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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

03-06-23

A-2001430846/23

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

Add. Dist. Sub-Regisr Sadar Malda.

06 JUN 2023

Sekhhar Sanyal

DARSH DEVELOPERS
Shamsh' Shekhar Sanyal

Partner

DARSH DEVELOPERS

Ali Abbas Khan Lodi

Partner

DARSH DEVELOPERS

Asim Kumar Saha

Partner

Signature

AGREEMENT FOR DEVELOPMENT

THIS DEED OF AGREEMENT is made on this 6 th Day of June, 2023

BETWEEN

SRI SEKHAR SANYAL, PAN-AIWPS7915G, son of Late Shih Nath Sanyal, by occupation - Service, by faith - Hindu, residing at Gosaituli Lane, Golapatty, 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')

Signature

Ch. Lab. Sanyal

[2]

AE ARSH DEVELOPERS
Shanti Shekhar Saha

Partner

AD ARSH DEVELOPERS

Ali Abbas Khan Lodi

Partner

AD ARSH DEVELOPERS

Asim Kumar Saha

Partner

AD ARSH DEVELOPERS

Dipak Kumar Agarwal

Partner

AND

"ADARSH DEVELOPERS", a partnership firm, PAN – ABZFA2592B, having its office at Imambari Lane, Kallitala, 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 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 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 4.47 Decimal be the same a little more or less comprised in R.S. Plot no. 499 and L.R. Plot No. 482 of R.S. Khatian no. 524 and L.R. Khatian no. 2105, class – Vita, of Mouza – English Bazar, J.L. No. 67, P.S. English Bazar, District– Malda, under ward No. 10, Holding No. 12/40/51 of English Bazar Municipality is owned, possessed by and belonged to SEKHAR SANYAL, the FIRST PART.

AND WHEREAS the land described in FIRST SCHEDULE originally owned, possessed by and belonged to Saraswati Devi and she had acquired the property on the strength of a Sale deed bearing No. 4218/1958.

Ch. Lab. Sanyal

Sukumar Sanyal

[3]

ADARSH DEVELOPERS
Shanti Suman Sanyal

Partner

ADARSH DEVELOPERS
Ali Abbas Khan Laskar

Partner

ADARSH DEVELOPERS
Asim Kumar Saha

Partner

ADARSH DEVELOPERS
Dipak Kumar Aggarwal

Partner

dated 3/5/1958 of D.S.R., Malda, While she was possessing the land since her purchase died leaving behind only son namely Sukumar Singha.

AND WHEREAS while said Sukumar Singha was enjoying the peaceful possession of the property of the FIRST SCHEDULE, he transferred total 0.0338 Acre of land to Shibnath Sanyal on the strength of Sale Deeds bearing Nos. 12157 and 12158 both are dated 08-08-1986 of D.S.R., Malda Office, with specific boundary and also transferred total 0.0337 Acre of land to Ratna Sanyal on the strength of Sale Deeds bearing Nos. 12159 and 12160 both are dated 08-08-1986 of D.S.R., Malda Office,

AND WHEREAS while said Shibnath Sanyal and Ratna Sanyal were enjoying the peaceful possession of the property of the FIRST SCHEDULE, they jointly transferred 4.225 dec. of land to their son Sekhar Sanyal, the FIRST PART on the strength of Gift Deeds bearing No. 1-6745/2000, dated 15-12-2000 of D.S.R., Malda Office and put him in possession.

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. 2105, 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.

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.

Amo
1/1/2014

Ch. Lal Singh
[4]

ADARSH DEVELOPERS
Shanti Station 9/43
Partner

ADARSH DEVELOPERS

Ab. Abbas Khan Lodi
Partner

ADARSH DEVELOPERS

Aslam Khandekar
Partner

ADARSH DEVELOPERS

Suraj Kumar
Partner

- 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.

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. 12/40/51, Ward No. 10, in the name of **FIRST PART**, within

Ch. Lal Singh

S. K. Lal Singh
[5]

ADARSH DEVELOPERS
Shanti Shiksha 944

Partner

ADARSH DEVELOPERS

Ali Abbas Khan Lodhi

Partner

ADARSH DEVELOPERS

Asim Khan Lodhi

Partner

ADARSH DEVELOPERS

Dipak Kumar Sharma

Partner

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 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 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 Basement + 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.
- 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

AMG
1/11/17

S. K. Singh
[6]

ADARSH DEVELOPERS
Shamir Sketcher Sub

Partner

ADARSH DEVELOPERS

Abdus Salam Lod

Partner

ADARSH DEVELOPERS

Asim Kumar Singh

Partner

ADARSH DEVELOPERS

Shiv Kumar Singh

Partner

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 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

Shiv Kumar Singh

Shamir Sanyal
21

ADARSH DEVELOPERS
Shamir Sanyal

ADARSH DEVELOPERS

Ali Abbas Khan

ADARSH DEVELOPERS

Asim Khan

ADARSH DEVELOPERS

Dipak Kumar Aggarwal

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.
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 Twelve 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

Shamir Sanyal

Chetan Dasgupta,
[8]

ADARSH DEVELOPERS
Shanku' Shekhar Dasg

Partner
ADARSH DEVELOPERS

Ali Abbas Khan Lod
Partner

ADARSH DEVELOPERS
Asst. Mani Kumar

Partner
ADARSH DEVELOPERS

Dipak Kumar Dasgupta

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.
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

Leela Sanyal
(9)

ADARSH DEVELOPERS
Shanti Sanchon Sah

Partner
ADARSH DEVELOPERS

Rishi Abbas Khan Lodhi

Partner
ADARSH DEVELOPERS

Ashim Kumar Saha

Partner
ADARSH DEVELOPERS

Rishu Kumar Aggarwal

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 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

Ums
MSL

S. K. Singh
[10]

ADARSH DEVELOPERS
Shanti Shastri

Partner
ADARSH DEVELOPERS

Ali Abbas Khan Loe

Partner
ADARSH DEVELOPERS

Partner
ADARSH DEVELOPERS

Shanti Shastri

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 conditions as the Developers may at their sole discretion, think 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

Ali Abbas Khan Loe

Shantanu Sanyal
[11]

ADARSH DEVELOPERS
Partner
Shanti Shukla Saha

ADARSH DEVELOPERS
Partner
Ali Abbas Khan Co

ADARSH DEVELOPERS
Partner
Asim Kumar Saha

ADARSH DEVELOPERS
Partner
Dipankar Kumar Agastya

ADARSH DEVELOPERS
Partner

Dipankar Kumar Agastya

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.
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.

Shantanu Sanyal

Chitwan Lal

[12]

ADARSH DEVELOPERS

Shanti Shreehari Sadas

Partner

ADARSH DEVELOPERS

Ali Akbar Khan Lodhi

Partner

ADARSH DEVELOPERS

Asif Khan Saha

Partner

ADARSH DEVELOPERS

Shri. K. S. Aggarwal

Partner

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.
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

Chitwan Lal

Sanjay Kumar

[13]

ADARSH DEVELOPERS
Swami Shekhar Saha

Partner

ADARSH DEVELOPERS

Ali Abbas Khan Lodi

Partner

ADARSH DEVELOPERS

Sri Ashim Kumar Saha

Partner

ADARSH DEVELOPERS

Dipak Kumar Agarwal

Partner

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. 12/40/51 of English Bazar Municipality, under Mouza- English Bazar, J.L. No. 67, P.S. English Bazar, District- Malda, Khatian No. 524 (R.S.), and 2105 (L.R.)

<u>Plot No.</u>	<u>Nature</u>	<u>Area</u>
499 (R.S.)		
482 (L.R.)	Vita	4.47 Dec.

Total area of Land is 4.47 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 19 years old having Cemented floor and butted and bounded by —

- In the North - Municipal Lane (6 ft. wide Gosaituli Lane)
- In the South - Adarsh Developers
- In the East - Subrata Sarkar
- In the West - Common Passage (Sekhar Sanyal & Adarsh Developers)

Sanjay Kumar

Sethu Sanyal
(19)

ADARSH DEVELOPERS
Shanti Shreevan Saha

ADARSH DEVELOPERS
Ali Akbar Khay Laha

ADARSH DEVELOPERS
Asim Kumar Saha

ADARSH DEVELOPERS
Dilip Kumar Saha

ADARSH DEVELOPERS

**(SECOND SCHEDULE
OWNERS ALLOCATION)**

ALL THAT piece and parcel containing the portion allotted 40 (Forty) % 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 flat situated at fourth or fifth floor, bounded by south- Golapatty Lane and by West- House of Naresh Saha and remaining part will be situated in the **First Schedule land** of the owner in fourth and/or fifth floor of the newly constructed building.

(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
 - b) Wooden Door Frames. (Neen or Jam)
 - 2. Other Doors
 - a) Commercial Flush Door painted both sides.
 - b) Wooden Door Frames. (Neen 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.

Asim

Ch. Lal Sanyal,
[16]

ADARSH DEVELOPERS
Shanti Staircase Sub
Part :-

ADARSH DEVELOPERS
Alo Abbas Khori Lade
Part :-

ADARSH DEVELOPERS
Agnim Kumar Lade
Part :-

ADARSH DEVELOPERS
Dilip Kumar Sanyal

- 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.

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

Ch. Lal Sanyal

Dr. Farid Samy

[17]

ADARSH DEVELOPERS
Shanti' Steeple Sub-9.

Part

ADARSH DEVELOPERS
Ali Abbas Khan Lod
Part

ADARSH DEVELOPERS
Asim Khan Lod

ADARSH DEVELOPERS
Part
Shanti' Steeple Sub-9

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").

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 1st 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

Ali Abbas Khan Lod

Sekh Singh, Partner

(18)

ADARSH DEVELOPERS

Shanti Sanchan Sods - Partner

ADARSH DEVELOPERS

Ali Abbas Khan Lodi - Partner

ADARSH DEVELOPERS

Ashim Kumar Saha - Partner

Partner

ADARSH DEVELOPERS

Dilip Kumar Agarwal - Partner

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.
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.

Handwritten signature/initials

Signature

(19)

ADARSH DEVELOPERS
Shanti Shrestha Subg

ADARSH DEVELOPERS
Ali Abbas Khan Laha

ADARSH DEVELOPERS
Ashim Kumar Saha

ADARSH DEVELOPERS
Dipak Kumar Agarwala

- 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.

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. *feakir-doo*
8/0 - Sri Milan Doo
Vill - P.O - Sapnaki
P.S - Banangala
Dist - Malda
pin - 732138

2. *Mod. Akul Ghoni*
8/0 L. Khalad Ali Binus
Vill - Sujapur Ramen Guphara
P.O. Sujapur, P.S. Kalinabat
Dist. Malda Pinno - 732206

Signature

Signature of the First Part
(Land Owner)
ADARSH DEVELOPERS
Shanti Shrestha Subg.

ADARSH DEVELOPERS

Ali Abbas Khan Laha

ADARSH DEVELOPERS

Ashim Kumar Saha

ADARSH DEVELOPERS

Signature

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
Enrolment No. WB - 140 / 97

অতিরিক্ত পাতা নং -



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Sheikh Latif Sayyid



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Shanti Shekhar Saha



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Ali Abbas Khan Lale

অতিরিক্ত পাতা নং -



Arshin Kumar Saha

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Arshin Kumar Saha



Dipak Kumar Agarwal

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর Dipak Kumar Agarwal

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



192023240084553411

Query Details

Query No: 192023240084553411
Query Date: 05/06/2023 22:31:30
BRN: 327002739
GRIPS Payment ID: 050620232008455340
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: AXIS Bank
BRN Date: 05/06/2023 22:34:16
Payment Init. Date: 05/06/2023 22:31:30
Payment Ref. No: 2001430866/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: ADARSH DEVELOPERS
Address: IMAMBARI LANE, KALITALA EB MALDA, West Bengal, 732101
Mobile: 9476280560
Depositor Status: Buyer/Claimants
Query No: 2001430866
Applicant's Name: Mr Ashoke Kumar Agarwala
Identification No: 2001430866/2/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 05/06/2023
Period To (dd/mm/yyyy): 05/06/2023

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001430866/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	19010
2	2001430866/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				19024

IN WORDS: NINETEEN THOUSAND TWENTY FOUR ONLY,

Major Information of the Deed

Deed No :	I-0902-06337/2023	Date of Registration	06/06/2023
Deed No / Year	0902-2001430866/2023	Office where deed is registered	
Deed Date	03/06/2023 8:15:36 PM	A.D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	Ashoke Kumer Agarwala Malda Bar Asso, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101. Mobile No. : 8370988922, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction		
Set Forth value	Rs. 45,00,000/-	Additional Transaction	[4305] Other than Immovable Property, Declaration (No of Declaration : 1)
Stampduty Paid(SD)	Rs. 20,010/- (Article:48(g))	Market Value	Rs. 1,06,88,996/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)	Registration Fee Paid	Rs. 14/- (Article:E, E)

Land Details :


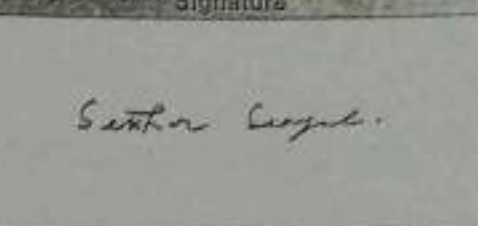
District: Malda, P.S.- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Englishbazar, Ward No: 10, Holding No: 12 / 40 / 51-JI No: 87, Pin Code : 732101

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-482 (RS -)	LR-2105	Commercial	4.47 Dec	40,00,000/-	95,74,740/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
Grand Total :				4.47Dec	40,00,000 /-	95,74,740 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	710 Sq Ft.	5,00,000/-	11,14,256/-	Structure Type: Structure
Gr. Floor, Area of floor : 710 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 19 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		710 sq ft	5,00,000 /-	11,14,256 /-	



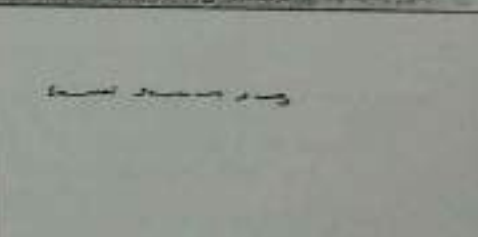


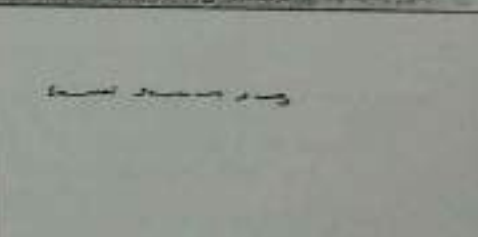


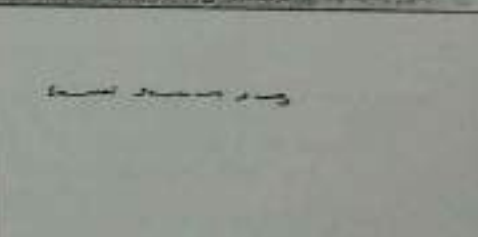
Details :
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
SEKHAR SANYAL Son of Late SHIB NATH SANYAL Executed by: Self, Date of Execution: 06/06/2023 Admitted by: Self, Date of Admission: 06/06/2023, Place of Office			
GOSAITULI LANE, GOLAPATTI, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AIxxxxxx5G, Aadhaar No: 38xxxxxxxx3417, Status :Individual, Executed by: Self, Date of Execution: 06/06/2023 Admitted by: Self, Date of Admission: 06/06/2023, Place : Office	06/06/2023	LTI 06/06/2023	06/06/2023

Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	ADARSH DEVELOPERS 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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri SHANTI SHEKHAR SAHA Son of Late JITENDRA NATH SAHA Date of Execution - 06/06/2023, Admitted by: Self, Date of Admission: 06/06/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td> Jan 8 2023 10:51AM </td> <td> LTI 06/06/2023 </td> <td> 06/06/2023 </td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri SHANTI SHEKHAR SAHA Son of Late JITENDRA NATH SAHA Date of Execution - 06/06/2023, Admitted by: Self, Date of Admission: 06/06/2023, Place of Admission of Execution: Office				Jan 8 2023 10:51AM	LTI 06/06/2023	06/06/2023	
Name	Photo	Finger Print	Signature										
Shri SHANTI SHEKHAR SAHA Son of Late JITENDRA NATH SAHA Date of Execution - 06/06/2023, Admitted by: Self, Date of Admission: 06/06/2023, Place of Admission of Execution: Office													
Jan 8 2023 10:51AM	LTI 06/06/2023	06/06/2023											
	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)												

ABBAS KHAN LODI
 (Deceased)
 Son of Late ZULFIQUAR ALI
 Date of Execution -
 05/06/2023, Admitted by:
 Self, Date of Admission:
 06/06/2023, Place of
 Admission of Execution: Office



Abbas Khan Lodi

Jun 6 2023 10:51AM

LTI
06/06/2023

06/06/2023

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
3 Shri ASHIM KUMAR SAHA Son of Late PANNALAL SAHA Date of Execution - 05/06/2023, Admitted by: Self, Date of Admission: 06/06/2023, Place of Admission of Execution: Office			<i>Ashim Kumar Saha</i>
	Jun 6 2023 10:52AM	LTI 06/06/2023	06/06/2023

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
4 Shri DIPAK KUMAR AGARWALA Son of Late FUL KUMAR AGARWALA Date of Execution - 06/06/2023, Admitted by: Self, Date of Admission: 06/06/2023, Place of Admission of Execution: Office			<i>Dipak Kumar Agarwala</i>
	Jun 6 2023 10:52AM	LTI 06/06/2023	06/06/2023

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
Shri RABIR DAS Son of MILAN DAS SAPMARI, City:-, P.O:- SAPMARI, S:-Bamangola, District:-Malda, West Bengal, India, PIN:- 732138			<i>Rabir Das</i>
	06/06/2023	06/06/2023	06/06/2023

Identifier Of SEKHAR SANYAL, Shri SHANTI SHEKHAR SAHA, ALI ABBAS KHAN LODI, Shri ASHIM KUMAR SAHA, Shri DIPAK KUMAR AGARWALA

of property for L1

From	To. with area (Name-Area)
SEKHAR SANYAL	ADARSH DEVELOPERS-4.47 Dec
Transfer of property for S1	
From	To. with area (Name-Area)
SEKHAR SANYAL	ADARSH DEVELOPERS-710.00000000 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:12 / 40 / 51 Jt No: 67, Pin Code : 732101

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 482, LR Khatian No:- 2105	Owner:সেখর সান্যাল, Gurdian:সিব নাম সান্যাল, Address:পোলাপট্টা, Classification:ভিটা, Area:0.04470000 Acre.	SEKHAR SANYAL

06-06-2023

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

Admitted under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 48 of Indian Stamp Act 1899.

Registration (Under Section 52 & Rule 22A(3) 48(1), W.B. Registration Rules, 1962)

Admitted for registration at 10:45 hrs on 06-06-2023, at the Office of the A.D.S.R. MALDA by ALI ABBAS KHAN

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 36,88,998/-

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

Execution is admitted on 06/06/2023 by SEKHAR SANYAL, Son of Late SHIB NATH SANYAL, GOSAITULI LANE, GOLAPATTI, P.O: MALDA, Thana: English Bazar, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Service

Identified by PRABIR DAS, Son of MILAN DAS, SAPMARI, P.O: SAPMARI, Thana: Bamangola, Malda, WEST BENGAL, India, PIN - 732138, by caste Hindu, by profession Others

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

Execution is admitted on 06-06-2023 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 PRABIR DAS, Son of MILAN DAS, SAPMARI, P.O: SAPMARI, Thana: Bamangola, Malda, WEST BENGAL, India, PIN - 732138, by caste Hindu, by profession Others

Execution is admitted on 06-06-2023 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 PRABIR DAS, Son of MILAN DAS, SAPMARI, P.O: SAPMARI, Thana: Bamangola, Malda, WEST BENGAL, India, PIN - 732138, by caste Hindu, by profession Others

Execution is admitted on 06-06-2023 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 PRABIR DAS, Son of MILAN DAS, SAPMARI, P.O: SAPMARI, Thana: Bamangola, Malda, WEST BENGAL, India, PIN - 732138, by caste Hindu, by profession Others

Execution is admitted on 06-06-2023 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

Identified by PRABIR DAS, Son of MILAN DAS, SAPMARI, P.O: SAPMARI, Thana: Bamangola, Malda, WEST BENGAL, India, PIN - 732138, by caste Hindu, by profession Others

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/06/2023 10:34PM with Govt. Ref. No: 192023240084553411 on 05-06-2023, Amount Rs: 14/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 327002739 on 05-06-2023, Head of Account 0030-03-104-001-16

Stamp Duty
that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs
by online = Rs 19,010/-
of Stamp
Type: Court Fees, Amount: Rs.10.00/-
Type: Impressed, Serial no 4, Amount: Rs.1,000.00/-, Date of Purchase: 01/06/2023, Vendor name:
Sandipan Das
of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
on 05/06/2023 10:34PM with Govt. Ref. No: 192023240084663411 on 05-06-2023, Amount Rs: 19,010/-
Bank: AXIS Bank (UTIB0000005), Ref. No, 327002739 on 05-06-2023, Head of Account 0030-02-103-003-02

Sandipan Das

Sandipan Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MALDA
Malda, West Bengal

... of Registration under section 60 and Rule 69,
... in Book - I
... number 0902-2023, Page from 166969 to 166999
... No 090206337 for the year 2023.



Digitally signed by SANDIPAN DAS
Date: 2023.06.07 12:55:35 +05:30
Reason: Digital Signing of Deed.

Sandipan Das

(Sandipan Das) 2023/06/07 12:55:35 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MALDA
West Bengal.

(This document is digitally signed.)
