

11/07/2023

12/15/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

Advt. Dhr. Sub. [Signature]

Sugata De alias Sugata Dey  
Sangeeta Dey.

Sahana De

Shanti Shekhar Saha

Ali Abbas Khanlode

Abhinav Kumar Saha

1) Sugata De alias Sugata Dey

10 NOV 2023

**AGREEMENT FOR DEVELOPMENT**

THIS DEED OF DEVELOPMENT AGREEMENT is made on this 10 th Day of November, 2023

BETWEEN

- 1) SUGATA DE alias SUGATA DEY, PAN-DLMPD4524A, son of Late Dinendra Kumar Dey alias Dinesh Kumar Dey, by occupation - Business.
- 2) SANGEETA DEY, PAN-COKPD0314Q, daughter of Late Dinendra Kumar Dey alias Dinesh Kumar Dey, by occupation - Grihasti.
- 3) SAHANA DE, PAN- CEPPD7151A, wife of Late Dinendra Kumar Dey alias Dinesh Kumar Dey, by occupation - Grihasti, all are by faith - Hindu, residing at Gosaitul Lane, Golapatty, P.S. - English Bazar, Post Office and District - Malda, PIN- 732101, (W.B.), all are Citizen of India, hereinafter called and

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ADARSH DEVELOPERS

Shanti Shekhar Saha

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ADARSH DEVELOPERS

Ali Abbas Khan Lodi

ADARSH DEVELOPERS

Ashim Kumar Saha

ADARSH

Dipak Kumar Agarwal

referred to as the "OWNERS" (which term or expressions shall unless excluded by or repugnant to the context or subject be deemed to mean and included their heirs, executors, administrators, legal representative and assigns) of the **FIRST PART** ('LAND OWNERS').

AND

"ADARSH DEVELOPERS", a partnership firm, PAN - ABZFA2592B, having its office at Imambari Lane, Kalitala, 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 Zulfiquar 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 Late 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 **PROMOTERS / DEVELOPERS** (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** ('DEVELOPERS').

WHEREAS a bastu land measuring about 4.24 Decimal be the same a little more or less comprised in R.S. Plot no. 498 and L.R. Plot No. 481 of R.S. Khatian no. 818 and L.R. Khatian no. 874 (Old), 4315, 4316 and 4314 (New), class - Bastu, of Mouza - English Bazar, J.L. No. 67, P.S. English Bazar, District- Malda, under ward No. 10, Holding No. 3 / 4 / 5 at



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Gosai Tuli Lane of English Bazar Municipality previously owned, possessed by and belonged to Dinendra Kumar Dey alias Dinesh Kumar Dey.

AND WHEREAS the land described in FIRST SCHEDULE originally owned, possessed by and belonged to Dinendra Kumar Dey alias Dinesh Kumar Dey and he had acquired the property by way of inheritance and on the strength of a Partition Deed bearing No. 6317/1978, dated 21/06/1978 of D.S.R., Malda and possessing the same peacefully by recording his name in L.R. Khatian No. 874, and while he was possessing the land, died on 09.11.2016 leaving behind his wife SAHANA DE, one son namely SRI SUGATA DE alias SUGATA DEY and one daughter SANGEETA DEY i.e. the FIRST PART ('LAND OWNERS' ) as his only legal heirs.

AND WHEREAS the FIRST PART since their inheritance of the below FIRST SCHEDULE land as the only legal heirs possessing the same peacefully by recording their names in L.R. RoR bearing Khatian Nos. 4315, 4316 and 4314 and paying the rent (Khajna) and Municipal Taxes to the State of West Bengal and to the English Bazar Municipality, Malda.

AND WHEREAS out of the total 4.24 Decimal of land while the First Part enjoying the peaceful possession transferred 0.6188 Decimal of land to Parag Poddar, vide Sale Deed No. I-2195/2021 of D.S.R., Malda and enjoying the rest of the land measuring 3.6212 decimal fully mentioned in First Schedule.

AND WHEREAS the Owners desires to develop their 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 Developers in running Promoting Business.

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

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- a) That the said following First Schedule Property is free from all litigation/Dispute.
- b) That the Owners (First Part) alone is entitled to the said property and none else has got or had or has otherwise claim 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 Owners 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 Owners have neither concluded any negotiations and 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 Owners 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.

AND WHEREAS after the aforesaid representation of the Owners (First 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:



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- a) **Property/Premises:** All That piece and parcel of land bearing Holding No. 3 / 4 / 5 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) **Owners** of the following schedule Property shall mean the **FIRST PART** of this Agreement.
- d) **Developers** of the following schedule Property shall mean the **SECOND PART** of this Agreement.
- e) **The Proposed Building/New Commercial-cum-Residential 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 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.
- 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.

In consideration of the Owner having entrusted, giving licence to the Developer to enter the property and develop the property by

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constructing a multi-storied building thereon having dwelling units and/or ownership flats at his own costs and conferring on him the rights, powers, privileges and benefits mentioned therein, the Developer in consideration of the same agrees to pay Rs. 27,00,000/- (Rupees Twenty Seven Lakh) only in Total and already the Second Part have paid the same vide three cheque Nos. 878327, 878328 and 878329, all are dated 10-11-2023 drawn on State Bank of India, Rathbari Branch, each amounting Rs. 9,00,000/- (Nine Lakh) only to the First Part. In addition to the cash, the OWNER will also get one Flat at Second Floor, measuring about 900 Sq.Ft. Super-built-up area and one Covered Garage measuring 70 Sq.Ft. at Ground Floor, in the newly constructed/ Developed building after completion of the construction fully described in SECOND SCHEDULE below.

- a) **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.
- b) **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



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in consideration of the same agrees to deliver the OWNERS constructed areas as per specifications fully described in the SECOND SCHEDULE.

4. It is hereby agreed that the Developers/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 Developers and during the course of the development and till the completion of the above project. However, prior to vacating/handing over possession, the Owners 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 Owners / shall extend all co-operation, assistance, whenever required. The OWNERS 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 Developers/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 Owners, 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 Owners (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 Developers/SECOND PART at their own costs and expenses and upon such terms and conditions as the Owners may agree upon. Provided however, that the Developer shall be exclusively entitled to all refunds of any refundable deposits made by the Developers.

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9. The Developers/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 Developers/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.
11. That the Developers/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 Twelve months (if required) from the date of sanction of the building plan of the said premises.
12. That the Developers/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 Developers and the Developers would comply with all statutory provisions, rules and regulations in relation thereto.  
b) After completion of the building structure, the developers 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.



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16. It is hereby agreed that in the event of death of the Owners, this agreement shall not be terminated and in such case the heirs and legal representatives of the deceased Owners shall automatically step into the shares for all intent and purpose of this Agreement. Likewise, in the event of death of any of the Developers/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 Owners shall be bound to enter into the Development power of attorney in his/her favour.
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 all occasions 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 Developers and Land Owners 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 developers shall also pay for damages, if any to the owners 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

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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 (DEVELOPERS) 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 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.



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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 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 Developers 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 Owners 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 Developers 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 Developers by the Owners. Developers further undertakes not to assign his right of development and interest to any other third party, except with prior written consent of the Owners. However, Developers shall be entitled to enter into separate contracts in his own

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name with the building contractor, architect and others for carrying out the development at his own risk and costs.

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

1. That the OWNERS 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.
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.

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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 (Owners) 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.
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 Owners (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 Owners may at their sole discretion, thinks fit and proper and for that purpose, the Owners 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 OWNERS 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.

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Further, both the parties hereby declare and agree that this Agreement shall not to be deemed to constitute a partnership between the Owners and the Developers or an agreement for sale of the First Schedule Property by the Owners to the Developers and shall not be deemed to bind the parties hereto expect 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. 3 / 4 / 5 at Gosai Tuli Lane of English Bazar Municipality, under Mouza- English Bazar, J.L. No. 67. P.S. English Bazar, District- Malda, R.S. Khatian No. 818, L.R. Khatian No, 874 (Old), 4315, 4316 and 4314 (New)

<u>Plot No.</u>	<u>Nature</u>	<u>Area</u>
498 (R.S.)		
481 (L.R.)	Bastu	3.6212 Dec.

Total area of Land is 3.6212 Decimal, be the same a little more or less upon which there is a 710 Sq.ft. one storied building, of which Ground floor is about 50 years old having Cemented floor and butted and bounded by—

- In the North - Municipal Lane (6 ft. wide Gosai Tuli Lane )
- In the South - Adarsh Developers
- In the East - Subrata Sarkar and Adarsh Developers
- In the West - Mriganka Choudhury

**(SECOND SCHEDULE  
OWNERS ALLOCATION)**

ALL THAT piece and parcel containing one flat (3BHK), measuring 900 (Nine hundred) Sq.Ft. (super-built-up), situated at 2nd. floor, One Covered Garage, measuring 70 Sq.Ft. (super-built-up), situated at Ground floor of the proposed developed multistoried building, situated in the First Schedule land.

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### (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) Flash Door with paint both side
    - b) Wooden Door Frames. ( Neem or Jam )
  2. Other Doors
    - a) Commercial Flash Door painted both sides.
    - b) Wooden Door Frames. ( Neem or Jam )
- 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 Marble 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)

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## 12) SOME EXTRA PROVISIONS:

- a) Electrical points should be provided in the flat 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.
- 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.



Sugola De Alia Sugola De

Sangate Day.

Sahara De

[17]

Shanti Shastri Sub

Alf Abbas Khan Lohi

Aggion Kaur Sub.

Tapak Varna Aggion

### THIRD SCHEDULE

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

(i.e. Remaining Total Area, except Owner's Allocation)

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

#### THE FOURTH SCHEDULE ABOVE REFERRED TO :-

##### (COMMON PORTIONS)

1. Entrance and Exists, 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.

Sugata De alias Sugata S

Sangeeta Das

Sahana D

Shanti Shastri S

Alf Abbas Khan 101

Ashin Kumar Saha

Sudipto Kumar Aguiar

[19]

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").

**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.





Sugata De alias Sugata

Sangeet Singh

Sahana De

Shanti Shekhar S

Ali Abbas Khan Laha

Agini Kumar Saha

Subodh Kumar Agarwal

[19]

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.
  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 Fire-fighting 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.

AMS  
1/1/17

Sugala De alias Sugala

Sargata Dey

Sahana De

Shanti Sheehan Sr

Ali Abbas Khan Lodi

Ashim Kumar Saha

Dipak Kumar Agarwala

[20]

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. Krishna Choudhury  
S/O Late Khagon Choudhury  
3rd Govt colony  
P.S. English Bazar  
P/O - Malda  
Pin - 732101  
WEST BENGAL

2. Bittu Kumar Das  
So Late Bijoy Kumar Das  
South Balaakrao  
P.S. English Bazar  
P.O + Bich Malda  
Pin 732101  
W.B.

Signature of the First Part  
(Land Owners)

Sugala De alias Sugala Dey  
Sargata Dey  
Sahana De.

Signature of the Second Part  
(Developer)

ADARSH DEVELOPER:  
Shanti Sheehan Sr  
Partner

ADARSH DEVELOPER:  
Ali Abbas Khan Lodi

ADARSH DEVELOPER:  
Ashim Kumar Saha

ADARSH DEVELOPER:  
Dipak Kumar Agarwala

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

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



অতিরিক্ত পাতা নং -



Sugata De alias Sugata Deo

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



নাম Sugata De alias Sugata Deo.

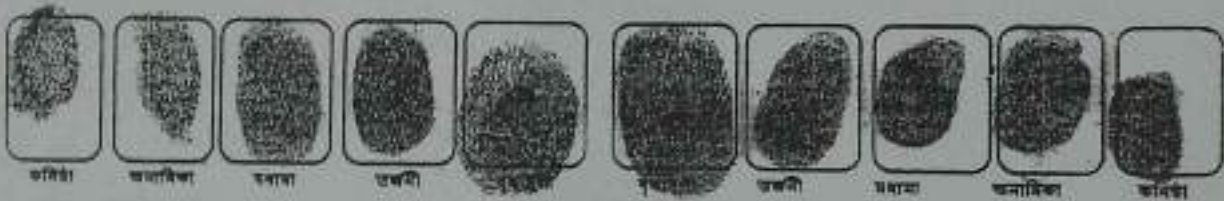


Sangeta Deo

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



নাম Sangeta Deo.

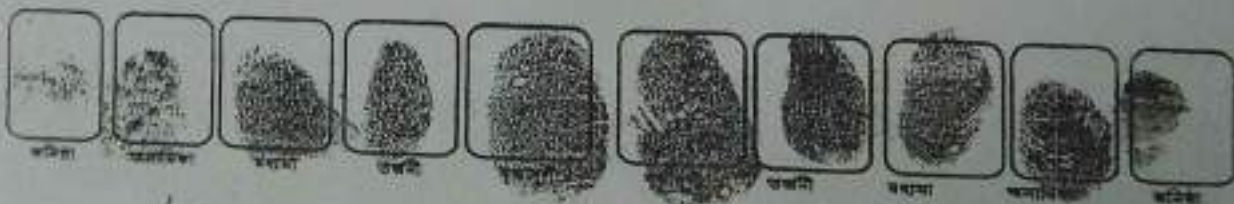


Sakana Deo

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



নাম Sakana Deo.

अतिरिक्त पाठ नं -



Shanti Shekhar Sahg

दायाँ हाथ के पाठन सभ

बायाँ हाथ के पाठन सभ



अंगुली, अनामिका, अग्रदा, अग्रदा, अग्रदा, अग्रदा, अग्रदा, अग्रदा, अनामिका, अंगुली

Shanti Shekhar Sahg

दायाँ हाथ



Abbas Khan Lodhi

दायाँ हाथ के पाठन सभ

बायाँ हाथ के पाठन सभ



अंगुली, अनामिका, अग्रदा, अग्रदा, अग्रदा, अग्रदा, अग्रदा, अग्रदा, अनामिका, अंगुली

Abbas Khan Lodhi

दायाँ हाथ



Arshin Kumar Sahg

दायाँ हाथ के पाठन सभ

बायाँ हाथ के पाठन सभ



अंगुली, अनामिका, अग्रदा, अग्रदा, अग्रदा, अग्रदा, अग्रदा, अग्रदा, अनामिका, अंगुली

Arshin Kumar Sahg

दायाँ हाथ



Dipak Kumar Agarwal

दायाँ हाथ के पाठन सभ

बायाँ हाथ के पाठन सभ



अंगुली, अनामिका, अग्रदा, अग्रदा, अग्रदा, अग्रदा, अग्रदा, अग्रदा, अनामिका, अंगुली

Dipak Kumar Agarwal

दायाँ हाथ



Regd. Book No. 0520 / 14  
Serial No. 17 Date

# भारतीय गैर न्यायिक

दस  
रुपये  
रु. 10

TEN  
RUPEES

Rs. 10

INDIA

## INDIA NON JUDICIAL

Malda Seck  
West Bengal  
1738  
INDIA

### AFFIDAVIT

Before the Notary Public, Malda.

Before the Notary Public, Malda.

I, SUGATA DE son of Late Dinendra Kumar Dey alias Dinesh Kumar Dey, residing at Golapatty Gosaitull Lane, P.S. English Bazar, P.O. & Dist. Malda, Pin - 732101 (W.B.), aged about 54 years, BY Profession Business, by Caste - Hindu, do solemnly affirm and declare as follows:

- 1) That I am living permanently at the above noted address since long
- 2) That my correct and actual name is SUGATA DE, S/O Late Dinendra Kumar Dey alias Dinesh Kumar Dey.
- 3) That my name has been recorded in my Aadhaar Card bearing no 8428 1097 7141 as SUGATA DEY but my Name has been recorded in the Election Identity Card bearing no JVR1509462 and PAN card DLMPD4524A as SUGATA DE

Contd 2

Sugata De.

PRABIR KRISHNA  
NOTARY PUBLIC GOVT OF INDIA  
Regd No: 13786  
Malda West Bengal

*(Handwritten Signature)*

Regd. Book No. 0523 Sl. No. 44

भारतीय गैर न्यायिक

दस  
रुपये  
रु. 10

TEN  
RUPEES

Rs. 10



INDIA NON JUDICIAL

Malda Sadak  
West Bengal  
1990  
Expn  
10/01/2021  
INDIA

**AFFIDAVIT**

Before the Notary Public, Malda.

Before the Notary Public, Malda.

I, SUGATA DE son of Late Dinendra Kumar Dey alias Dinesh Kumar Dey, residing at Golapatty Gosaituli Lane, P.S. English Bazar, P.O. & Dist. Malda, Pin - 732101 (W.B.), aged about 54 years, BY Profession Business., by Caste - Hindu, do solemnly affirm and declare as follows

- 1) That I am living permanently at the above noted address since long.
- 2) That my correct and actual name is SUGATA DE, S/O Late Dinendra Kumar Dey alias Dinesh Kumar Dey.
- 3) That my name has been recorded in my Aadhaar Card bearing no 8428 1097 7141 as SUGATA DEY but my Name has been recorded in the Election Identity Card bearing no JVR1509462 and PAN card DLMPD4524A as SUGATA DE

Contd ...2

Sugata De

SHABIR KR. SINHA  
NOTARY PUBLIC, MALDA, INDIA  
REGD. No. 13756  
Malda, West Bengal





(2)

- 4) That SUGATA DE and SUGATA DEY is the same and one identical person
- 5) That I am swearing this affidavit in order to submit before the proper authority as and when required.

I, further certify that the information given above in respect of myself is fully correct and I take full responsibility of the accuracy of the statement. If at any point of time a part of the statement is found to be incorrect, I shall have to forfeit the benefit received and shall also be liable to be punished under Section 193 of the Indian Penal Code.

Verification

The statements made in this Affidavit are true to the best of my knowledge and belief.

*Sugata DE.*

Declarant

The declarant is identified by me

*Ashoke Kumar Gyamwala*  
 Advocate, Malda.

WEST BENGAL  
 DISTRICT JUDGE  
 MALDA

18/11/23

09 NOV 2023



2023

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INDIA NON JUDICIAL

WEST BENGAL

73

**AFFIDAVIT**

Before the 1st class Judicial Magistrate, Malda.

SAHANA DE W/O Late Dinendra Kumar De, residing at Golapatty Gokaituli Lane, P.S. English Bazar, P.O. & Dist. Malda, Pin - 732101 ( W.B.), aged about 71 years, BY Profession - Housewife, by Caste - Hindu, do solemnly affirm and say as follows -

- 1. That I am living permanently at the above noted address since long.
- 2. That my husband's correct and actual name is Late DINENDRA KUMAR DEY S/O Late Surya Kanta Dey.
- 3. That my husband's name has been correctly recorded in the husband's Aadhaar Card bearing no 9859 1957 2113, in the Election Identity Card bearing no 16 / 07 / 046 / 525427 as DINENDRA KUMAR DE But my husband's Name has been recorded in the E.B., B.L. & L.R.O in English as DINESH KUMAR DEY

Signature

Sahana De

www...





12

That DINENDRA KUMAR DEY and DINENDRA KUMAR DE and DINESH SUMAR DEY are the same and one identical person.

That I am swearing this affidavit in order to submit before the proper authority as and when required.

I further certify that the information given above in respect of myself is fully correct and I take full responsibility of the accuracy of the statement. If at any point of time a part of the statement is found to be incorrect, I shall have to forfeit the benefit received and shall also be liable to be punished under Section 193 of the Indian Penal Code.

Verification

The statements made in this Affidavit are true to the best of my knowledge and belief.

*[Signature]*  
Declarant

The declarant is identified by me

*[Signature]*  
Advocate, Malda,  
1/2478/2022

*[Signature]*  
Malda Bar Association  
Sl. No. 3365 Date  
[Judicial Magistrate]

05

*[Faint handwritten notes and stamps]*  
Identified  
Advocate

*[Faint handwritten notes]*

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



192023240282190241

GRN Details

GRN:	192023240282190241	Payment Mode:	Online Payment
GRN Date:	09/11/2023 21:20:19	Bank/Gateway:	AXIS Bank
BRN:	328020535	BRN Date:	09/11/2023 21:21:23
GRIPS Payment ID:	091120232028219023	Payment Init. Date:	09/11/2023 21:20:19
Payment Status:	Successful	Payment Ref. No:	2002802639/5/2023 (Query No**Query Year)

Depositor Details

Depositor's Name:	ADARSH DEVELOPERS
Address:	IMAMBARI LANE, KALITALA BB MALDA, West Bengal, 732101
Mobile:	9476280560
Depositor Status:	Buyer/Claimants
Query No:	2002802639
Applicant's Name:	Mr Ashoke Kumar Agrwala
Identification No:	2002802639/5/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	09/11/2023
Period To (dd/mm/yyyy):	09/11/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002802639/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	9011
2	2002802639/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	27014
			<b>Total</b>	<b>36025</b>

IN WORDS: THIRTY SIX THOUSAND TWENTY FIVE ONLY.



### Major Information of the Deed

Deed No :	I-0902-12159/2023	Date of Registration :	10/11/2023
Query No / Year	0902-2002802639/2023	Office where deed is registered :	
Query Date	09/11/2023 2:22:13 PM	A.D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	Ashoke Kumar Agarwala Malda Bar Asso, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 8376988922, Status : Advocate		
Transaction	[110] Sale, Development Agreement or Construction agreement		
Set Forth value	Rs. 39,00,000/-	Market Value	Rs. 80,80,105/-
Stamp duty Paid (SD)	Rs. 10,011/- (Article:48(g))	Registration Fee Paid	Rs. 27,014/- (Article:E, E, B)
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		

#### Land Details :

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Englishbazar, Ward No: 10, Holding No:3/4/5 JI No: 67, Pin Code : 732101







Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-481 (RS -)	LR-4315	Commercial	Bastu	1.20707 Dec	12,00,000/-	25,85,544/-	Width of Approach Road: 6 Ft. Adjacent to Metal Road.
L2	LR-481 (RS -)	LR-4316	Commercial	Bastu	1.20707 Dec	12,00,000/-	25,85,544/-	Width of Approach Road: 6 Ft. Adjacent to Metal Road.
L3	LR-481 (RS -)	LR-4314	Commercial	Bastu	1.20706 Dec	12,00,000/-	25,85,523/-	Width of Approach Road: 6 Ft. Adjacent to Metal Road.
TOTAL :					3.6212Dec	36,00,000 /-	77,56,611 /-	
Grand Total :					3.6212Dec	36,00,000 /-	77,56,611 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On-Land L1, L2, L3	710 Sq Ft.	3,00,000/-	3,23,494/-	Structure Type: Structure

Gr-Floor, Area of floor : 710 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca. Extent of Completion: Complete

Land Lord Details :




























Sl No	Name,Address,Photo,Finger print and Signature
	Name Photo Finger Print Signature
1	<p><b>Sugata De, (Alias: Sugata Dey)</b>                      Son of Late Dinendra Kumar Dey Alias Dinesh Kumar Dey                      Executed by: Self, Date of Execution: 10/11/2023                      , Admitted by: Self, Date of Admission: 10/11/2023 ,Place Office</p>   <p>Captured</p> <p>Signature: <i>Sugata De</i></p> <p>10/11/2023 LT 10/11/2023</p> <p>Golapatty Gosaitull Lane, City:- English Bazar, 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.:: DLxxxxxx4A, Aadhaar No: 84xxxxxxxx7141, Status :Individual, Executed by: Self, Date of Execution: 10/11/2023                      , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office</p>
2	<p><b>Sangeeta Dey</b>                      Daughter of Late Dinendra Kumar Dey Alias Dinesh Kumar Dey                      Executed by: Self, Date of Execution: 10/11/2023                      , Admitted by: Self, Date of Admission: 10/11/2023 ,Place Office</p>   <p>Captured</p> <p>Signature: <i>Sangeeta Dey</i></p> <p>10/11/2023 LT 10/11/2023</p> <p>Golapatty Gosaitull Lane, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: COxxxxxx4Q, Aadhaar No: 31xxxxxxxx3792, Status :Individual, Executed by: Self, Date of Execution: 10/11/2023                      , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office</p>
3	<p><b>Sahana De</b>                      Wife of Late Dinendra Kumar Dey Alias Dinesh Kumar Dey                      Executed by: Self, Date of Execution: 10/11/2023                      , Admitted by: Self, Date of Admission: 10/11/2023 ,Place Office</p>   <p>Captured</p> <p>Signature: <i>Sahana De</i></p> <p>10/11/2023 LT 10/11/2023</p> <p>Golapatty Gosaitull Lane, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CExxxxxx1A, Aadhaar No: 58xxxxxxxx1540, Status :Individual, Executed by: Self,</p>



Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>ADARSH DEVELOPERS</b> JAMBARI 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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri SHANTI SHEKHAR SAHA</b>                      Son of Late JITENDRA NATH SAHA                      Date of Execution - 10/11/2023, , Admitted by: Self, Date of Admission: 10/11/2023, Place of Admission of Execution: Office                 </td> <td>  </td> <td>                       Captured                 </td> <td>  </td> </tr> <tr> <td>Nov 10 2023 11:01AM</td> <td>LT1</td> <td>10/11/2023</td> <td>10/11/2023</td> </tr> </tbody> </table> <p>JAMBARI 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)</p>	Name	Photo	Finger Print	Signature	<b>Shri SHANTI SHEKHAR SAHA</b> Son of Late JITENDRA NATH SAHA Date of Execution - 10/11/2023, , Admitted by: Self, Date of Admission: 10/11/2023, Place of Admission of Execution: Office		 Captured		Nov 10 2023 11:01AM	LT1	10/11/2023	10/11/2023
Name	Photo	Finger Print	Signature										
<b>Shri SHANTI SHEKHAR SAHA</b> Son of Late JITENDRA NATH SAHA Date of Execution - 10/11/2023, , Admitted by: Self, Date of Admission: 10/11/2023, Place of Admission of Execution: Office		 Captured											
Nov 10 2023 11:01AM	LT1	10/11/2023	10/11/2023										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>ALI ABBAS KHAN LODI</b>                      Son of Late ZULFIQUAR ALI KHAN                      Date of Execution - 10/11/2023, , Admitted by: Self, Date of Admission: 10/11/2023, Place of Admission of Execution: Office                 </td> <td>  </td> <td>                       Captured                 </td> <td>  </td> </tr> <tr> <td>Nov 10 2023 11:02AM</td> <td>LT1</td> <td>10/11/2023</td> <td>10/11/2023</td> </tr> </tbody> </table> <p>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: 84xxxxxxxx8984 Status : Representative, Representative of : ADARSH DEVELOPERS (as PARTNERS)</p>	Name	Photo	Finger Print	Signature	<b>ALI ABBAS KHAN LODI</b> Son of Late ZULFIQUAR ALI KHAN Date of Execution - 10/11/2023, , Admitted by: Self, Date of Admission: 10/11/2023, Place of Admission of Execution: Office		 Captured		Nov 10 2023 11:02AM	LT1	10/11/2023	10/11/2023
Name	Photo	Finger Print	Signature										
<b>ALI ABBAS KHAN LODI</b> Son of Late ZULFIQUAR ALI KHAN Date of Execution - 10/11/2023, , Admitted by: Self, Date of Admission: 10/11/2023, Place of Admission of Execution: Office		 Captured											
Nov 10 2023 11:02AM	LT1	10/11/2023	10/11/2023										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri ASHIM KUMAR SAHA (Presentant )</b>                      Son of Late PANNALAL SAHA                      Date of Execution - 10/11/2023, , Admitted by: Self, Date of Admission: 10/11/2023, Place of Admission of Execution: Office                 </td> <td>  </td> <td>                       Captured                 </td> <td>  </td> </tr> <tr> <td>Nov 10 2023 11:02AM</td> <td>LT1</td> <td>10/11/2023</td> <td>10/11/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Shri ASHIM KUMAR SAHA (Presentant )</b> Son of Late PANNALAL SAHA Date of Execution - 10/11/2023, , Admitted by: Self, Date of Admission: 10/11/2023, Place of Admission of Execution: Office		 Captured		Nov 10 2023 11:02AM	LT1	10/11/2023	10/11/2023
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Nov 10 2023 11:02AM	LT1	10/11/2023	10/11/2023										

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 - 10/11/2023, Admitted by: Self, Date of Admission: 10/11/2023, Place of Admission of Execution: Office		 Captured	
	Nov 10 2023 11:05AM	LT1 10/11/2023	10/11/2023

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>Karuna Chowdhury</b> Son of Late Khagen Chowdhury No 3 Govt Colony, City:-, P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101		 Captured	
	10/11/2023	10/11/2023	10/11/2023

Identifier Of Sugata De, Shri SHANTI SHEKHAR SAHA, ALI ABBAS KHAN LODI, Shri ASHIM KUMAR SAHA, Shri DIPAK KUMAR AGARWALA, Sangeeta Dey, Sahana De

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	Sugata De	ADARSH DEVELOPERS-1.20707 Dec

**Transfer of property for L2**

Sl.No	From	To, with area (Name-Area)
1	Sangeeta Dey	ADARSH DEVELOPERS-1.20707 Dec

**Transfer of property for L3**

Sl.No	From	To, with area (Name-Area)
1	Sahana De	ADARSH DEVELOPERS-1.20706 Dec

**Transfer of property for S1**

Sl.No	From	To, with area (Name-Area)
1	Sugata De	ADARSH DEVELOPERS-236.66666700 Sq Ft
2	Sangeeta Dey	ADARSH DEVELOPERS-236.66666700 Sq Ft



## Land Details as per Land Record

District: Marda, P.S.- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Englishbazar,  
Holding No: 10, Holding No:3/4/5 Ji No: 67, Pin Code : 732101

Sch No	Plot & Khatian Number	Details Of Land	Owner's name in English as selected by applicant
L1	LR Plot No:- 481, LR Khatian No:- 4315	Owner:सुगता दे , Gurdian:सुगता दे Address:सुगता दे , Classification:अस. Area:0.01200000 Acre,	Sugata De
L2	LR Plot No:- 481, LR Khatian No:- 4316	Owner:संगीता दे , Gurdian:सुगता दे Address:सुगता दे , Classification:अस. Area:0.01200000 Acre,	Sangeeta Dey
L3	LR Plot No:- 481, LR Khatian No:- 4314	Owner:सहना दे , Gurdian:सुगता दे Address:सुगता दे , Classification:अस. Area:0.01210000 Acre,	Sahana De

**Endorsement For Deed Number : I - 090212169 / 2023**

On 10-11-2023

**Certificate of Admissibility (Rule 43, WB Registration Rules, 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number - 46 (i) of Indian Stamp Act 1859.

**Presentation (Under Section 52 & Rule 22A (1) & (2), WB Registration Rules, 1962)**

Presented for registration at 10:55 hrs on 10-11-2023, at the Office of the A.D.S.R. MALDA by Shri ASHIM KUMAR SAHA

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 80,80,105/-.

**Admission of Execution ( Under Section 58, WB Registration Rules, 1962)**

Execution is admitted on 10/11/2023 by 1. Sugata De, Alias Sugata Dey, Son of Late Dinendra Kumar Dey Alias Dinesh Kumar Dey, Golapatty Gosaitull Lane, P.O: MALDA, Thana: English Bazar, City/Town: ENGLISH BAZAR, Malda, WEST-BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 2. Sangeeta Dey, Daughter of Late Dinendra Kumar Dey Alias Dinesh Kumar Dey, Golapatty Gosaitull Lane, P.O: Malda, Thana: English Bazar, City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Others, 3. Sahana De, Wife of Late Dinendra Kumar Dey Alias Dinesh Kumar Dey, Golapatty Gosaitull Lane, P.O: Malda, Thana: English Bazar, City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Others

Identified by Karuna Chowdhury, , Son of Late Khagen Chowdhury, No 3 Govt Colony, P.O: MALDA, Thana: English Bazar, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

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

Execution is admitted on 10-11-2023 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 Karuna Chowdhury, , Son of Late Khagen Chowdhury, No 3 Govt Colony, P.O: MALDA, Thana: English Bazar, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

Execution is admitted on 10-11-2023 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 Karuna Chowdhury, , Son of Late Khagen Chowdhury, No 3 Govt Colony, P.O: MALDA, Thana: English Bazar, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

Execution is admitted on 10-11-2023 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 Karuna Chowdhury, , Son of Late Khagen Chowdhury, No 3 Govt Colony, P.O: MALDA, Thana: English Bazar, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

Execution is admitted on 10-11-2023 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

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**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 27,014.00/- ( B = Rs 27,000.00/-, E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 27,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2023 9:21PM with Govt. Ref. No: 192023240282190241 on 09-11-2023, Amount Rs: 27,014/-, Bank AXIS Bank ( LTI90000005), Ref. No. 328020535 on 09-11-2023, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,011/- and Stamp Duty paid by Stamp Rs. 1,000.00/-, by online = Rs 9,011/-

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 379, Amount: Rs.1,000.00/-, Date of Purchase: 08/11/2023, Vendor name: Anandranjan Poddar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2023 9:21PM with Govt. Ref. No: 192023240282190241 on 09-11-2023, Amount Rs: 9,011/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 328020535 on 09-11-2023, Head of Account 0030-02-103-003-02



**Bhaskar Sarkar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. MALDA**  
**Malda, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0902-2023, Page from 288176 to 288213  
being No 090212159 for the year 2023.



Digitally signed by BHASKAR SARKAR  
Date: 2023.11.10 14:04:28 +05:30  
Reason: Digital Signing of Deed.

(Bhaskar Sarkar) 10/11/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. MALDA  
West Bengal.