



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

The document is admitted to registration. The endorsement sheets and the signature sheet attached with this deed are part of the document.

Registrar, Malda  
U/s 7(2) of the Registration Act.

09 SEP 2022

Arjun Kumar Saraf

COARSH DEVELOPER  
Shanti Sheela Saraf

Part  
COARSH DEVELOPER  
Ms. Abbas Khan Sarkar

COARSH DEVELOPER  
Arjun Kumar Saraf

Dilip Kumar Saraf

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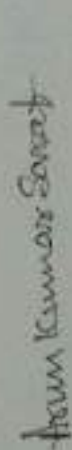
AGREEMENT FOR DEVELOPMENT

THIS DEED OF AGREEMENT is made on this 9th Day of September, 2022

BETWEEN

SRI ARUN KUMAR SARAF, PAN- AJCPS6305H, son of Late Murlidhar Saraf, by occupation - Business, by faith - Hindu, residing at Golepati Lane, P.S. - English Bazar, Post Office and District - Malda, PIN- 732101, (W.B.), Citizen of India, hereinafter called and referred to as the "OWNER" (which term or expressions shall unless excluded by or repugnant to the context or subject be deemed to mean and included his heirs, executors, administrators, legal representative and assigns) of the FIRST PART ('LAND OWNER')

Arjun

  
 [2] ADARSH DEVELOPERS  
 Shanti Shekhar Saha  
 Partner  
 ADARSH DEVELOPERS  
 KJ Abbas Khan Lodi  
 Partner  
 ADARSH DEVELOPERS  
 Ashim Kumar Saha  
 Partner  
 Dipak Kumar Agarwal

AND

“ADARSH DEVELOPERS”, a partnership firm, PAN – ABZFA2592B, having its office at Imambari Lane, Kalitola, P.S. English Bazar, P.O. & Dist. Malda-732101 (W.B.), represented by its partners namely:

1. SRI SHANTI SHEKHAR SAHA, PAN- DKVPS8741E, son of Late Jitendra Nath Saha, by faith – Hindu, by Occupation – Business, Residing at Imambari Lane, Police Station – English Bazar, Post Office and District – Malda, Pin- 732101, (W.B.),
2. ALI ABBAS KHAN LODI, PAN – AJPPK6635F, son of Late Zulfiqar Ali Khan, by faith – Muslim, by Occupation – Business, residing at K.J. Sanyal Road, Police Station – English Bazar, Post office & District – Malda, Pin- 732101 (W.B.), and
3. SRI ASHIM KUMAR SAHA, PAN- ARJPS1066L, son of Late Pannalal Saha, by faith – Hindu, by Occupation – Business, residing at Ramkrishna Pally, Police Station – English Bazar, Post Office & District – Malda, Pin- 732101 (W.B.), and
4. SRI DIPAK KUMAR AGARWALA, PAN- AFBPA0144D, son of Sri Ful Kumar Agarwala, by faith – Hindu, by Occupation – Business, residing at Marwari Patty Lane, Bandh Road, South Baluchar, Police Station – English Bazar, Post Office & District – Malda, Pin- 732101 (W.B.), all are Indian Citizen, hereinafter referred to as the PROMOTER / DEVELOPER (which expression shall, unless be excluded by or repugnant to the context be deemed to mean and included the executors, administrators, legal representatives and assignees) of the SECOND PART ('DEVELOPER').

WHEREAS a bastu land measuring about 4.62 Decimal be the same a little more or less comprised in C.S. Plot no. 720, R.S. Plot no. 514 and L.R. Plot No. 491, 492 of C.S. Khatian no. 724, R.S. Khatian no. 742, and L.R. Khatian no. 161, class – Bastu, of Mouza – English Bazar, J.L. No. 67, P.S. English Bazar, District– Malda, under ward No. 10, Holding No. 8/9(A)/10 of English Bazar Municipality originally owned, possessed by and belonged to ARUN KUMAR SARAF, the FIRST PART.

AND WHEREAS the land described in FIRST SCHEDULE originally owned, possessed by and belonged to Sant Kumari Devi and her name has rightly been recorded in R.S. RoR. During her lifetime Saraf

*Handwritten signature*

Arun Kumar Saraf

[3]

ADARSH DEVELOPERS

Shanti Shastri Saraf, Partner

ADARSH DEVELOPERS

Ali Abbas Khan Saraf, Partner

ADARSH DEVELOPERS

Asim Kumar Saraf, Partner

Dipak Kumar Aggarwal

Kumari Devi had executed his last will, dated 26-02-1964 and after her death upon application Ld. District Judge, Malda, granted Letters of Administration to her grandsons-namely Sabyasachi Chakraberty and Partha Pratim Chakraberty, in Misc. Case No. 21/1977 (Letters of Administration), O.C. Suit No. 3/1977 on 08.04.1982.

AND WHEREAS while said Sabyasachi Chakraberty and Partha Pratim Chakraberty were enjoying the peaceful possession of the property of the FIRST SCHEDULE, they transferred total 0.0464 Acre of land to Gautam Chakraberty and Rajashree Chakraberty on the strength of a Sale Deeds bearing Nos. 9178, 9179 and 9180, all are dated 02-09-1992 of A.D.S.R., Malda Office, with specific boundary. AND WHEREAS while said Gautam Chakraberty and Rajashree Chakraberty were enjoying the peaceful possession of the property of the FIRST SCHEDULE, Gautam Chakraberty transferred 0.46 + 0.47 + 0.46 + 0.47 + 0.46 dec. total 2.32 Dec of land to Pranab Ranjan Gupta on the strength of Sale Deeds bearing No. 3180, 3181, 3182, 3183 and 3184 dated 26-03-1993 of A.D.S.R., Malda Office and likewise Rajashree Chakraberty transferred 0.46 + 0.46 + 0.47 + 0.47 + 0.46 dec. total 2.32 Dec of land to Praloy Ranjan Gupta on the strength of Sale Deeds bearing No. 3175, 3176, 3177, 3178 and 3179, dated 26-03-1993 of A.D.S.R., Malda Office and put them in possession.

AND WHEREAS while said Praloy Ranjan Gupta and Pranab Ranjan Gupta were enjoying their purchased land measuring 4.62 dec transferred the same to Arun Kumar Saraf on the strength of a Sale Deed bearing No. 5606, dated 21-11-1994 of A.D.S.R., Malda Office, with specific boundary and thereafter also executed a Declaration Deed bearing No. 1-5566, dated 21.12.1999 for consider the same as part of the said Deed No. 5606 of 1994. In this way Arun Kumar Saraf, the FIRST PART/OWNER acquired 4.62 Dec of land fully described in FIRST SHEDULE.

AND WHEREAS the FIRST PART since purchase of the below schedule land possessing the same peacefully by recording his name in L.R. Khatian No. 161 during L.R. Settlement and paying the rent (Khajna) and Municipal Taxes to the State of West Bengal and to the English Bazar Municipality, Malda.

Handwritten signature/initials

*Arum Kumar Sarwat*

ADARSH DEVELOPERS  
Shamini Shalekhan Subb.  
Partner

ADARSH DEVELOPERS  
Ali Abbas Khan Taha  
Partner

ADARSH DEVELOPERS  
*Asim Khan*  
Partner

*Dilip Kumar Agarwal*

AND WHEREAS the Owner desires to develop his property as mentioned fully in the First Schedule below into a modern elegantly designed multistoried Building in accordance with law and therefore are in search of well reputed and efficient Building Promoter/Developer.

AND WHEREAS the Second Part convinced the First Part that they are well reputed financially sound and able Developer / Second Part in running Promoting Business.

AND WHEREAS at or before execution of this Agreement the said First Part (Land Owner) have represented and assured to the Second Part (Developers) as follows: -

- a) That the said following First Schedule Property is free from all litigation/Dispute.
- b) That the Owner (First Part) alone is entitled to the said property and none else has got or had or has otherwise claimed to have or had any share, right, title or interest of any nature whatsoever to or in the said properties mentioned in the First Schedule or any part thereof.
- c) The title of the Owner to the property mentioned in First Schedule is marketable, clear and free from all encumbrances, claims, demands and reasonable doubts.
- d) The property mentioned in the First Schedule or any part thereof is not subject to any acquisition, requisition or reservation for any public purpose and the confirmed use of the said property is partly residential and partly commercial under the sanctioned as well as the draft revised Development Plan.
- e) The Owner has or had neither concluded any negotiations or entered into any Agreement for Sale or Development or otherwise transferred or dealt with or disposed of the said property or any part thereof to any one whomsoever nor had they accepted any token money or earnest money or deposit or other like sum from any one whomsoever.
- f) The Owner is in exclusive un-disturbed, uninterrupted, quiet and over possession of the said property and has been residing and enjoying the same and no one had or has objected to the same on any ground whatsoever.

*Arum Kumar Sarwat*

Arum Kumar Saraf

[5]

ADARSH DEVELOPERS  
Shamshi Shaukhan Saraf  
Partner

ADARSH DEVELOPERS  
Ali Abbas Khan Saraf  
Partner

ADARSH DEVELOPERS  
Arum Kumar Saraf

Arum Kumar Saraf

AND WHEREAS after the aforesaid representation of the Owner (First Part) and verifying the same to be true by the Second Part, the Other Part (Second Part) agreed to Develop entire property for the consideration and on the terms and conditions hereinafter appearing.

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

1. In this agreement unless otherwise agreed upon the following expression will have the following meaning:
  - a) **Property/Premises:** All That piece and parcel of land bearing holding No. 8/9(A)/10 of Ward No. 10, in the name of FIRST PART, within English Bazar Municipality together with the structure situated thereon more fully and particularly mentioned in the First Schedule hereunder.
  - b) **Plan** shall mean Plan for the Proposed Building to be prepared by the Planner/Developer for being submitted to the Authorities Concern for obtaining sanction for construction of the proposed new Building on the said Land.
  - c) **Owner** of the following schedule Property shall mean the FIRST PART of this Agreement.
  - d) **Developer** of the following schedule Property shall mean the SECOND PART of this Agreement.
  - e) **The Proposed Building/New Building** to be constructed shall deemed to mean and include the building to be constructed on the property mentioned in the First Schedule in accordance with the plan to be sanctioned and approved by the English Bazar Municipality (i.e., E.B.M.) and other Statutory Authorities for Residential Cum Commercial complex. The proposed building to be constructed shall initially consist of Ground + 6 floors, or Basement + Ground + Multi-upper Floors as per the building plan sanctioned and approved by E.B.M., as the case may be. However, in any case, it shall not be less than Ground + 6 Floors after amalgamating the schedule plot of land along with any adjacent land.



Arum Kumar Saraf

(6)

ADARSH DEVELOPERS  
Shanti Shakti 1st fl.

Partner

ADARSH DEVELOPERS  
Ali Abbas Khan

Partner

ADARSH DEVELOPERS  
Arum Kumar Saraf

Partner

Arum Kumar Saraf

- f) Owner's Allocation/ First Part's Allocation shall mean the portion of the Proposed New Building to be constructed over the First Schedule Property along with the Proportionate share in the land comprised in the said Premises which has clearly mentioned in SECOND SCHEDULE below along with the common portions and facilities which has clearly been mentioned in the FOURTH SCHEDULE below to be constructed as per specification as mentioned in the FIFTH SCHEDULE below.
- g) Developer's Allocation/Second Part's Allocation shall mean the portion of the proposed New Building over the First Schedule Property along with the Proportionate share in the land comprised in the said Premises which has clearly mentioned in THIRD SCHEDULE below along with the common portions and facilities which has clearly been mentioned in the FOURTH SCHEDULE below to be constructed as per specification as mentioned in the Fifth Schedule below.
- h) Force Majeure shall mean and include declaration of war, a disease epidemic, or a hurricane, earthquake, or other natural disaster events that fall under the legal term, "act of God."
- 2. The Agreement shall be deemed to have commenced with effect from the date of execution of these presents and shall remain valid till such time the proposed building is constructed and cease to operate when owner's Allocation and Developer's Allocation shall be allotted in the respective manners or in favour of the prospective purchasers at the instance of the Developer.
- 3. In consideration of the Owners having entrusted and giving licence/authority to the Developer to enter the property and develop the property by constructing a multi-storied building thereon having dwelling units and/or ownership flats at developers own costs and conferring on him the rights, powers, privileges and benefits mentioned therein. The Developer in consideration of the same agrees to deliver the OWNER constructed areas as per specifications fully described in the SECOND SCHEDULE.
- 4. It is hereby agreed that the Developer/SECOND PART shall be liable to pay taxes to E.B.M. and any other authorities from the date of handing over of said property to Developer and during the course of the

Arum Kumar Saraf

Ashwini Kumar Sarraf

(7)

ADARSH DEVELOPERS

Shanti Shreehan Singh  
Partner

ADARSH DEVELOPERS

A. C. Akhatar Khan Zaidi  
Partner

ADARSH DEVELOPERS

Ashwini Kumar Sarraf  
Partner

ADARSH DEVELOPERS

Ashwini Kumar Sarraf

development and till the completion of the above project. However, prior to vacating/handing over possession, the Owner shall bear and pay the taxes and such other outgoings toward his property.

5. In due performance of the terms and conditions of this Agreement for Development on the part of the Developer's/SECOND PART, the Owner/ shall extend all co-operation, assistance, whenever required. The OWNER hereby agrees that from the date hereof they shall not be entitled to create any third-party rights or encumbrances on the said property.
6. The Developer/SECOND PART shall proceed with the Planning for the new Building to be constructed in the said Premises and arrange as necessary for the Survey of the said Property, arrange for soil investigation of the said Land, appoint architect for preparation of the Plan and after approval of the Plan from Owner, submit the same to the Authorities concerned and obtain, sanction and construct the building at their own cost in terms of this agreement.
7. The Owner (First part) hereby undertakes to sign and execute all further lawful documents, forms, papers and applications, consents, no objections etc. so as to enable the developers to smoothly complete the entire development of the said property.
8. All necessary plans, permissions, consent, NOCs and other paper and documents as may be required to be obtained shall be prepared, applied for and obtained by the Developer/SECOND PART at their own costs and expenses and upon such terms and conditions as the Owner may agree upon. Provided however, that the Developer shall be exclusively entitled to all refunds of any refundable deposits made by the Developer.
9. The Developer/SECOND PART shall also during construction period be entitled to construct a temporary site office upon the said property and employ site supervisors, managers, agents and employees. The Developer/Second Part shall during course of construction, be entitled to store cement, iron and other building materials at the said property.
10. That the First Part will not be liable for any mishap, accident, unfortunate incident happening during the construction work, it will be totally the responsibility of second part.

Ashwini Kumar Sarraf

Arum Kumar Sarab

ADARSH DEVELOPERS

Shanti Sheshan Saty

Partner

ADARSH DEVELOPERS

M. J. Akbar Khan Lada

Partner

ADARSH DEVELOPERS

Arum Kumar Sarab

Partner

Dipak Kumar Aganwal

11. That the Developer/SECOND PART hereby undertakes and shall complete the Construction of the new building over the FIRST SCHEDULE Property within a period of 36 (Thirty six) months and an extension period of six months (if required) from the date of sanction of the building plan of the said premises.
12. That the Developer/SECOND PART shall handover finished and Complete Flats which have been specifically mentioned in the SECOND SCHEDULE below in favour of the FIRST PART.
13. That if the SECOND PART fails to deliver the possession of the SECOND SCHEDULE Property to the First Part within the Scheduled period as specified in this Agreement or if the SECOND PART violates any condition of this Agreement, then it shall be considered as breach of the conditions of this Agreement and the FIRST PART shall have the liberty to File Suit to restrain the SECOND PART from making Construction over the following FIRST SCHEDULE Property.
14. That the SECOND PART shall have the right to construct the new building for residential flats and/or for commercial purpose.
15. a) The demolition of the existing structures would be at the sole risk and expense of the Developer and the Developer would comply with all statutory provisions, rules and regulations in relation thereto.  
b) After completion of the building structure, the developer shall collect all particles / articles remained unused and shall sale those particles / articles. The sale proceeds of those particles / articles shall be retained by the developer.
16. It is hereby agreed that in the event of death of the Owner, this agreement shall not be terminated and in such case the heirs and legal representatives of the deceased Owner shall automatically step into the shares for all intent and purpose of this Agreement. Likewise, in the event of death of any of the Developer/Power of Attorney holder in connection of this agreement, if any in future, this agreement shall not be terminated and in such case the heirs and legal representatives of the deceased Partner shall automatically step into the shares for all intent and purposes of this Agreement and the Owner shall be bound to enter into the Development power of attorney in his/her favour.

Arum Kumar Sarab



Hem Kumar Sanyal

(9)

ADARSH DEVELOPERS  
Shamir Sherson Sanyal  
Partner

ADARSH DEVELOPERS  
Ali Abbas Khan Jishi  
Partner

ADARSH DEVELOPERS  
Ashim Kumar Das

ADARSH DEVELOPERS  
Zubair Kuman Khan

17. All disputes and differences that may arise between the parties hereto relating to or in connection with the matter of this agreement either as to the interpretation or meaning of any provision hereof or as to any claim of one party against the other, or any suit or legal proceeding arising out of this agreement between the parties or their representatives shall be subject to the exclusive jurisdiction of the courts at Malda District, and the courts at Malda shall have the jurisdiction to entertain and try the same.
18. It is further hereby agreed by and between both the parties that the Land Owners and Developers can sell any part or portion of their allocations i.e. their respective Share of the usable carpet area more particularly as described in the SECOND SCHEDULE and THIRD SCHEDULE herein along with all other amenities, facilities, parking and benefits in the same proportion and in such an event the agreement for sale of respective Flat/Shops/Garages shall be executed by the Developer and Land Owner by their own.
19. In the event of default, wrongful or illegal construction by violating building rules of the English Bazar Municipality and/or other authorities the developer shall rectify the same at his own cost to make it regular and legal. The developer shall also pay for damages, if any to the owner in respect of the said development agreement.
20. The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.

THE SECOND PART (DEVELOPER) HEREBY FURTHER AGREES:

1. The SECOND PART shall make Construction over the FIRST SCHEDULE Property at their own cost after taking permission from the concerned Authority.
2. The SECOND PART will develop the said Land and Construct the Multistoried Building and complete the same with Electrical wiring, Installation of water Pump (Electric Motor Operating Pump) Pump

*(Handwritten signature)*

Arum Kumar Sraaf

lot

ADARSH DEVELOPERS

Shanti Shakti Saha

Partne

ADARSH DEVELOPERS

Alj Abbas Khan Loda

Partne

ADARSH DEVELOPERS

Arum Kumar Sraaf

ADARSH DEVELOPERS

Dilip Kumar Agarwal

Line, Lift and other Accessories of lifting water to the overhead reservoir and obtaining connection of electricity at their own cost, expenses and risk on their own account but the FIRST PART shall install the electric meters in their units at his own cost.

3. The SECOND PART shall construct the said Multistoried Building and would make the said property fit for occupying or use by making drainage and sanitary system, staircases, and other things as may be required for enjoying the possession of the building.
4. The SECOND PART shall be entitled to make advertisement, hang advertisement board upon the said property and building and do such other things as might be required for the purpose of sale of the flats, garages and shop rooms in the said building to be constructed mentioned in THIRD Schedule and shall not in any way prejudice the interest of the owner, till handing over the completed flats to FIRST PARTY and customers.
5. The SECOND PART shall be at liberty to procure buyers for the sale of proposed THIRD SCHEDULE flats, shop rooms and garages and for said purpose the SECOND PART shall have the right to enter into agreement for sale in respect of the said flat, shops, garages and also to receive advance payment of consideration money from the said intending purchasers.
6. The SECOND PART agrees and declares that they have made searches and enquiries and have satisfied themselves that the land is free from encumbrances or restrictions and that it is suitable for construction of a Multistoried Building and laws applicable thereto permit for the same and to carry out the purpose and objects of these presents.
7. As from the date of grant of commencement certificate by E.B.M and any other concerned authority and sanction of building plan, the Developers shall be entitled to book and sell the flats and premises of the said property mentioned in the FIRST SCHEDULE to the prospective buyers on ownership basis (except Owners allocation as fully described in SECOND SCHEDULE) on such terms and

*Arum Kumar Sraaf*

Arum Kumar Saraf

[11]

(DARSH DEVELOPERS)

Shamita Shekhar Singh,  
Partner

(DARSH DEVELOPERS)

Ali Abbas Khan  
Partner

(DARSH DEVELOPERS)

Arum Kumar Saraf  
Partner

(DARSH DEVELOPERS)

Dilraj Kumar Aggarwal  
Partner

conditions as the Developers may at their sole discretion, thinks fit and proper and for that purpose, the Developers shall be at liberty to enter into such Agreements, to receive consideration amounts receivable under the said Agreements from such prospective buyers on their own account.

- 8. The Developer shall recover the cost of 1 generator, 1 lift, 1 water pump and 1 transformer and their installation cost from the flat owners/prospective buyers in the proportionate share and the Owner shall not be charged for these expenses for the Owners Allocation except in case the owner desires to sell off his allocation.
- 9. That the SECOND PART has agreed to deliver the complete flat and commercial spaces fully mentioned in SECOND SCHEDULE for obtaining this development right in the property fully mentioned in FIRST SCHEDULE within the time period as stipulated in this Agreement to the FIRST PART.
- 10. The Developer hereby undertakes not to cause or to be done any act, deed, or thing which may in any way misuse and/or contravene any rule, law or regulation or misuse the powers which may be conferred upon the Developer by the Owner. Developer further undertakes not to assign his right of development and interest to any other third party, except with prior written consent of the Owner. However, Developer shall be entitled to enter into separate contracts in his own name with the building contractor, architect and others for carrying out the development at his own risk and costs.

**THE FIRST PART (LAND OWNER) HEREBY FURTHER AGREES:**

- 1. That the OWNER shall on the request by the SECOND PART sign and execute all further documents, forms, papers and applications consents, no objections etc., which are lawful in nature, necessary for the purpose of and in relation to the said development and cost of construction of the proposed building/project thereof shall be borne by the SECOND PART. Further Second Part agrees to provide the photocopy of all the documents signed by First Part on their request.

*(Handwritten signature)*

Anam Kumar Sarab

[12]

ADARSH DEVELOPERS

Shamhi Shelchan Suty,  
Partner

ADARSH DEVELOPERS

Al' Abbang Khan Road,  
Partner

ADARSH DEVELOPERS

Shamhi Shelchan Suty,  
Partner

ADARSH DEVELOPERS

Shamhi Shelchan Suty,  
Partner

2. That the FIRST PART shall convey all rights of ownership to the intending Purchaser of the flats, shops, garages with the proportionate share of the Land underneath against the consideration of construction and possession of the said flats, shops, garage which is specifically mentioned in the THIRD SCHEDULE below to be constructed on the following FIRST SCHEDULE Property. The SECOND PART is entitled to receive the sale price of the flats and shop rooms and garage which is specifically narrated in the THIRD SCHEDULE i.e. SECOND PART's allocation over the FIRST SCHEDULE Property. The FIRST PART shall have no right to claim any part of the sale price of the THIRD SCHEDULE property. Likewise, The SECOND PART shall have no right to claim any part of the SECOND Schedule.
3. The FIRST PART agrees to execute conveyance or sale deeds or agreement for Deed of Sale or deed of rectification or join in the execution thereof in favour of the prospective Purchasers of flats, or shop rooms or garages of the building which is mentioned in the THIRD SCHEDULE below to be constructed over the FIRST SCHEDULE property at the request of the Second Part at any point of time. The Stamp Duty and Registration Charges and all formalities in connection therewith will be paid and borne by the Purchasers and that the First Part shall have no responsibility to bear such duty and charges whatsoever in that respect.
4. That the FIRST PART hereby agrees and covenant with the SECOND PART to do all acts and things necessary for execution of necessary documents in respect of proportionate share of the FIRST SCHEDULE property in respect of the Developers Allocation mentioned in THIRD SCHEDULE.
5. The FIRST PART (Owner) shall be at liberty to procure buyers for the sale of proposed SECOND SCHEDULE flats, shop rooms and garages and for said purpose the FIRST PART shall have the right to enter into agreement for sale in respect of the said flat, shops, garages and also to receive advance payment of consideration money from the said intending purchasers.

ANAM KUMAR SARAB

Arum Kumar Sarab

[13]

ADARSH DEVELOPERS  
Shanti Shekhar Saha  
Partner

ADARSH DEVELOPERS  
Ali Abbas Khan Lodi  
Partner

ADARSH DEVELOPERS  
Ashim Kumar Saha  
Partner

ADARSH DEVELOPERS  
Dipak Kumar Agarwala  
Partner

6. As from the date of grant of commencement certificate by E.B.M and any other concerned authority and sanction of building plan, the Owner (First Part) shall be entitled to book and sell the flats and premises of the said property mentioned in the FIRST SCHEDULE to the prospective buyers on ownership basis (except Developer's allocation as fully described in THIRD SCHEDULE) on such terms and conditions as the Owner may at his sole discretion, thinks fit and proper and for that purpose, the Owner shall be at liberty to enter into such Agreements, to receive consideration amounts receivable under the said Agreements from such prospective buyers on their own account.

7. The OWNER agrees to execute a General Power of Attorney in favour of the nominated person of the Developer namely 1) SRI SHANTI SHEKHAR SAHA, 2) ALI ABBAS KHAN LODI, 3) SRI ASHIM KUMAR SAHA and 4) SRI DIPAK KUMAR AGARWALA, the partners of "ADARSH DEVELOPERS", by conferring and empowering all the powers which are necessary for the purpose of smooth running of the construction works or development works on the property mentioned in FIRST Schedule below as well as for the purpose of selling the flats, garages and shop rooms (except Owners Allocation mentioned in SECOND Schedule) to the intending purchaser or purchasers of the Developer's choice.

Further, both the parties hereby declare and agree that this Agreement shall not to be deemed to constitute a partnership between the Owner and the Developer or an agreement for sale of the First Schedule Property by the Owner to the Developer and shall not be deemed to bind the parties hereto except specifically recorded herein.

IN WITNESS WHEREOF the above-named parties do hereby put their respective hands and seals in presence of witnesses on the day, month and year first above written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land situated within Dist. Malda, P.S. Englishbazar, Ward No. 10, Holding No. 8/9(A)/10 of English Bazar Municipality, under Mouza- English Bazar, J.L. No. 67, P.S. English

Arum Kumar Sanyal

[14]

ADARSH DEVELOPERS  
Shanki Shekhar Sanyal  
Partner

ADARSH DEVELOPERS  
A.L. Akhbar Jahan Laskar  
Partner

ADARSH DEVELOPERS  
Ansuman Kumar Saha  
Partner

ADARSH DEVELOPERS  
Anupam Kumar Saha  
Partner

Bazar, District- Malda, Khatian No. 724 (C.S.), 742 (R.S.), and 161 (L.R.)

<u>Plot No.</u>	<u>Nature</u>	<u>Area</u>
720 (C.S.)		
514 (R.S.)		
491 (L.R.)	Bastu	4.26 Dec.
492 (L.R.)	Drain	0.36 Dec.

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Total - 4.62 Dec.

Total area of Land is 4.62 Decimal, be the same a little more or less upon which there is a 2,100 Sq.ft. two storied building, of which Ground floor measuring 1500 Sq.Ft. about 100 years old and First floor measuring 600 Sq.ft. about 80 years old having cemented floor and butted and bounded by —

- In the North - Uma Chakrabarty and Ansuman Chakrabarti
- In the South - Golapatti Road (10 Feet wide metal unassessed road)
- In the East - Passage of Uma Chakrabarty and Ansuman Chakrabarti
- In the West - Nripendranath Saha.

**(SECOND SCHEDULE)**  
**(OWNERS ALLOCATION)**

ALL THAT piece and parcel containing the portion allotted 50% (Super Built-up area) constructed area. The share shall specifically be allotted after preparation of final approved building plan through negotiation proportionately in the front and back side.

Out of the above owner's allocation, the owner shall get one Duplex consisting of one Office/Show-room at ground floor having 12 fit wide front covering first Floor.

**(SPECIFICATION)**

Specifications of works are mentioned in details in the annexed sheets. The annexed sheets and the annexed plan, form part of this document.

- 1) Door: 1. Main Entrance Door
- a) Flush Door with paint both side / Wooden Door.
  - b) Wooden Door Frames.

*Arum Kumar Sanyal*

*Arum Kumar Sarda*

[15]

ADARSH DEVELOPERS  
*Shanti Shalimar Park*

Partner

ADARSH DEVELOPERS

*M. Anand Mohan Reddy*

Partner

ADARSH DEVELOPERS

*Arum Kumar Sarda*

Partner

ADARSH DEVELOPERS

*Dipankar Kumar Sarda*

## 2. Other Doors

- a) Commercial Flush Door painted both sides.
- b) Wooden Door Frames.

2) Window: a) Aluminium sliding window with M.S. grill at outside the window.  
b) All windows shall have translucent glass.

3) Paint: The building shall be painted externally with acrylic paint. The inside of the flat shall be wall putti finished on the plaster surface.

4) Kitchen: One kitchen stainless steel Sink (heavy type) will be provided on the top of the cooking table; the cooking table should be finished by Granite stone slab.

5) Toilet: One European type white commode and one white plastic cistern. And other is W.C. Pan and Glazed tiles will be providing on the toilet walls and floor.

6) Roof: a) 2 inches thick (average) cement skid concrete including water proofing provided on the roof slab). Compound provided on top of the roof.  
b) 3 feet height parapets will be provided all around the roof.

7) Floor: 2' X 2' Vitrified floor.

8) Cement: ISI Marked

9) Rod: ISI Marked

10) WALL: External wall will be eight (8") inches thickness, in between two flats partition wall will be five (5") inches thickness executed by 1<sup>st</sup> Class Bricks with sand, Cement mortar.

11) Lift: Best Quality (6 persons capacity)

## 12) SOME EXTRA PROVISIONS:

- a) Electrical points should be provided in their flats in each room within the limit of 5 (five) no. of points described in the schedule.
- b) The balcony should cover with M.S. Grill.

*Arum Kumar Sarda*

Arjun Kumar Sarraf

136

ADARSH DEVELOPERS  
Shanti Station Subg.  
Pune

ADARSH DEVELOPERS  
Ati Abbas Khan Lane,  
Pune

ADARSH DEVELOPERS  
Station Karambada  
Pune

ADARSH DEVELOPERS  
Station Karambada  
Pune

- c) Conceal water line / plumbing works will be made by PVC pipes (ISI Marked)
- d) Inside council pipe line will be made of PPR pipes.
- e) Room height should be 10 feet from floor to floor.
- f) One toilet for security guard should be provided at ground floor.
- g) Fire control system be provided as per Government Rules and Regulation.

## 12) ELECTRICAL INSTALLATIONS

All electrical line will be concealed with copper wire. All materials must be Standard Quality.

- a) Bed room: 5 (five) point in each bedroom with Air Condition Point.
- b) Living \ Dining rooms: 5 (five) point will be provided.
- c) Kitchen: 1 light point, 1 Exhaust fan point, 1 power point for Micro Oven & others. 1 point for chimney.
- d) Toilet: 1 light point, 1 Exhaust fan point, 1 plug point.
- e) Veranda: 1 light point.

13) WATER SUPPLY: One R.C.C. reservoir of required capacity on top of the roof will be provided on. The suitable electrical pump will be installed at ground floor to deliver water on overhead reservoir.

## THIRD SCHEDULE

### (SECOND PART/DEVELOPER'S ALLOCATION)

(i.e. Total Area less Owner's Allocation)

ALL THAT piece and parcel of flats and open spaces save and except the OWNERS ALLOCATION together with importable undivided proportionate share on land along with user right of all the common areas and facilities commonly.

*Arjun Kumar Sarraf*



Arum Kumari Sarraf

[17]

ADARSH DEVELOPERS  
Shanti Shakti Sub.

Partner

ADARSH DEVELOPERS

At Abbas Khan Lodi

F-110

ADARSH DEVELOPERS

At Abbas Khan Lodi

F-110

ADARSH DEVELOPERS

Dilip Kumar Agarwal

THE FOURTH SCHEDULE ABOVE REFERRED TO :-  
(COMMON PORTIONS)

1. Entrance and Exits, internal Road and Passages.
2. Two Staircase, Lobby and Landings.
3. Drains, Sewers and Pipes from the Building to the Septic Tank.
4. All inside and outside brick works of the Building excepting the Units and Flats or apartments.
5. Electrical Wirings, Fittings and other Accessories for lighting the Staircase and other common areas.
6. Water and Sewerage evacuation pipes from the unit to the drains and sewers common to the Building.
7. Main Gate of the Building and Boundary.
8. The flat owners and other occupiers may use the top roof of the proposed building for their personal necessity, like drying the cloth under the sun, fixing TV Antenna or Dish Antenna and for any social programme of this apartment, but they cannot construct or install any type of structure even temporary in nature, thereon at any time.
9. Water Pump with Motor and Water distribution pipes (save those which are inside and exclusive for Flats.)
10. Water Supply Arrangement.
11. One (1) Elevator of branded company.
12. One (1) Generator of branded company.
13. One (1) Transformer of branded company.
14. That if any tax (Municipality Tax / Service Tax etc) arise in future will be paid by the respective flat owners.
15. MAINTENANCE: -  
The Developer, may manage the maintenance services by itself or engage any company for which the flat owners, if required to, shall execute an agreement ("Maintenance Agreement").

M. K. Sarraf

Arum Kumari Sarin

[18]

APARU DEVELOPERS  
Shanti Shakti

Partners  
APARU DEVELOPERS

Mu Abbas Khan  
Partner

APARU DEVELOPERS  
Arum Kumari Sarin

Partners

APARU DEVELOPERS

Dilraj Kumar Agarwal

THE FIFTH SCHEDULE ABOVE REFERRED TO:

BRIEF DESCRIPTION OF PRODUCT

1. **STRUCTURE:** - R.C.C. Frame structure with roof footing foundation (Earth quake Proof) using M-20 concrete, (TMT ISI Marked) steel reinforcement bars as per specific range.
2. **WALL:** - Thick Brick walls in Cement mortar (prop 1:5,1:4,1:3) with 1<sup>st</sup> class Bricks as per specific range.
3. **DOORS:** - Ply venire finish and polished Flush door, PVC Bathroom Door as per specific range.
4. **WINDOWS:** - Aluminum windows and fitted with tinted glass in windows as per specific range.
5. **SANITARY & WATER PLUMBING:** - There will be concealed water supply G.I pipe/P.V.C pipe line with vitreous Tiles and Bathrooms fittings (C.P), (Hot and cold Connection in Bathroom) as per specific range.
6. **WATER SUPPLY:** - The complex will have its own water supply system with, 1 (1.5 H.P) Submersible Pump, overhead tank. There will be additional arrangement of Municipal water supply connection as per specific range.
7. **KITCHEN:** - The Kitchen will have Marble/Granite top table and good quality kitchen tiles as per specific range (Height 3'-5').
8. **FLOOR:** - Vitrified Tiles and BATHROOM FLOOR mat finish tiles and BATHROOM WALL good quality Bathroom tiles as per specific range (Height 5'-6').
9. **GRILLS:** - All the Windows and balconies will have M.S. Ornamental Grills as per specific range.
10. **ELECTRIFICATION:** - Conceal wiring and Modular operating Switches as per specific range. (Maximum 40 No. of Electric Point for 2BHK, 45 No. for 3BHK and 50 No. for 4BHK maximum).
11. **WALL FINISHING:** -
  - a) Interior surface: - Finished with wall putty.
  - b) Exterior Surface: cement-based paint as per specific range.

Arum Kumari Sarin

Arun Kumar Sarraf

(19)

ADARSH DEVELOPERS  
Shanti Shikhar S-108

ADARSH DEVELOPERS  
All Mahabub Khan 2nd  
Phase

ADARSH DEVELOPERS  
Atisha Kumar Saha

ADARSH DEVELOPERS  
Dipankar Kumar Aggarwal

12. STAIRS AND ELEVATORS: - There will be TWO STAIR CASES  
1(one) ELEVATOR as per specific range.
  13. FIREFIGHTING: - Special care has been taken for firefighting with  
the provision of Firefighting equipment as per specific range.
  14. 1(One) Generator as per specific range of branded company.
  15. DAMP PROOF CHEMICAL is used in Bathroom as per specific range.
  16. In Bathroom G.I Pipe/P.V.C. pipe is used for concealed water supply as  
per specific range.
  17. Branded PVC PIPE is used for outside rain water line, waste water line  
as per specific range.
  18. 1(One) Basin in dining, (1) Basin in kitchen Total (2) Basin as per  
specific range.
  19. 1 (One) Washing Machine line as per specific range.
  20. syphon is used in Bathroom
  21. 1 (One) Inverter point.
  22. 1 (One) Telephone point.
  23. 1 One A.C point.
  24. 2 (Two) T.V cable connection point.
  25. 1 (One) Calling Bell Connection.
  26. 1 (One) Mixer Grinder point in kitchen.
  27. If possible, according to position of the windows box type with 18"  
slab.
  28. 1 (One) Water Filter point in kitchen.
  29. 1 (One) Chimney point in kitchen.
- Any extra work done will be paid by the party.

Aravind  
19/11/21

*Arum Kumar Sarraf*

[20]

ADARSH DEVELOPERS  
Shanti Shalokan Saha  
Partner

ADARSH DEVELOPERS  
Ali Abbas Khan Lodh  
Partner

ADARSH DEVELOPERS  
Ashim Kumar Saha  
Partner

ADARSH DEVELOPERS  
Dipak Kumar Agarwala  
Partner

IN WITNESS WHERE OF the parties here to set and subscribe their hands and seals on the day, month and year above written.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF WITNESS

Signature of the Witness

1. Md. Anul Hossain,  
Doh. Khatol - II, Biswas  
N.P. - Sujapur, Ramen Guptha para  
P.O. Sujapur, P.S. Kaliachak  
Dist - Malda, WB. 732206

2. Surya Saha Saha,  
S/O Late Jitendra Nath Saha,  
VII - Sakapur  
P.O. Malda,  
Dist. Malda.

*Arum Kumar Sarraf*  
Signature of the First Part  
(Land Owner)

ADARSH DEVELOPERS  
Shanti Shalokan Saha  
Partner

ADARSH DEVELOPERS  
Ali Abbas Khan Lodh

ADARSH DEVELOPERS  
Ashim Kumar Saha

ADARSH DEVELOPERS  
Dipak Kumar Agarwala

Signature of the Second Part  
(Developer)

Drafted by me and prepared  
at my shresta:-  
*Ashoke Kumar Agarwala*  
Advocate

(ASHOKE KUMAR AGARWALA)  
Advocate, Malda  
Malda Bar Association, Malda  
Enrollment No. WB/140/97

অতিরিক্ত পাতা নং -

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ

Arun Kumar Saraf



নাম Arun Kumar Saraf

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



নাম Shanti Shekhar Saha

বাম হাতের আঙ্গুল ছাপ



Ali Abbas Khan Lode

ডান হাতের আঙ্গুল ছাপ



নাম Ali Abbas Khan Lode

অতিরিক্ত পাতা নং --



Ashim Kumar Saha

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Ashim Kumar Saha

Dipak Kumar Agarwal



বাম হাতের আঙ্গুল ছাপ

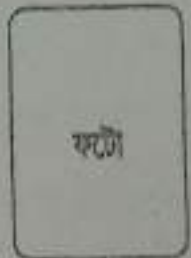


ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Dipak Kumar Agarwal

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর.....

### Major Information of the Deed

Deed No :	I-0901-16143/2022	Date of Registration	09/09/2022
Query No / Year	0901-2002703555/2022	Office where deed is registered	
Query Date	08/09/2022 3:49:40 PM	D S R MALDA, District: Malda	
Applicant Name, Address & Other Details	Ashoka Kumar Agarwala Malda Bar Asso, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 8370988922, Status : Advocate		
Transaction	Additional Transaction		
(0110) Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 56,00,000/-	Rs. 1,26,04,410/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,010/- (Article:48(g))	Rs. 46/- (Article:E. E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Urban area)		

#### Land Details :

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Englishbazar, Ward No. 10, Holding No.8/9 A / 10 JI No: 67, Pin Code : 732101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-491 (RS (-))	LR-161	Commercial Bastu	4.26 Dec	50,00,000/-	96,81,650/-	Width of Approach Road: 10 Ft. Adjacent to Metal Road.
L2	LR-492 (RS (-))	LR-161	Commercial Drain	0.36 Dec	1,00,000/-	8,16,480/-	Width of Approach Road: 10 Ft. Adjacent to Metal Road.
<b>Grand Total :</b>				4.62 Dec	51,00,000 /-	104,78,160 /-	

#### Structure Details :

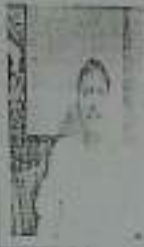

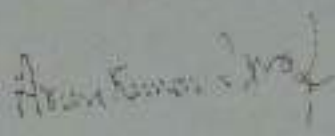
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land-L1	2100 Sq Ft.	5,00,000/-	21,26,250/-	Structure Type: Structure

Gr. Floor, Area of floor : 1500 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 600 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete

<b>Total</b>	2100 sq ft	5,00,000 /-	21,26,250 /-	
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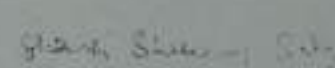
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>ARUN KUMAR SARAF</b> Son of Late MURLIDHAR SARAF Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place Office	 <small>09/09/2022</small>	 <small>LTI 24/09/2022</small>	 <small>09/09/2022</small>
,GOLAPATTI LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx5H, Aadhaar No: 45xxxxxxxx4697, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>ADARSH DEVELOPERS</b> ,IMAMBARI LANE, KALITALA, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 , PAN No:- ABxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative			


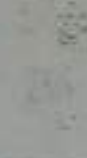
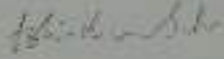
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri SHANTI SHEKHAR SAHA</b> Son of Late JITENORA NATH SAHA Date of Execution - 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022, Place of Admission of Execution: Office	 <small>Sep 9 2022 12:04PM</small>	 <small>LTI 09/09/2022</small>	 <small>09/09/2022</small>
,IMAMBARI LANE, KALITALA, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No : DKxxxxxx1E, Aadhaar No: 35xxxxxxxx3184 Status : Representative, Representative of : ADARSH DEVELOPERS (as PARTNERS)				

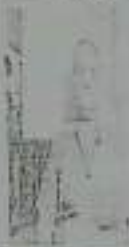
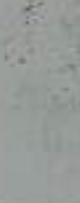
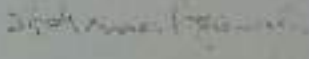


Name	Photo	Finger Print	Signature
<b>ALI ABBAS KHAN LODI</b> (Presentant) Son of Late ZULFIQUAR ALI KHAN Date of Execution - 09/09/2022, Admitted by: Self, Date of Admission: 09/09/2022, Place of Admission of Execution: Office			
	Seq 02/22 12:04PM	LT 09/09/2022	09/09/2022

K J SANYAL ROAD, City:-, P.O.- MALDA, P.S.-English Bazar, District-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No: AJxxxxxx5F, Aadhaar No: 94xxxxxxxx8984 Status: Representative, Representative of: ADARSH DEVELOPERS (as PARTNERS)

Name	Photo	Finger Print	Signature
<b>Shri ASHIM KUMAR SAHA</b> Son of Late PANNALAL SAHA Date of Execution 09/09/2022, Admitted by: Self, Date of Admission: 09/09/2022, Place of Admission of Execution: Office			
	Seq 02/22 12:05PM	LT 09/09/2022	09/09/2022

RAMKRISHNA PALLY, City:-, P.O.- MALDA, P.S.-English Bazar, District-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No: ARxxxxxx6L, Aadhaar No: 57xxxxxxxx4121 Status: Representative, Representative of: ADARSH DEVELOPERS (as PARTNERS)

Name	Photo	Finger Print	Signature
<b>Shri DIPAK KUMAR AGARWALA</b> Son of Shri FUL KUMAR AGARWALA Date of Execution 09/09/2022, Admitted by: Self, Date of Admission: 09/09/2022, Place of Admission of Execution: Office			
	Seq 02/22 12:07PM	LT 09/09/2022	09/09/2022

MARWARI PATTY LANE, BANDH ROAD, SOUTH BALUCHAR, City:-, P.O.- MALDA, P.S.-English Bazar, District-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No: AFxxxxxx4D, Aadhaar No: 76xxxxxxxx1382 Status: Representative, Representative of: ADARSH DEVELOPERS (as PARTNERS)

Identifier Details :

Name	Photo	Finger Print	Signature
<b>MD ATAUL GHANI</b> Son of Late MOHD KHALED ALI BISWAS ROMEN GUPTA PARA, City:-, P.O.- BARA SUJAPUR, P.S.-Kalachak, District-Malda, West Bengal, India, PIN:- 732206			
	09/09/2022	09/09/2022	09/09/2022

Identifier Of: ARUN KUMAR SARAF, Shri SHANTI SHEKHAR SAHA, ALI ABBAS KHAN LODI, Shri ASHIM KUMAR SAHA, Shri DIPAK KUMAR AGARWALA

Transfer of property for L1

Sl. No.	From	To, with area (Name-Area)
1	ARUN KUMAR SARAF	ADARSH DEVELOPERS-4.26 Dec

Transfer of property for L2

Sl. No.	From	To, with area (Name-Area)
1	ARUN KUMAR SARAF	ADARSH DEVELOPERS-0.38 Dec

Transfer of property for S1

Sl. No.	From	To, with area (Name-Area)
1	ARUN KUMAR SARAF	ADARSH DEVELOPERS-2100.00000000 Sq Ft

### Land Details as per Land Record

District: Malda, P. S.- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Englishbazar, Ward No: 10, Holding No: 8/9 A/10 JI No: 87, Pin Code : 732101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 491, LR Khatian No:- 161	Owner: অরুণ কুমার সারাক, Gurdian: মুরনীধর সারাক, Address: মিত্র Classification: বাড, Area: 0.04260000 Acre,	ARUN KUMAR SARAF

District: Malda, P. S.- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Englishbazar, Ward No: 10, Holding No: 8/9 A/10 JI No: 87, Pin Code : 732101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 492, LR Khatian No:- 161	Owner: অরুণ কুমার সারাক, Gurdian: মুরনীধর সারাক, Address: মিত্র Classification: ডেম, Area: 0.00360000 Acre,	ARUN KUMAR SARAF

On 09-09-2022

**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 (b) of Indian Stamp Act 1899

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

Presented for registration at 11:56 hrs on 09-08-2022, at the Office of the D.S.R MALDA by ALI ABBAS KHAN LODI.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,26,84,410/-

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

Execution is admitted on 09/09/2022 by ARUN KUMAR SARAF, Son of Late MURLIDHAR SARAF, GOLAPATTI LANE, P.O: MALDA, Thana: English Bazar, Malda, WEST BENGAL, India, PIN - 732101. by caste Hindu, by Profession Business

Identified by MD ATAUL GHANI, . . Son of Late MOHD KHALED ALI BISWAS, ROMEN GUPTA PARA, P.O: BARA SUJAPUR, Thana: Kallachak, Malda, WEST BENGAL, India, PIN - 732206. by caste Muslim, by profession Others

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

Execution is admitted on 09-09-2022 by Shri SHANTI SHEKHAR SAHA, PARTNERS, ADARSH DEVELOPERS (Partnership Firm), IMAMBARI LANE, KALITALA, City:-, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by MD ATAUL GHANI, . . Son of Late MOHD KHALED ALI BISWAS, ROMEN GUPTA PARA, P.O: BARA SUJAPUR, Thana: Kallachak, Malda, WEST BENGAL, India, PIN - 732206. by caste Muslim, by profession Others

Execution is admitted on 09-09-2022 by ALI ABBAS KHAN LODI, PARTNERS, ADARSH DEVELOPERS (Partnership Firm), IMAMBARI LANE, KALITALA, City:-, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by MD ATAUL GHANI, . . Son of Late MOHD KHALED ALI BISWAS, ROMEN GUPTA PARA, P.O: BARA SUJAPUR, Thana: Kallachak, Malda, WEST BENGAL, India, PIN - 732206. by caste Muslim, by profession Others

Execution is admitted on 09-09-2022 by Shri ASHIM KUMAR SAHA, PARTNERS, ADARSH DEVELOPERS (Partnership Firm), IMAMBARI LANE, KALITALA, City:-, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by MD ATAUL GHANI, . . Son of Late MOHD KHALED ALI BISWAS, ROMEN GUPTA PARA, P.O: BARA SUJAPUR, Thana: Kallachak, Malda, WEST BENGAL, India, PIN - 732206. by caste Muslim, by profession Others

Execution is admitted on 09-09-2022 by Shri DIPAK KUMAR AGARWALA, PARTNERS, ADARSH DEVELOPERS (Partnership Firm), IMAMBARI LANE, KALITALA, City:-, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by MD ATAUL GHANI, . . Son of Late MOHD KHALED ALI BISWAS, ROMEN GUPTA PARA, P.O: BARA SUJAPUR, Thana: Kallachak, Malda, WEST BENGAL, India, PIN - 732206. by caste Muslim, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 48/- ( E = Rs 14/- ,H = Rs 28/- M(b) = Rs 4/- and Registration Fees paid by Cash Rs 32/- by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 08/09/2022 4:36PM with Govt. Ref. No: 192022230117652511 on 08-09-2022, Amount Rs: 14/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 324578518 on 08-09-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

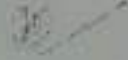
Confirmed that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs 1,000/-  
by online = Rs 19,010/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 75, Amount: Rs.1,000/-, Date of Purchase: 01/09/2022, Vendor name: Manoranjan Poddar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 08/09/2022, 4:38PM with Govt. Ref. No: 192022230117652511 on 08-09-2022, Amount Rs: 19,010/-, Bank  
AXIS Bank ( UTIB00000055), Ref. No. 324878518 on 08-09-2022, Head of Account 0030-02-103-003-02



Sumanta Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. MALDA  
Malda, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0901-2022, Page from 317972 to 318001  
being No 090116143 for the year 2022.



Digitally signed by SUMANTA DHAR  
Date: 2022.09.09 18:39:28 +05:30  
Reason: Digital Signing of Deed



(Sumanta Dhar) 2022/09/09 06:39:28 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. MALDA  
West Bengal.

(This document is digitally signed.)