger Print	Signature						
Mr Debasis Dutta Son of Late Santiranjn Dutta Date of Execution - 28/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023, Place of Admission of Execution: Office	 Nov 29 2023 3:37PM	 Captured LT 29/11/2023	 29/11/2023						

5 No Ichlabad, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : FOUR FRIENDS CONSTRUCTION (as Partner)				
2	Name Mr Gouranga Ball Son of Late Jogesh Chandra Ball Date of Execution - 28/11/2023, , Admitted by: Self, Date of Admission: 29/11/2023, Place of Admission of Execution: Office	Photo  Nov 29 2023 3:57PM	Finger Print  Captured LTI 29/11/2023	Signature  29/11/2023
5 No Ichlabad, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : FOUR FRIENDS CONSTRUCTION (as Partner)				
3	Name Mr Partha Dhar Son of Late Bijon Kanti Dhar Date of Execution - 28/11/2023, , Admitted by: Self, Date of Admission: 29/11/2023, Place of Admission of Execution: Office	Photo  Nov 29 2023 3:58PM	Finger Print  Captured LTI 29/11/2023	Signature  29/11/2023
5 No Ichlabad, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : FOUR FRIENDS CONSTRUCTION (as Partner)				
4	Name Mr Ashim Kumar Das Son of Gyanendra Nath Das Alias Jnanendra Das Date of Execution - 28/11/2023, , Admitted by: Self, Date of Admission: 29/11/2023, Place of Admission of Execution: Office	Photo  Nov 29 2023 3:58PM	Finger Print  Captured LTI 29/11/2023	Signature  29/11/2023
5 No Ichlabad, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : FOUR FRIENDS CONSTRUCTION (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Anup Kumar Ghosh Son of Mr Haradhan Ghosh Chotonipur, City:- Burdwan, P.O:- Bripally, P.S.-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713103		 Captured	
	29/11/2023	29/11/2023	29/11/2023
Identifier Of Mr Swapan Das, Mr Sanjib Das, Mr Sanjay Das, Mrs Banani Sen, Mrs Banasree Dey, Mrs Sikha Das, Mr Debasis Dutta, Mr Gouranga Ball, Mr Partha Dhar, Mr Ashim Kumar Das, SIKHA DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec
2	Mr Sanjib Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec
3	Mr Sanjay Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec
4	Mr Soumik Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec
5	Mrs Banani Sen	FOUR FRIENDS CONSTRUCTION-0.275 Dec
6	Mrs Banasree Dey	FOUR FRIENDS CONSTRUCTION-0.275 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec
2	Mr Sanjib Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec
3	Mr Sanjay Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec
4	Mr Soumik Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec
5	Mrs Banani Sen	FOUR FRIENDS CONSTRUCTION-0.275 Dec
6	Mrs Banasree Dey	FOUR FRIENDS CONSTRUCTION-0.275 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec
2	Mr Sanjib Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec
3	Mr Sanjay Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec
4	Mr Soumik Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec
5	Mrs Banani Sen	FOUR FRIENDS CONSTRUCTION-0.275 Dec
6	Mrs Banasree Dey	FOUR FRIENDS CONSTRUCTION-0.275 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Das	FOUR FRIENDS CONSTRUCTION-0.1375 Dec
2	Mr Sanjib Das	FOUR FRIENDS CONSTRUCTION-0.1375 Dec
3	Mr Sanjay Das	FOUR FRIENDS CONSTRUCTION-0.1375 Dec
4	Mr Soumik Das	FOUR FRIENDS CONSTRUCTION-0.1375 Dec
5	Mrs Banani Sen	FOUR FRIENDS CONSTRUCTION-0.1375 Dec
6	Mrs Banasree Dey	FOUR FRIENDS CONSTRUCTION-0.1375 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec

2	Mr Sanjb Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec
3	Mr Sanjay Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec
4	Mr Soumik Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec
5	Mrs Banani Sen	FOUR FRIENDS CONSTRUCTION-0.275 Dec
6	Mrs Banasree Dey	FOUR FRIENDS CONSTRUCTION-0.275 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec
2	Mr Sanjb Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec
3	Mr Sanjay Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec
4	Mr Soumik Das	FOUR FRIENDS CONSTRUCTION-0.275 Dec
5	Mrs Banani Sen	FOUR FRIENDS CONSTRUCTION-0.275 Dec
6	Mrs Banasree Dey	FOUR FRIENDS CONSTRUCTION-0.275 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	SIKHA DAS	FOUR FRIENDS CONSTRUCTION-0.825 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Ichelabad Road, Mouza: Ichhabad, ,
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:- 2321, LR Khatian No:- 12892	Owner:স্বপন দাস, Gurdian:স্বপন দাস, Address:বিলু, Classification:বাড়, Area:0.02000000 Acre,	Mr Swapan Das
L2	LR Plot No:- 2321, LR Khatian No:- 12893	Owner:সঞ্জিব দাস, Gurdian:স্বপন দাস, Address:বিলু, Classification:বাড়, Area:0.02000000 Acre,	Mr Sanjb Das
L3	LR Plot No:- 2321, LR Khatian No:- 12894	Owner:সঞ্জয় দাস, Gurdian:স্বপন দাস, Address:বিলু, Classification:বাড়, Area:0.02000000 Acre,	Mr Sanjay Das
L4	LR Plot No:- 2321, LR Khatian No:- 12896	Owner:সৌমিক দাস, Gurdian:সঞ্জিব দাস, Address:বিলু, Classification:বাড়, Area:0.01000000 Acre,	Mr Soumik Das
L5	LR Plot No:- 2321, LR Khatian No:- 12897	Owner:বানানী সেন, Gurdian:বীণা সেন, Address:বিলু, Classification:বাড়, Area:0.02000000 Acre,	Mrs Banani Sen
L6	LR Plot No:- 2321, LR Khatian No:- 12898	Owner:বানসরী দেব, Gurdian:বনেন্দ্র কুমার দেব, Address:বিলু, Classification:বাড়, Area:0.02000000 Acre,	Mrs Banasree Dey
L7	LR Plot No:- 2321, LR Khatian No:- 12895	Owner:সিখা দাস, Gurdian:সঞ্জিব দাস, Address:বিলু, Classification:বাড়, Area:0.01000000 Acre,	SIKHA DAS

Endorsement For Deed Number : I - 020309126 / 2023

On 29-11-2023

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

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

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

Presented for registration at 12:35 hrs on 29-11-2023, at the Office of the A.D.S.R. Bardhaman by Mr Swapan Das , 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 81,00,000/-

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

Execution is admitted on 29/11/2023 by 1. Mr Swapan Das, Son of Late Sukha Ranjan Das, 5 No Ichlabad, P.O: Sripally, Thana: Bardhaman

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

Business, 2. Mr Sanjib Das, Son of Late Sukha Ranjan Das, 5 No Ichlabad, P.O: Sripally, Thana: Bardhaman

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

Business, 3. Mr Sanjay Das, Son of Late Sukha Ranjan Das, 5 No Ichlabad, P.O: Sripally, Thana: Bardhaman

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

Business, 4. Mrs Banani Sen, Wife of Dipak Sen, 1/16 Hospital Road, 8 Zone, P.O: Durgapur, Thana: Durgapur, ,

City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713210, by caste Hindu, by Profession

House wife, 5. Mrs Banasree Dey, Wife of Kalyan Kumar Dey, 2/179 Sree Coloney Rejent Estate Circus Avenue, P.O:

Rejent Estate, Thana: Chitpur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700092, by caste Hindu,

by Profession House wife, 6. SIKHA DAS, Wife of Late SAMIR DAS, 81/78/4 V K NAGAR DURGAPUR, P.O:

DURGAPUR, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713210, by caste Hindu, by

Profession House wife

Indetified by Mr Anup Kumar Ghosh, , Son of Mr Haradhan Ghosh, Chotonilpur, P.O: Sripally, 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 29-11-2023 by Mr Debasis Dutta, Partner, FOUR FRIENDS CONSTRUCTION (Partnership Firm), 113 Kanainatshai North Police Line Bazar, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr Anup Kumar Ghosh, , Son of Mr Haradhan Ghosh, Chotonilpur, P.O: Sripally, Thana: Bardhaman

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

Execution is admitted on 29-11-2023 by Mr Gouranga Ball, Partner, FOUR FRIENDS CONSTRUCTION (Partnership Firm), 113 Kanainatshai North Police Line Bazar, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr Anup Kumar Ghosh, , Son of Mr Haradhan Ghosh, Chotonilpur, P.O: Sripally, Thana: Bardhaman

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

Execution is admitted on 29-11-2023 by Mr Partha Dher, Partner, FOUR FRIENDS CONSTRUCTION (Partnership Firm), 113 Kanainatshai North Police Line Bazar, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr Anup Kumar Ghosh, , Son of Mr Haradhan Ghosh, Chotonilpur, P.O: Sripally, Thana: Bardhaman

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

Execution is admitted on 29-11-2023 by Mr Ashim Kumar Das, Partner, FOUR FRIENDS CONSTRUCTION (Partnership Firm), 113 Kanainatshai North Police Line Bazar, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman

, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr Anup Kumar Ghosh, , Son of Mr Haradhan Ghosh, Chotonilpur, P.O: Sripally, Thana: Bardhaman

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

Executed by Attorney

Execution by Mrs Sikha Das, , Wife of Late Samir Das, B1/78/4 V.K.Nagar Durgapur, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713210, by caste Hindu, by profession House wife as constituted attorney for Mr Soumik Das B1/78/4V.K.Nagar, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713210 is admitted by him Identified by Mr Anup Kumar Ghosh, , Son of Mr Haradhan Ghosh, Cholonilpur, P.O: Sripally, 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 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/11/2023 3:46PM with Govt. Ref. No: 192023240298336151 on 28-11-2023, Amount Rs. 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CNUDLK3 on 28-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11292, Amount: Rs.5,000.00/-, Date of Purchase: 23/11/2023, Vendor name: Sanjay Acharyya

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/11/2023 3:46PM with Govt. Ref. No: 192023240298336151 on 28-11-2023, Amount Rs: 5,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CNUDLK3 on 28-11-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2023, Page from 244545 to 244619
being No 020309126 for the year 2023.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2023.12.01 13:30:40 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 01/12/2023

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