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अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

W 472944

2007
26/5/23
16/10/23

Pradip Dey

Rasim Kumar Dey

Hari Roni Dey

on the firm of Uttal Prasad

BASUNDHARA DEVELOPERS

Uttal Prasad

PARTNER

BASUNDHARA DEVELOPERS

Mr. Ramprasad Mallik

PARTNER

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

Additional District Sub-Registrar
MURDWAN

DEVELOPMENT AGREEMENT AS WELL AS CONSTRUCTION AGREEMENT

21 DEC 2023

THIS DEVELOPMENT AGREEMENT is made on the 16th day of
October, 2023.

Sl. No. 735 Date 13/10/2023
Name Muktar Mia Father
Address Balshibag, Burdwan
Value of Stamp 100/-
Date of Purchase from Burdwan Treasury-1 29 SEP 2023
Stamp Vendor - JOYANTA DAS
Sadar Registry Office (Burdwan)
Licence No. 6/2010-11 Signature Joyanta Das



Additional District Sub-Registrar
BURDWAN

16 OCT 2023

Pradip Dey
Partner Burmay Dey



Hani Rani Dey
By the Pan of Upal Mistry

BASUNDHARA DEVELOPERS

Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

MD Zamir Ali Mallick

PARTNER

BETWEEN

1) **SRI PRADIP DEY**, PAN- ESSPD3668B, 2) **SRI PABITRA KUMAR DEY**, PAN- DNYPD5680M, both are S/o Late- Kartik Chandra Dey, both by Nationality Indian, by religion Hindu, by occupation Business, both residing at Baronilpur, Nutan Para, P.O.- Sripally, P.S- Burdwan Dist- Purba Bardhaman, Pin- 713103, West bengal, 3) **SMT HASI RANI DEY**, PAN- ESSPD3666R W/o Late Kartick Chandra Dey, by Nationality Indian, by religion Hindu, by occupation Household Duties, residing at Baronilpur, Nutan Para, P.O.- Sripally, P.S- Burdwan Dist- Purba Bardhaman, Pin- 713103, West Bengal, herein after referred to as the "**LAND OWNER/FIRST PARTY** (unless excluded by or repugnant to the context shall be deemed to include their legal heirs, executores, administrators, representative and assigns) of the **FIRST PART.**

AND

(PAN.- ABCFB2038E)

"BASUNDHARA DEVELOPERS" a partnership firm having its office at G.T. Road Near Tinkonia Bus Stand, Burdwan, P.O.- Burdwan, P.S- Burdwan Sadar, Dist- Purba Bardhaman, Pin - 713101, being represented by its partners namely- (1) **MUKTAR MIA**, PAN-AEKPM7987G S/o- Late Jakir Mia by nationality Indian, by religion Islam, by occupation- Business, residing at Shib Sankar Sarani Road, Laxman Para, Baburbag, Post- Rajbati, P.S.-Burdwan Sadar, Dist - Purba Bardhaman, Pin- 713104 (2) **MD ZAMIR ALI MALLICK** PAN- AZEPM8495K S/o Abdul Jabbar Mallick, by Nationality Indian, by religion Islam, by occupation- Business, residing at - Vill - Padua, P.O. - Salun, P.S. - Khandaghosh,

Pradip Dey

Pabitra Kumar Dey



Hasi Rani Dey
By the Son of Upal Pabitra

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Mukhtar Mia

PARTNER

BASUNDHARA DEVELOPERS

Mr. Kamal K. Mallik

PARTNER

Dist - Purba Bardhaman, Pin - 713101 hereinafter referred to as the **DEVELOPER** (unless excluded by or repugnant to the context shall be deemed to include their heirs, executores, successors in office, administrators, legal representatives and assigns) of the **OTHERS PART**,

WHEREAS ALL THAT PIECE AND PARCEL OF LAND situated within town, P.S.-Burdwan Sadar, Dist - Purba Bardhaman, at mouza-Balidanga, J.L. No.- 35, under R.S. Khatian No- 612, L.R. Khatian No - 11064, former R.S. Plot No - 1007/2139 & Renumbered R.S. Plot No.- 2139, L.R. Plot No.- 2213, measuring an area 630 (Six hundred thirty) Sq.ft. or 14 Chattak or 0.014 Acre **and** under R.S. Khatian No- 612, L.R. Khatian No - 11269, former R.S. Plot No - 1007/2139 & Renumbered R.S. Plot No.-2139, L.R. Plot No.- 2213, measuring an area 630 (Six hundred thirty) Sq.ft. or 14 Chattak or 0.014 Acre **and** under R.S. Khatian No- 612, L.R. Khatian No - 9491, former R.S. Plot No - 1007/2139 & Renumbered R.S. Plot No.-2139, L.R. Plot No.- 2213, measuring an area 540 (Five hundred forty) Sq.ft. or 12 Chattak or 0.012 Acre Class of Land - Bastu, within the local limits of Burdwan Municipality Ward No.- 12, under A.D.S.R. Office Burdwan is the present owner and possessor Pradip Dey and Pabitra Kumar Dey and Hasirani Dey.

AND WHEREAS the 'A' schedule property originally belonged to previous owner namely Hasirani Dey.

AND WHEREAS the said Hasi Rani Dey transferred her 01 Cottah 12 Chattak or 2.8875 Decimal land out of 04 Decimal of land in favour of

Pradip Dey

Pabitra Kumar Dey



Hasirani Dey

By the Son of Utal Misra

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Muktar Mia

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Mr. Samir H. Mallik

PARTNER

her two sons namely Pradip Dey & Pabitra Kumar Dey by dint of a registered deed of Gift being no.- 6021 for 2020 of A.D.S.R. Burdwan.

AND WHEREAS after getting the said property said Pradip Dey & Pabitra Kumar Dey and Hasirani Dey are in exclusive possession in respect to said land fully mentioned in Schedule "A", their names were duly being recorded in the finally published L.R. Record of Rights vide L.R. Khatian No - 11064, 11269 & 9491.

AND WHEREAS the Land Owner namely Pradip Dey, Pabitra Kumar Dey and Hasi Rani Dey being absolutely seized and possessed and absolutely entitled of 1800 (One thousand eight hundred) Sq.Ft. or 40 Chattak or 0.040 Acre (more or less) of land more fully and particularly described in schedule below which is free from encumbrances and decided to construct a multistoried building along with other co-shares over the aforesaid property by appointing a developer who can utilize their experience & capital.

AND WHEREAS accordingly the first party / owner approached the second party / the DEVELOPER to develop the said land by raising a multistoried building over the scheduled property.

AND WHEREAS Developer receive the proposal & enquired about the ownership in respect of the scheduled property & has gone through the papers & documents of the property and on searching and inspection of documents of title the Developer being satisfied with the title of the scheduled property & has accepted the offer and have agreed to develop the said land.

Pradip Roy

Pradip Roy



Hansi Rani Dey

By the Son of Upal Basu

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Mukta Mia

PARTNER

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Mr. Pradip Roy

PARTNER

AND WHEREAS First Party/ Owner and Second Party/ Developer said together & to avoid future complication reduced the terms & conditions in writing which is laid down below.

NOW THIS DEED WITNESSETH AS FOLLOWS :-

DEFINITION : Unless there is anything repugnant to the subject or context.

1.1 BUILDING :- Shall mean the building or buildings to be constructed on the SAID SCHEDULED LAND in accordance with sanctioned building plan.

1.2 COMMON FACILITIES & AMENITIES :- Shall include corridors, passage ways, pump room, tubewell, underground water reservoir, overhead watertank, waterpump and motor, partition walls, stair and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building.

1.3(a) OWNER'S ALLOCATION :- OWNER ALLOCATION shall mean the absolute right of the OWNER in regard to their respective share and amount of land as agreed upon to be developed by virtue of this agreement and in that regard the allocation of the OWNER will be 35% of constructed area of the proposed building / buildings in relation to the construction according to the sanctioned plan of the Burdwan Municipality in order to construct multistoried building comprised with flats, Parking Spaces, etc. , as per their respective share over land more specifically mentioned in the Schedule "A" including Parking Space and Flats/Residential Units and Parking Spaces.

(b) DEVELOPER'S ALLOCATION:- Notwithstanding anything to the contrary contained in this or any other agreement in connection with the concerned property for the time being in force DEVELOPER'S

Pradip Dey

Prabir Kumar Dey



Hari Rani Dey

By the Run of Upad 02/3/2023

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Mr. Samir H. Malik

PARTNER

ALLOCATION shall mean the absolute right of the DEVELOPER in regard to 65% of the total constructed portion of the proposed building / buildings in relation to the construction according to the sanctioned plan of the Burdwan Municipality in order to construct multistoried building comprised with flats, Parking Spaces, etc. , as per their respective share over land more specifically mentioned in the Schedule "A" including Parking Space and Flats/Residential Units and Parking Spaces in all the floors EXCEPT the portion defined in the OWNER'S ALLOCATION. (c) ROOF AREA: Roof area which shall be the roof/roves directly above the Flat/Flats and /or room/rooms including every right over the roof will be allotted in favour of the OWNER and DEVELOPER jointly, during the tenure of this agreement, if the DEVELOPER obtains any further permission from Burdwan Municipality by way of sanctioned plan, then the DEVELOPER may raise construction over the said roof of the said building which is to be constructed in accordance with the said plan and the OWNER shall have their allocation of 35% inclusive all right, title and interest in respect of such construction which means that the OWNER will get and obtain 35% allocation from the particular floor or/and new construction.

1.4 THE ARCHITECT ENGINEER :- Shall mean such person or persons who may be appointed by the DEVELOPER with proper qualification for both designing and planning of the building on the said land.

1.5 BUILDING PLAN:- Would mean such plan to be prepared by the Architect for the construction of the building or buildings on the said land as has been sanctioned by the Burdwan Municipality and/or any other competent authorities as the case may be or any other subsequent amendment or alteration of plan.

1.6 THE PURCHASER:- Shall mean a person or body or institution or authority to whom any space flat or flats being portion of Developer's

Pradeep Dey

Pradeep Kumar Dey



Hari Rani Dey

By the Power of Upper Division

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Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

Mr. Kamini H. Mahanta

PARTNER

allocation in the building, may by agreed to be transferred by the Developer, along with the owner.

1.7 AREA:- Shall mean and include built up constructed area on the said land.

1.8 SUPER BUILT UP AREA :- Shall mean include built up AREA of a flat or unit together with its proportionate share in the common facilities and advantage as well as proportionate undivided share or interest in the said land underneath the structure.

2. OWNER'S RIGHTS, OBLIGATION & REPRESENTATION:- The Owner is absolutely seized and possessed of and/or well and sufficiently entitled to the "said property".

2.1 The said land is free from all encumbrances and owners have clear irrevocable exclusive marketable title in respect of his respective share or land and the said land is free from all charges, liens, respndences, attachments, trust, acquisition, requisition whatsoever or however.

2.2 Owner has no land beyond the ceiling limit within the meaning of the Urban Land Ceiling and Regulation Act. 1976.

2.3 There is no legal impediment or bar on behalf of the owner in getting certificate under section 230 (a) (1) of the Indian Income Tax Act.

2.4 Nothing in these presents shall be construed as a device or assignment or a conveyance in law by the Owner of the said land or any part thereof to the Developer or creating any right, title and interest in favour of the Developer other than granting license to the Developer for exploration of the said property commercially by raising building thereon as per building plan and to deal with the Developer's allocation in the building in the manner hereinafter stated.

2.5 The Owner shall not do any act or deed or things illegally and unlawfully whereby the Developer shall be prevented from completing the construction of the building.

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Pradip Nay Nay



Hase Rani Dey
By the Son of U+Pal

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Muktar Mia
PARTNER

BASUNDHARA DEVELOPERS

Mr. Zamin Ali Malik
PARTNER

2.6 After receiving delivery of possession of their allocated portion of the building & monetary valuation as stated above the Owner shall not do any act or thing whereby the Developer may be prevented from selling assigning and/or disposing the Developers allocated portion. The Owner shall extend all necessary assistance and shall perform all such act including execution of any document or being present before any person or authority so that the Developer may deal with the Developer's allocation in any manner the Developer please. The Owner shall have right to dispose their allocated portion in any manner they like and with that regard the Developer shall not have any right to interfere or interence in any manner whichsoever.

2.7 The Owner may advise the Developer regarding the qualitative perfection of the construction work. In the event the owner has any allegations/ complaints about the quality of the construction he will immediately lodged such complaint in writing before the Arbitrator nominated on consent of both the parties whose decision shall be final and binding upon both the parties. At no stage the owner shall have any right to direct for stopping the construction or interfering into the construction work in any manner. If the owner has no complaint at the initial stage of construction it will be presumed that all construction up to such have been done satisfactorily and owner shall have no right to complain at the subsequent stage. The owner shall also be bound to certify the developer for having made construction at per the declared quality. If any construction work is hampered due to intervention of owner, such intervention shall be deemed to be motivated and mollified and the owners shall be liable to compensate the developer with interest for all the loss and damages.

2.8 Owner shall deliver all original documents of title and right of the owners to the Developer.

Pradip Dey

Pradip Kumar Dey



Hare Krishna Dey

By the way of Upendra

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Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

Mr. Geminth. Mallick

PARTNER

2.9 Owner shall execute a Registered Power of Attorney in favour of the Developer thereby authorizing the Developer to do all acts for construction on the said land and to deal with the same.

3. DEVELOPER'S RIGHT & OBLIGATION & REPRESENTATION:

3.1 The Owner hereby grant, subject to that has been stated hereunder, provide, exclusive right to the Developer to build upon and to explore commercially the said scheduled land and the Developer shall be able to construct the New Building thereon in accordance with the plan to be sanctioned by the Burdwan Municipality &/or competent authority with or without any amendment and /or modification thereto made or caused to be made by the parties hereto and also hand over all original Deed and Documents in the custody of the Developer.

3.2 All application, plans and other papers and documents as may be required by Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owner at its own costs and expenses and the Developer shall pay charges and bear all fees including architect's fees required to be paid or deposited for exploration of the said property. Provided, however that the Developer shall be exclusively entitled to all refunds of any payments and/or deposits made by the Developer to be Burdwan Municipality and competent authority or any other institution in connection with sanction of building or construction of building.

3.3 The Developer shall bear all costs, charges and expenses for getting sanctioned plan form the Burdwan Municipality and competent authority for the construction of building and also the Developer shall be bound to bear cost towards dealing with all concern for smooth completion of the project. The Developer shall be bound to make construction of the building at its own cost. In no way or manner the Owner is liable to bear any cost.

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Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

Mr. Kamishat Malik

PARTNER

3.4 The Developer shall complete the construction of the building positively within 30 months from the date of getting the sanctioned building plan form Burdwan Municipality and competent authority after the execution of this Agreement and shall handover the Owner's allocation with all amenities and fittings and fixtures as per specification given in details in the Scheduled 'B' hereunder.

3.5 The Developer shall on completion of building internally and in a habitable condition put the owner in undisputed possession of the owner's allocation and the owner shall enjoy the said owner's allocation together with all rights in common to the common portion as common users thereof. Only after giving peaceful vacant delivery of possession of owner's allocation the developer shall be exclusively entitled to deal with the Developer's allocation in the said Building with exclusive right to transfer or otherwise deal with or dispose of the same without however, prejudicially affecting the interest of the owner all costs and all expenses towards stamp duty and Registration cost and all other cost for getting the Deed Registered including Income Tax clearance Certificate in that behalf will not be borne and paid by the owner.

3.6 The Developer shall pay and bear all property taxes and other Govt. dues and Govt. outgoing in respect of the said building accruing due as and from the date of taking the possession of the said property upon execution of these presents. If there be any dues of taxes regarding the said property accrued before the date of transfer of possession of the said land, then that would be borne by the Owner and Developer will have no liability for that.

3.7 As soon as the building will be completed within the stipulated time hereinbefore mentioned the Developer will give written notice to the Owner and there being no dispute regarding the completion of the building in

Pradip Dey

Pradip Kumar Dey



Hare Ravi Dey

By the Room of Uttar Pradesh

BASUNDHARA DEVELOPERS

Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

Mr. Kamal K. Malik

PARTNER

terms of this Agreement and accordingly to the specification and plan thereof and certificate of the Architect being produced to the effect then after 30 days from the date of service of such notice and at all times thereafter the Owner will be exclusively responsible for payment of all Municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owner's allocation, the said rates to be apportioned pro-rata basis with reference to the saleable space in the building if they are levied on the building as a whole.

3.8 From the date of handing over the possession of the owner's allocation the owner shall pay the developer the service charges for the common facilities to the building. The Developer shall continue in maintaining the building on receiving service charges at the rate as will be settled mutually prior to handing over possession of the flats by the Developer to the intended buyers and owner till formation of Association as per Apartment Ownership Act.

3.9 The Developer shall complete the construction of the building within 30 Months positively from the date of getting approval from competent authority after execution of this Agreement.

3.10 The Developer shall not violate or contravene any of the provisions or rules applicable to construction of the building.

3.11) The Developer shall develop and construct multistoried building on the said property as per Municipality Rules after utilizing the available F.A.R as per present Rules in force.

3.12) Developer shall no right to transfer and/or assign the benefit of this Agreement or any portion thereof to any person/company or concern. The Developer shall not violate or contravene any of the provisions of rules applicable to construction of building.

Pradip Roy

Panish Kumar



Hari Roy
By the way of Upper

BASUNDHARA DEVELOPERS

Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

Old Zamindar, Mallick

PARTNER

3.13) The Developer shall not part with possession of the Developer's allocation or any portion allocated thereof unless aforesaid entire agreed monetary value of owners 37% share in the project has been paid to him.

3.14) That the Developer shall construct and complete the building on the said land in accordance with the sanctioned plan or amended sanctioned plan and as may be recommended by the Architect from time to time appointed for the purpose. The Owner's allocation must be constructed and equipped with as per schedule 'B' hereunder. Provided however, no amendment or alternation shall be allowed in respect of Owner's allocation without their consent. Provided further that the Owner will be bound to give consent if amendment and alteration is necessitated by Burdwan Municipality.

3.15) That the Developer shall install in the said building at its own costs underground safety tank, overhead reservoirs, electric wiring and other facilities as are required to be provided in the buildings for comfortable enjoyment of the Falts of the building.

3.16) That the Developer shall be authorized in the name of the owner in so far as is necessary to apply for and obtain temporary and permanent connection of water, drainage, sewerage, electricity and/or facilities if any required for the construction or enjoyment to the building.

3.17) That the Developer shall at its own costs and expenses and without creating any financial or other liability on the owner, construct and complete the said building.

3.18) That a from the date of execution of Agreement the Municipal Taxes as also other outgoings in respect of the said land and building and till such time as the possession of the said Owner's allocation is made, shall be borne and paid by the Developer. All Municipal Rates and taxes a also other outgoings after the date of delivering of possessing of the said owner allocation shall remain the liability of the owner and shall be paid and borne by the owner in a pro-rata basis.

Pradeep Singh

Parvita Kewari Singh



Hani Devi

By the Son of Hani Devi

BASUNDHARA DEVELOPERS,

Muktar Singh

PARTNER

BASUNDHARA DEVELOPERS,

Hd Kamini Singh

3.19) The Developer shall be bound to finish the building in all respect within 30 Months from the date of getting the sanctioned plan after execution of this Agreement.

3.20) The Developer jointly and severally shall be liable to both civil and criminal breach in case any kind of mishap or accident or causally occur in connection with construction of building or any time in course of completion of the project and in no case the Owner shall be responsible for the same in any manner whatsoever.

3.21) The Developer shall maintain the quality with regards to fixture and fittings in respect of the flats as stipulated in schedule 'B' hereunder.

3.22) The Developer shall have right to advertise or fix hoardings or signboards of any kind for the purpose of sale of Developer's allocation and after completion of sale the Developer shall be liable to remove the hoardings or signboards. The hoardings or signboards shall be placed in such portion of the building which may not cause obstruction of air, light and visibility of the owners of the flat of the building.

3.23) That the Developers has already paid to the owner's a sum of Rupees - 3,00,000/- (Three lakhs) only as one time ^{or adjustable Amount} premium there proposed flats.

3.24) The Developer shall have right to construct Generator Room, Security Room etc, on the open space in the ground floor, without any permission from the owner. Such space may also be used by the developer for any other purpose as and when necessity arises. The owner shall not interfere or raise any objection or make any claim over such left over space or any construction made thereon by the developer.

3.25) In case of any dispute in connection with the proposed construction work or about meaning, interpretation etc. Of the terms of this agreement or any sentence or word used in this agreement such dispute shall be

Poochip Nay

Partner owner by



Hari Rai Dey

By the son of Upendra Dey

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Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

Mr. Kamal H. Mallik

PARTNER

referred to a person duly appointed by the owner as also the developer.
All the legal matter will be handled by the Advocate of the Developer

4) THE OWNER AND THE DEVELOPER DO HEREBY DECLARE
& COVENANT as follows:-

4.1) The Owner and Developer shall not use their respective allocated portion of building or any portion thereof for carrying on any obnoxious, illegal and immoral, trade or activities nor use the roof for any purpose which may cause any nuisance, hazard to the other party.

4.2) Both the parties shall be abide by all law, byelaws Rules and Regulation of the Government, Local bodies and Associations when formed in future as the case may be.

4.3) The respective Allottees shall keep their respective allocation in the building in good working conditions and repairs.

4.4) Neither party shall throw/accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in nor around the new building nor in the compound corridors dos any other portion of th building.

4.5) Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the Owner of the said property or any part thereof to the developer or as creating any right, title and interest in respect thereof in Developer. The Developer shall exclusively explore the same in terms their contained provided however the Developer shall be entitled to borrow money from any bank or banks without creating and encumber in respect of the said land or building. The Owner shall not be liable for payment of any dues of such bank or banks and for that purpose the Developer shall keep the Owner indemnified against all actions, suits, proceedings and cost, charges and expenses in respect thereof.

Pradip Dey

Pradip Kumar Dey



Hani Roni Dey

By the Recd of Uttal Mallick

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Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

Hd Kamini Mallick

PARTNER

4.6) That the Owner hereby grant exclusive rights to the Developer to undertake new construction on the land of the said property in accordance with the sanctioned building plan.

4.7) All applications, plans, other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the Owner at the Developer's own cost and expenses. The Owners shall be bound to put signature on the said papers and documents, which are required for the purpose of construction of building.

4.8) That the Owner shall execute in favour of the Developer a registered power of Attorney as may be required for the purpose of construction & development of the scheduled property .

4.9) That the Developer will allocate the other Owner's allocation in the building after getting the sanction plan from the Burdwan Municipality and competent authority and the Developer portion would be demarcated only after allocating the other Owner's portion.

4.10) That upon the completion of the building the Developer shall put the other owner undisputed possession of the Owner allocation together with the right in common facilities and amenities.

4.11) The Owner and the Developer shall be exclusively entitled to their respective share of allocation in the building with exclusive right of transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the other and the owner after getting peaceful possession of his allocated portion shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation.

4.12) In case of Registration of deed of conveyance or any other kind of deed for the purpose of transfer of ownership to the intended buyer in respect of the Developer's allocation of the building all costs shall be

Pradip Das

Pradip Das



Hare Roni Das

16.
By the Son of Upel Das

BASUNDHARA DEVELOPERS

Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

Mr. Kamal Malik

PARTNER

borne by the intended buyer and in no case the Owner shall be held responsible or liable.

4.13) All notices required to be given by the Developer to the Owner or vice-verse shall be at the address mentioned in this Agreement and the same must be sent with registered cover with A/D.

4.14) All the terms and conditions of this agreement shall be binding upon the legal heirs, executors, assigns, nominees, representatives of the respective parties.

4.15) We all the parties will decide the name of the Building through discussion.

5) INDEMNITY :

5.1) The Developer hereby undertakes to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or omissions or/Commissions of the Developer in or in relation to the construction of the building strictly in terms of the plan to be sanctioned by the Burdwan Municipality on that behalf or any modification alteration etc. Thereof approved by the Burdwan Municipality.

5.2) The Developer hereby undertake to keep the Owner indemnified against all kinds of suits, proceedings and claim that may arise out of the Developer's allocation with regard to the development of the said property and/or in the matter of construction of the building and/or defect therein.

5.3) The Developer hereby undertakes to maintain quality with regard to construction building.

6) LIQUIDATED DAMAGES AND PENALITY

6.1) If the Developer even fails to complete the construction work & pay the entire monetary value to the owner thereof on the expiry of the 30 Months as per terms, and additional period of 6 (six) months shall be given to the Developer.

7) FORCE MAJEURE

Pradip Dey

Pradip Dey



Pradip Dey

By the way of Affirmation

BASUNDHARA DEVELOPERS

Pradip Dey

PARTNER

BASUNDHARA DEVELOPERS

Pradip Dey

PARTNER

7.1) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of relative obligation prevented by any force majeure conditions. i.e. flood, earthquake, riot, storm, civil commotion war and/or any other Acts of God, and this contract or Agreement shall remain suspended during the existence of such unforeseen eventualities.

Enclosed here the pages consisting photo graph and finger prints being the essential part of the aforesaid Deed.

Out of total stamp duty of Rs. 10,020/- . the amount of Rs. 5,000/- has been paid by N.J. Stamp & the rest amount of Rs. 5,041/- has been paid by netbanking.

SCHEDULE 'A' ABOVE REFERRED TO

SCHEDULE OF PROPERTY

ALL THAT PIECE AND PARCEL OF LAND situated within town, P.S. - Burdwan, Dist - Purba Bardhaman, at mouza- Balidanga, J.L. No.- 35, under **R.S. Khatian No- 612, L.R. Khatian No.- 11064,**

former R.S. Plot No - 1007/2139, renumbered R.S. Plot No.- 2139, L.R. Plot No.- 2213, measuring an area - 630 (Six hundred thirty) Sq.Ft. or 14 Chattak or 0.0140 Acre, (more or less).

R.S. Khatian No- 612, L.R. Khatian No.- 11269,

former R.S. Plot No - 1007/2139, renumbered R.S. Plot No.- 2139, L.R. Plot No.- 2213, measuring an area - 630 (Six hundred thirty) Sq.Ft. or 14 Chattak or 0.0140 Acre, (more or less).

R.S. Khatian No- 612, L.R. Khatian No.- 9491,

former R.S. Plot No - 1007/2139, renumbered R.S. Plot No.-2139, L.R. Plot No.- 2213, measuring an area - 540 (five hundred forty) Sq.Ft. or 12 Chattak or 0.0120 Acre, (more or less).

Pradip Dey

Pratibha Kumar Dey



Harmoni Dey

18.
Bxdae Ren Upal prashin

BASUNDHARA DEVELOPERS

Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

Md Kamal Hossain

PARTNER

Total Area of Land - 1800 (One thousand eight hundred) Sq.Ft. or 40 Chattak or 0.040 Acre (more or less), Class of land - Bastu, within the local limits of Burdwan Municipality Ward No.- 12, under A.D.S.R. Office Burdwan which is butted and bounded as laid down below :-

ON THE NORTH :- House of Mahadev Roy.

ON THE SOUTH :- House of Sujit Biswas.

ON THE EAST :- 20 Feet wide unnamed Municipality Road.

ON THE WEST :- Pond.

SCHEDULE 'B' ABOVE REFERRED TO

Schedule of building & other terms

1. Foundation: R.C.C. Foundation.
2. Floor : Marble and /or Vitrified finish.
3. Walls : 10" Outside wall, 5" flat to flat partition, 3" Internal partition, Stair Case wall 5".
4. Doors : All doors will be Flash Doors excluding toilet and kitchen which will be PVC door.
5. Kitchen : Black stone cooking slab, 2 fit. High glaze tiles above black stone, sink (Black Stone), One exhaust fan hole.
6. Toilet : Grey cement mosaic, Flooring, Gazed tiles up to 5" 5" high form floor. 2 bib cock, One Shower.
7. Window : Aluminium channel glass fitting window.
8. Plumbing: Outside pipe P.V.C, Concel pipe P.V.C (Water connection pipe), P.V.C Shower (Bathroom), Deep tubewell connected to overhead water tank (for water supply to each flat) S.W. Line with P.V.Cmanhole, septic tank, R.C.C. casting.
9. Sanitary : 1 Indian pan/ commode in each toilet.
- 10) Electricity : Total Concel wiring P.V.C Electricity Board with Switch D.P. Box (One P.V.C main with indicators) Ground one iron main switch..

Pradip Dey

Pradip Kumar Dey

Hari Rani Dey

By the son of Utpal Das

BASUNDHARA DEVELOPERS

Muktar Mia

PARTNER

BASUNDHARA DEVELOPERS

Old Zamindar Mallick

PARTNER

11) Interior Wall : Plaster of paris.

12) Balcony : Mosaic with Grey Cement Flooring.

13) Electricity point : 17 Electric point in each flat for 2 BHK & 12 electric point in each flat for 1 BHK.

14) External Boundary wall with gate.

15) Road inside the Complex : Net cement.

16) Stari : Net Cement finishing.

17) Lift Facility available.

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

On Page 13, line 18 the word "Premium" is crossed out and the word "as adjustable fund" is handwritten.

WITNESSES :

I read this Deed and listened to the donor and explain meaning the document.

Utpal Das

Late - Sahadev Das

Bourmal Pur Natampore

Burdwan

2) Robin Das

(Late) Sahadev Das

Baranilpar Shakti Paro
Drafted by:- Baranil

Hara Kumar Bhattacharyya

Sri Hara Kumar Bhattacharyya

Deed writer

Lic. No-2, A.D.S.R office,

Burdwan

Typed by :-

Imamul Hoque

Digital Imaging

29.09.2023 - Hara Da- English Deed - Land development

as well as construction agreement - Hasirani Dey &

Others Vs Muktar Miya

Pradip Dey

Pradip Kumar Dey

Hari Rani Dey

By the son of Utpal Das

SIGNATURE OF THE OWNER/S

BASUNDHARA DEVELOPERS

Muktar Mia

PARTNER

SIGNATURE OF THE DEVELOPER/S

BASUNDHARA DEVELOPERS

Old Zamindar Mallick

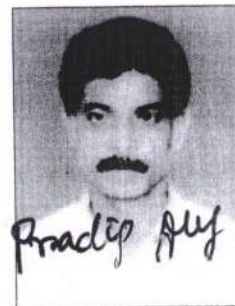
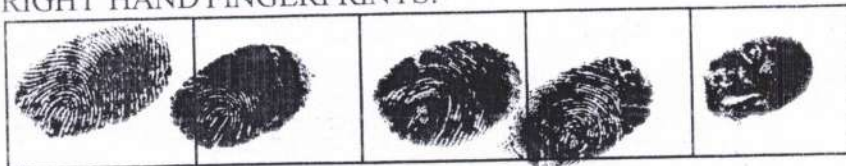
PARTNER

TEN FINGERPRINTS & PHOTO

LEFT HAND FINGERPRINTS:-



RIGHT HAND FINGERPRINTS:-

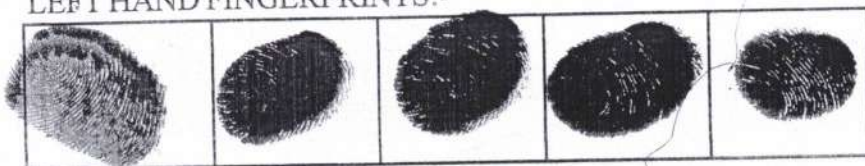


Pradip Aiy

Signature :-

Pradip Aiy

LEFT HAND FINGERPRINTS:-



RIGHT HAND FINGERPRINTS:-



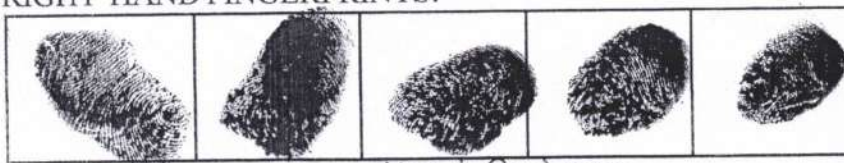
Signature :-

Pradip Aiy

LEFT HAND FINGERPRINTS:-



RIGHT HAND FINGERPRINTS:-



Signature :-

Homi Renu Dey
By the son of Utpal Biswas

LEFT HAND FINGERPRINTS:-



RIGHT HAND FINGERPRINTS:-



Signature :-

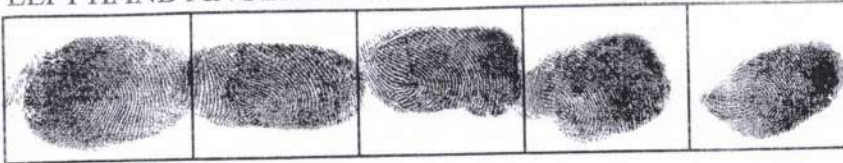
Muk for Mia

VELOPERS

PARTNER

TEN FINGERPRINTS & PHOTO

LEFT HAND FINGERPRINTS:-



RIGHT HAND FINGERPRINTS:-



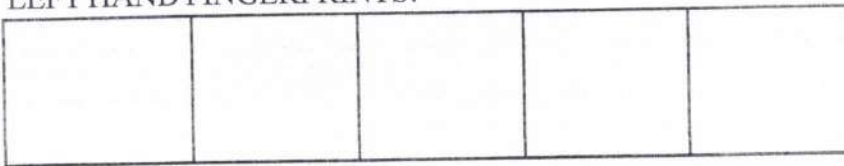
Md Zaminul H. Malik

AS CHARA DEV LOFERS

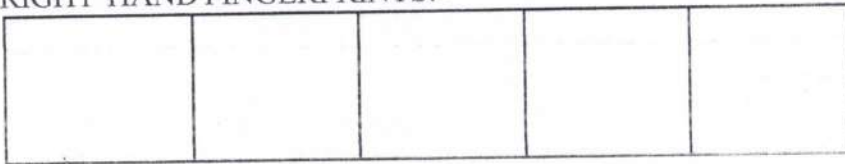
Signature :-

Md Zaminul H. Malik
PARTNER

LEFT HAND FINGERPRINTS:-



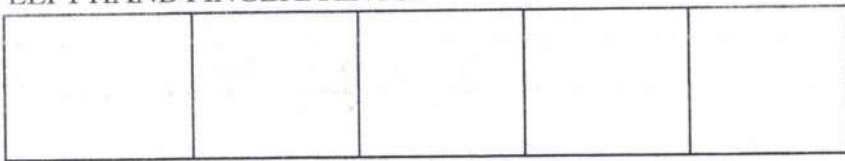
RIGHT HAND FINGERPRINTS:-



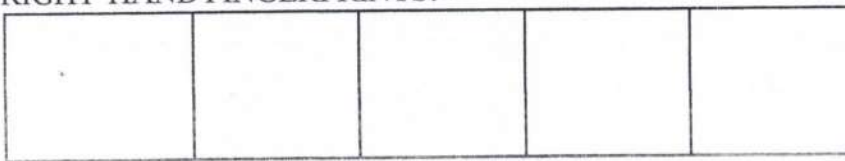
Signature :-

PHOTO

LEFT HAND FINGERPRINTS:-



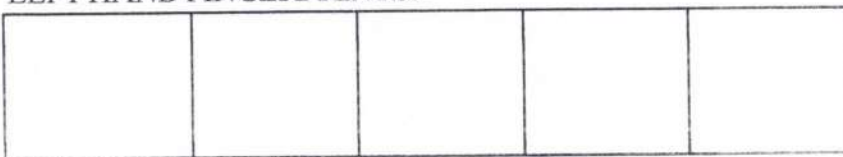
RIGHT HAND FINGERPRINTS:-



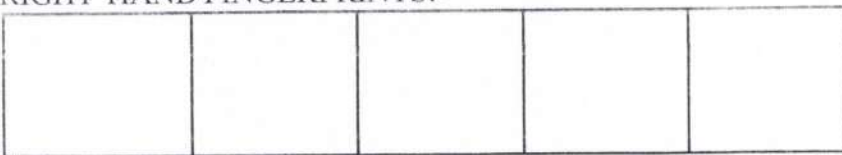
Signature :-

PHOTO

LEFT HAND FINGERPRINTS:-



RIGHT HAND FINGERPRINTS:-



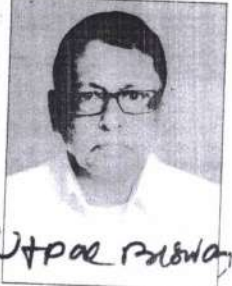
Signature :-

PHOTO

: Identifier Details :

Name : Utpal Biswas
Father/Husband Name : Sahadey Biswas
Occupation : Others
Perment Address : Baramipur
Village : Baramipur Netai P.
Post Office : Sripally
Thana : Burdwan Sadar
District : Purba Burdwan
Pin : 713103
State : W.B
This Deed Sellar/Donor Community Relationship : Neighbor
AADHAR/PAN/EPIC NO : _____
I am the (**Identifier**) : Yes
This Deed QUARY NO. : _____

I have Identified the Seller/Donor.

					 <u>Utpal Biswas</u>
					

Date : 16/10/2023

Utpal Biswas
Identifier Signature

: Identifier Details :

Name : Utpal Biswas
Father/Husband Name : Sahadev Biswas
Occupation : Others
Perment Address : Baranilpur
Village : Baranilpur Nutora Pura
Post Office : Sripally
Thana : Burdwan Sadar
District : Purba Burdwan
Pin : 713103
State : WB

This Deed Sellar/Donor Community Relationship : Neighbor

AADHAR/PAN/EPIC NO : _____

I am the (Identifier) : yes

This Deed QUARY NO. : _____

I have Identified the Seller/Donor.

					 <u>UTPAL BISWAS</u>
					

Date : 18/10/2023

Utpal Biswas
Identifier Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABCFB2038E



नाम / Name
BASUNDHARA DEVELOPERS

निगमन / गठन की तारीख
Date of Incorporation/Formation
07/11/2023

08122023

इस कार्ड के खोने/पाने पर कृपया सूचित करें/जीदर
बायस्कैन पेन सेवा इकाई, प्रोटीगन रूबन टेक्नोलॉजी लिमिटेड
(एवं वे पानफसरोएल ई-गवर्नेंस एकाइस्टर लिमिटेड)
बोडो मजिल्ल संकायर देवर
बानेर रोड, बनार
पुणे - ४११०४४



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

Income Tax PAN Services Unit, Protean eGov Technologies Limited
(Formerly NSDL e-Governance Infrastructure Limited)
4th Floor, Sapphire Chambers,
Baner Road, Banar
Pune - 411045
Tel: 91-20-2721-8080, E-Mail: pan@protean-tech.in
its systems | pan@protean-tech.in | pan@protean-tech.in | pan@protean-tech.in

आयकर विभाग
INCOME TAX DEPARTMENT

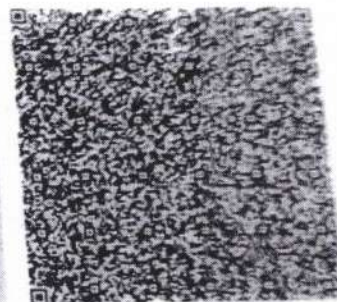


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AZBPM8495K



नाम/ Name

MD ZAMIR ALI MALLICK

पिता का नाम/ Father's Name

ABDUL JABBAR MALLICK

28112021

जन्म की तारीख/
Date of Birth

07/11/1972

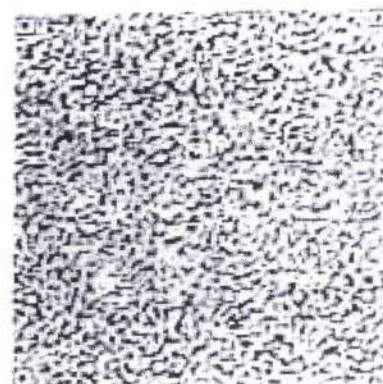
MD. Zamir Ali Mallik
हस्ताक्षर/ Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEKPM7987G



नाम / Name
MUKTAR MIA

पिता का नाम / Father's Name
JAKIR MIA

जन्म की तारीख
Date of Birth
22/06/1967

Muktar Mia
हस्ताक्षर / Signature

18052019

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA


Permanent Account Number Card
DNYPD5680M




नाम
PARAG KUMAR DEY
पिता का नाम / Father's Name
KARTIK CHANDRA DEY
जन्म तिथि / Date of Birth
19/02/19

हस्ताक्षर / Signature

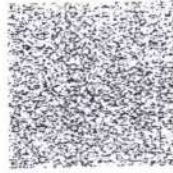
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ESSPD3668B



नाम / Name
PRADIP DEY

पिता का नाम / Father's Name
KARTIK DEY

जन्म का तिथि / Date of Birth
05/01/1972

हस्ताक्षर / Signature
प्रदीप देव



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/67729/00232

To

হাসি রানী দে

HASI RANI DEY

W/O: Kartik Dey

BARANILPUR NUTAN PARA

SHREE PALLY

Burdwan - I

Sripalli

Burdwan - I Bardhaman

West Bengal 713103

9332055504

18/09/2013

37303554



MN373035542FT



আপনার অধার সংখ্যা / Your Aadhaar No. :

5819 4399 3113

অধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

হাসি রানী দে

HASI RANI DEY

জন্মতারিখ / DOB : 15/09/1940

মহিলা / Female



5819 4399 3113

অধার - সাধারণ মানুষের অধিকার

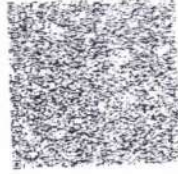
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ESSPD3666R



नाम / Name
HASI RANI DEY

पिता का नाम / Father's Name
KRISHNA KANTA DAS

जन्म की तारीख / Date of Birth
15/09/1940

हस्ताक्षर / Signature
श्रीमती (H)



आधार

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/67721/00272

To
উৎপল বিশ্বাস
UTPAL BISWAS
S/O: Sahadev Biswas
BARONILPUR NATUNPARA
Burdwan - I
Sripalli
Burdwan - I Bardhaman
West Bengal 713103
67949448
MN679494482FT



আপনার আধার সংখ্যা / Your Aadhaar No.:

4885 6394 4480

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

উৎপল বিশ্বাস
UTPAL BISWAS
জন্মতারিখ / DOB : 01/01/1966
পুরুষ / Male



4885 6394 4480

আধার - সাধারণ মানুষের অধিকার



সংসদীয় সরকার
Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
S/O: সহদেব বিশ্বাস, বড়নীলপুর
নতুনপাড়া, বর্ডমান ১, শ্রীপল্লী,
বর্ডমান, পশ্চিম বেঙ্গল, 713103

Address
S/O: Sahadev Biswas,
BARONILPUR NATUNPARA
Burdwan - I, Sripalli, Bardhaman
West Bengal, 713103

4885 6394 4480



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Utpal Biswas



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



192023240321942281

GRN Details

GRN:	192023240321942281	Payment Mode:	Online Payment
GRN Date:	20/12/2023 21:32:08	Bank/Gateway:	State Bank of India
BRN :	IK0CONLGR1	BRN Date:	20/12/2023 21:33:32
GRIPS Payment ID:	201220232032194227	Payment Init. Date:	20/12/2023 21:32:08
Payment Status:	Successful	Payment Ref. No:	2002652471/10/2023

[Query No/*Query Year]

Depositor Details

Depositor's Name:	Muktar Mia
Address:	Burdwan
Mobile:	7001568154
Depositor Status:	Buyer/Claimants
Query No:	2002652471
Applicant's Name:	Shri Hara Kumar Bhattacharyya
Address:	A.D.S.R. Bardhaman
Office Name:	A.D.S.R. Bardhaman
Identification No:	2002652471/10/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 10
Period From (dd/mm/yyyy):	20/12/2023
Period To (dd/mm/yyyy):	20/12/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002652471/10/2023	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2002652471/10/2023	Property Registration- Registration Fees	0030-03-104-001-16	3000
Total				3001

IN WORDS: THREE THOUSAND ONE ONLY.

Major Information of the Deed

Deed No :	I-0203-09777/2023	Date of Registration	21/12/2023
Query No / Year	0203-2002652471/2023	Office where deed is registered	
Query Date	16/10/2023 9:24:37 AM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Hara Kumar Bhattacharyya Burdwan, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 8918066164, Status :Deed Writer		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]. [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]	
Set Forth value		Market Value	
Rs. 3,00,000/-		Rs. 27,00,006/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,011/- (Article:48(g))		Rs. 3,014/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

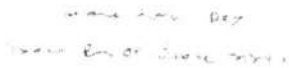
District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W12, Mouza: Balidanga, , Ward No: 12, Holding No:252 JI No: 35, , B N Nutan colony Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2213 (RS :-2139)	LR-11064	Bastu	Bastu	630 Sq Ft	1,00,000/-	9,45,002/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-2213 (RS :-2139)	LR-11269	Bastu	Bastu	630 Sq Ft	1,00,000/-	9,45,002/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
TOTAL :					2.8875Dec	2,00,000 /-	18,90,004 /-	

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W12, Mouza: Balidanga, , Holding No:252 JI No: 35, , BN NUTAN COLONY Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-2213 (RS :-2139)	LR-9491	Bastu	Bastu	540 Sq Ft	1,00,000/-	8,10,002/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					4.125Dec	3,00,000 /-	27,00,006 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri PRADIP DEY (Presentant) Son of Late Kartick Chandra Dey Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 LTI 16/10/2023 Captured	 16/10/2023
Baranilpur Nutan Para, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: esxxxxx8b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office				
2	Shri PABITRA KUMAR DEY Son of Late Kartick Chandra Dey Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 LTI 16/10/2023 Captured	 16/10/2023
Baranilpur Nutan Para, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DNxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office				
3	HASI RANI DEY Wife of Late Kartick Chandra Dey Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 LTI 16/10/2023 Captured	 16/10/2023
Baronilpur , Nutanpara, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ESxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BASUNDHARA DEVELOPERS G.T Road, Near Tnkonla Bus Stand, City:- Burdwan, P.O:- Bardhaman, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 , PAN No:: ABxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	MUKTAR MIA Son of Late Jakir Mia Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office		 Captured	
	Oct 16 2023 3:57PM	LT1 16/10/2023	16/10/2023	
Shibsankar Sarani Road ,Baburbag, City:- Burdwan, P.O:- Rajbati, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BASUNDHARA DEVELOPERS (as partner)				
2	Name	Photo	Finger Print	Signature
	Md ZAMIR ALI MALLICK Son of Late Abdul Jabbar Mallick Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office		 Captured	
	Oct 16 2023 3:58PM	LT1 16/10/2023	16/10/2023	
Village:- Padua, P.O:- Salun, P.S:-Khandaghosh, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx5K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BASUNDHARA DEVELOPERS (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Utapal Biswas Son of Late Sahadev Biswas Baranilpur Nutan Para, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103		 Captured	
16/10/2023	16/10/2023	16/10/2023	
Identifier Of Shri PRADIP DEY, Shri PABITRA KUMAR DEY, MUKTAR MIA, Md ZAMIR ALI MALLICK, HASI RANI DEY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri PRADIP DEY	BASUNDHARA DEVELOPERS-630 Sq Ft
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri PABITRA KUMAR DEY	BASUNDHARA DEVELOPERS-630 Sq Ft
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	HASI RANI DEY	BASUNDHARA DEVELOPERS-540 Sq Ft

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W12, Mouza: Balidanga, , Ward No: 12, Holding No:252 JI No: 35, , B N Nutan colony Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2213, LR Khatian No:- 11064	Owner:প্রদীপ দে, Gurdian:কার্তিক চন্দ্র দে, Address:নিজ , Classification:বাগ, Area:0.01400000 Acre,	Shri PRADIP DEY
L2	LR Plot No:- 2213, LR Khatian No:- 11269	Owner:পবিত্র কুমার দে, Gurdian:কার্তিক চন্দ্র দে, Address:নিজ , Classification:বাগ, Area:0.01400000 Acre,	Shri PABITRA KUMAR DEY

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W12, Mouza: Balidanga, , Holding No:252 JI No: 35, , BN NUTAN COLONY Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 2213, LR Khatian No:- 9491	Owner:হাসি রানী দে, Gurdian:কার্তিক , Address:নিজ , Classification:বাগ, Area:0.01200000 Acre,	HASI RANI DEY

On 16-10-2023

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

Presented for registration at 14:00 hrs on 16-10-2023, at the Office of the A.D.S.R. Bardhaman by Shri PRADIP DEY, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 27,00,006/-

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

Execution is admitted on 16/10/2023 by 1. Shri PRADIP DEY, Son of Late Kartick Chandra Dey, Baranilpur Nutan Para, P.O: Sripally, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 2. Shri PABITRA KUMAR DEY, Son of Late Kartick Chandra Dey, Baranilpur Nutan Para, P.O: Sripally, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 3. HASI RANI DEY, Wife of Late Kartick Chandra Dey, Baranilpur, Nutanpara, P.O: Sripally, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession House wife

Indetified by Shri Utapal Biswas, , , Son of Late Sahadev Biswas, Baranilpur Nutan Para, P.O: Sripally, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

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

Execution is admitted on 16-10-2023 by MUKTAR MIA, partner, BASUNDHARA DEVELOPERS (Partnership Firm), G.T Road, Near Tnkonja Bus Stand, City:- Burdwan, P.O:- Bardhaman, P.S:-Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Shri Utapal Biswas, , , Son of Late Sahadev Biswas, Baranilpur Nutan Para, P.O: Sripally, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

Execution is admitted on 16-10-2023 by Md ZAMIR ALI MALLICK, partner, BASUNDHARA DEVELOPERS (Partnership Firm), G.T Road, Near Tnkonja Bus Stand, City:- Burdwan, P.O:- Bardhaman, P.S:-Bardhaman
, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Shri Utapal Biswas, , , Son of Late Sahadev Biswas, Baranilpur Nutan Para, P.O: Sripally, Thana: Bardhaman
, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,014.00/- (B = Rs 3,000.00/- ,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 16/10/2023 11:24AM with Govt. Ref. No: 192023240260844481 on 16-10-2023, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CMIJFA7 on 16-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 4,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 735, Amount: Rs.1,000.00/-, Date of Purchase: 13/10/2023, Vendor name: Joyanta Das

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/10/2023 11:24AM with Govt. Ref. No: 192023240260844481 on 16-10-2023, Amount Rs: 4,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CMIJFA7 on 16-10-2023, Head of Account 0030-02-103-003-02

Sanjit Sardar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Purba Bardhaman, West Bengal

On 21-12-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,014.00/- (B = Rs 3,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/12/2023 9:33PM with Govt. Ref. No: 192023240321942281 on 20-12-2023, Amount Rs: 3,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CONLGR1 on 20-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by by online = Rs 1/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/12/2023 9:33PM with Govt. Ref. No: 192023240321942281 on 20-12-2023, Amount Rs. 1/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CONLGR1 on 20-12-2023, Head of Account 0030-02-103-003-02

Sanjit Sardar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2024, Page from 4981 to 5019

being No 020309777 for the year 2023.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2024.01.08 15:24:50 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 08/01/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.

Certificate of Registration under section 60 and Rule 69.

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(Sanjit Sardar) 08/01/2024

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