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अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

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11-05-24
285608
14/11/24

Pritam Mukherjee

Somit Bhattacharya

Swarnendu Mukherjee

Swarnendu Mukherjee

Swarnendu Mukherjee

PARTNER

SWAYAMDHU REALCON

Pritam Mukherjee

PARTNER

SWAYAMDHU REALCON

Swarnendu Mukherjee

PARTNER

Somit Bhattacharya

PARTNER

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

AGREEMENT FOR DEVELOPMENT

:: On Gurshey Narah ::

Additional District Sub-Registrar
BURDWAN

14 NOV 2024

THIS DEED OF AGREEMENT FOR DEVELOPMENT IS MADE ON THIS 14TH DAY OF NOVEMBER, TWO THOUSAND AND TWENTY FOUR (2024)

BETWEEN

Pritam Mukherjee
Somit Bhakat,
Rabindranath Hati

SWAYAMBHU REALCON
Rabindranath Hati
PARTNER
SWAYAMBHU REALCON
Pritam Mukherjee
PARTNER
SWAYAMBHU REALCON
Swarup Hati
PARTNER
SWAYAMBHU REALCON
Somit Bhakat,
PARTNER

1. **MR. PRITAM MUKHERJEE** S/o Late Pranab Mukherjee, by caste Hindu, by profession - Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; **PAN BGKPM5158E**;
2. **MR. SOMIT BHAKAT**, S/o Late Madan Mohan Bhakat, by caste Hindu, by profession - Business, resident of Keshabganj Chat, G.T. Road, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104, **PAN: BDWPB8573R**; and
3. **MR. RABINDRANATH HATI**, S/o Late Banbihari Hati, by caste Hindu, by profession Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; **PAN. AAPP8629D**; *hereinafter called and referred as the OWNERS (which express or shall unless excluded his respective heirs, executors, administrators, legal representative and assigns) of the party of the FIRST PART.*

and

"SWAYAMBHU REALCON" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at Golapbag More, P.O. Rajbati, City: Bardhaman, P.S. Burdwan, District - Purba Bardhaman, West Bengal, Pin -713104, **PAN. AFBFS0552D**, represented by its All Representative Partners namely

- i. **MR. RABINDRANATH HATI**, S/o Late Banbihari Hati, by caste Hindu, by profession Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; **PAN. AAPP8629D**;
- ii. **MR. PRITAM MUKHERJEE** S/o Late Pranab Mukherjee, by caste Hindu, by profession - Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; **PAN BGKPM5158E**;
- iii. **MR. SWARUP HATI**, S/o Sri Monoranjan Hati, by caste Hindu, by profession business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; **PAN. ACBPH7963E**; and
- iv. **MR. SOMIT BHAKAT**, S/o Late Madan Mohan Bhakat, by caste Hindu, by profession - Business, resident of Keshabganj Chat, G.T. Road, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104, **PAN: BDWPB8573R**; *hereinafter called the DEVELOPER (which express or shall unless excluded its/his/their and each of its/his/their respective heirs, executors,*

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Somit Bhakat.
Sahadur mukherjee

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Sahadur mukherjee

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Pratim Mukherjee

PARTNER

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Swarup Hathi

PARTNER

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administrators, legal representative and assigns) of the party of the **SECOND PART.**

- A. **WHEREAS:** the OWNERS are the sole and absolute OWNERS in respect of the **First Schedule** mentioned Land and is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Lands, hereditaments and premises, free from all encumbrances, charges, liens, attachments, trusts whatsoever to howsoever morefully described in the **First Schedule** hereinafter written (hereinafter referred to as the "**SAID PROPERTY**").
- B. **AND WHEREAS,** the First Part of **First Schedule** mentioned property, the land within Dist. Purba Bardhaman, P.S. Bardhaman, Mouza- Goda, J.L. No- 41, C.S. Plot No. 2147/2230 appertaining to C.S. Khatian No. 1137, R.S. Plot No. 2147/6144 appertaining to R.S. Khatian No. 1333 presently comprising to L.R. Plot No. 2175 situated within the limit of Bardhaman Municipality of P.S. Bardhaman Sadar, Dist Purba Bardhaman being the land total measuring an area of 0.05 Acres (a little more or less) i.e., 5 Decimals (a little more or less) i.e., 2182 Sq. Ft. (a little more or less) i.e., 3 Kathas 22 Sq. Ft (a little more or less) appertaining to present Holding No. "75" of Ward No. 1, Mahalla - Keshabganj along with other properties was originally belonged to one Lala Prasad Kapur, S/o Lala Prahlad Kapur of Raj College Road, Bardhaman and the name of the said Lala Prasad Kapur, S/o Lala Prahlad Kapur of Raj College Road, Bardhaman was recorded in the C.S. Records of Rights comprising in C.S. Plot No. 2147/2230 appertaining to C.S. Khatian No. 1137 in respect of 16 Anna Share comprising in total 7.94 Decimals as Bhati Class of Land. Subsequently the said properties were obtained by one Kalidas Kapur, Son of Late Lala Prasad Kapur and resident of Burdwan and one Kripadas Kapur, Son of Late Lala Prasad Kapur and resident of Burdwan. The said Kalidas Kapur, Son of Late Lala Prasad Kapur and resident of Burdwan and the said Kripadas Kapur, Son of Late Lala Prasad Kapur and resident of Burdwan acquired the said property by virtue of inheritance i.e., succession from their deceased father namely Late Lala Prasad Kapur and became absolute owners and possessors with absolute right, title and interest therein in respect of the said property which they acquired by virtue of the aforesaid inheritance i.e., succession. Afterwards while owning and possessing the said property, the said Kalidas Kapur, Son of Late Lala Prasad

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Rabindranath Das

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Kapur and resident of Burdwan and the said Kripadas Kapur, Son of Late Lala Prasad Kapur and resident of Burdwan intended to transfer some portion of the property as mentioned in the Schedule below in favour of prospective transferee and in regard to fulfillment of such intention the said said Kalidas Kapur, Son of Late Lala Prasad Kapur and resident of Burdwan and the said Kripadas Kapur, Son of Late Lala Prasad Kapur and resident of Burdwan transferred Schedule mentioned Property i.e., 3 Kathas i.e. 5 Decimals (Approx.) of Landed "Bhiti" Class of Property on the Western Side of and out of the total 0.0794 Acres i.e., 7.94 Decimals of Landed Property appertaining to Schedule mentioned C.S. Plot Number being in C.S. Plot No. 2147/2230 appertaining to C.S. Khatian No. 1137 in favour of one Nabakumar Das, S/o Late Chandicharan Das, by faith Hindu, by Caste Sutradhar, by occupation Business, resident of Keshabganj Chati, Barddhaman, Dist. Burdwan (Now Purba Barddhaman) by virtue of a properly executed and registered *Indenture of Perpetual and Permanent Lease being Deed No. I-1506 for the year 1953, incorporated in Book No. I, Volume No. 26, Page Nos. 66 to 68, registered at the Office of the District Sub-Registrar, Burdwan* and absolutely and forever relinquished their all right title and interest in respect of the said Schedule mentioned Property appertaining to Schedule mentioned C.S. Plot Number in favour of the said Nabakumar Das, S/o Late Chandicharan Das, by Faith: Hindu, by Caste: Sutradhar, by Occupation: Business, resident of Keshabganj Chati, Barddhaman, Dist. Burdwan (Now Purba Barddhaman). Subsequently after implementation of the R.S. Settlement Process and System, due to process of Law, the aforesaid C.S. Plot No. 2147/2230 has fragmented and divided into multiple R.S. Plots and in that process the aforesaid 3 Kathas i.e., 5 Decimals of "Bhiti" classified land of the aforesaid Nabakumar Das, S/o Late Chandicharan Das, by faith Hindu, by Caste Sutradhar, by occupation Business, resident of Keshabganj Chati, Barddhaman, Dist. Burdwan (Now Purba Barddhaman) has been fragmented and recorded in a fresh and new Plot Number of R.S. Settlement of Rights i.e., in R.S. Plot No. 2147/6144 which was measuring 5 Decimals in total. Furthermore while being the Owner and Possessor in respect of the entire Schedule mentioned Property appertaining to Schedule mentioned C.S. Plot Number and R.S. Plot Number, the said previous owner namely Nabakumar Das, S/o Late

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Radhadevi

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Radhadevi

PARTNER

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Pritam Mukherjee

PARTNER

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Swarnap Hiti

PARTNER

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Chandicharan Das, by Faith: Hindu, by Caste: Sutradhar, by Occupation: Business, resident of Keshabganj Chat, Barddhaman, Dist. Burdwan (Now Purba Barddhaman) recorded his name in the R.S. Record of Rights appertaining to R.S. Khatian No. 1333 and has been discharging his all liability and duty and obligation as the owner and possessor in respect of the said entire Schedule mentioned Property appertaining to Schedule mentioned R.S. Plot Number by paying the Rent/Khajna to appropriate authorities and acquired absolute right, title and interest as the Owner and Possessor thereon. Subsequently after enforcement and implementation of the West Bengal Land Reforms Act and after implementation of the L.R.R.O.R Process and System, due to operation of Law, the aforesaid R.S. Plot No. 2147/6144 has converted and changed and transformed into a new L.R. Plot Number and in that process the aforesaid 3 Kathas i.e., 5 Decimals of "Bhiti" classified land of the aforesaid Nabakumar Das, S/o Late Chandicharan Das, by faith Hindu, by Caste Sutradhar, by occupation Business, resident of Keshabganj Chat, Barddhaman, Dist. Burdwan (Now Purba Barddhaman) has been converted and changed and altered and recorded in a fresh and new Plot Number of L.R. Records of Rights i.e., in L.R. Plot No. 2175 which was measuring 5 Decimals in total. Afterwards while being the Owner and Possessor in respect of the entire Schedule mentioned Property appertaining to Schedule mentioned C.S. Plot Number and R.S. Plot Number and L.R. Plot Number, the said Nabakumar Das, S/o Late Chandicharan Das, by Faith: Hindu, by Caste: Sutradhar, by Occupation: Business, resident of Keshabganj Chat, Barddhaman, Dist. Burdwan (Now Purba Barddhaman) has been discharging his all liability and duty and obligation as the owner and possessor in respect of the said entire Schedule mentioned Property appertaining to Schedule mentioned L.R. Plot Number by paying the Rent/Khajna to appropriate authorities and subsequently constructed residential house thereon as mentioned in the Schedule mentioned hereinafter and has been paying the tax against the said construction to the Burdwan Municipality and acquired absolute right, title and interest as the Owner and Possessor thereon. Subsequently while being the absolute Owner and Possessor with absolute right, title and interest therein, the said **NABAKUMAR DAS** at Burdwan died intestate leaving behind his only Widow

Pritam Mukherjee
Somit Bhaskar
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Pritam Mukherjee
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Swarnop Hagi
PARTNER

SWAYAMBU REALCON
Somit Bhaskar
PARTNER

Wife and his 2 (Two) Sons and 6 (Six) Daughters as his legal heirs and successors as per the guiding principles of the Hindu Succession Act, 1956 and after the death of the said Nabakumar Das his property was equally inherited by his said legal heirs and successors and the share of the property was devolved amongst said legal heirs and successors of the said Nabakumar Das in the manner as specified hereinafter:

- a) **HAIMABATI DAS**, being the only SURVIVING and LIVING WIDOW WIFE of the said LATE NABAKUMAR DAS obtained 1/9th Share of the entire property.
- b) **BABLU DAS** *alias* **BABUL DAS**, being the SURVIVING and LIVING SON of the said LATE NABAKUMAR DAS obtained 1/9th Share of the entire property.
- c) **SRI. SWAPAN DAS**, being the SURVIVING and LIVING SON of the said LATE NABAKUMAR DAS obtained 1/9th Share of the entire property.
- d) **SMT. SABITA DAS**, being the SURVIVING and LIVING DAUGHTER of the said LATE NABAKUMAR DAS obtained 1/9th Share of the entire property.
- e) **SMT. PRATIMA SHARMA**, being the SURVIVING and LIVING DAUGHTER of the said LATE NABAKUMAR DAS obtained 1/9th Share of the entire property.
- f) **SMT. PURNIMA PAL**, being the SURVIVING and LIVING DAUGHTER of the said LATE NABAKUMAR DAS obtained 1/9th Share of the entire property.
- g) **SMT. PADMARANI** *alias* **SMT. PADDARANI KUNDU**, being the SURVIVING and LIVING DAUGHTER of the said LATE NABAKUMAR DAS obtained 1/9th Share of the entire property.
- h) **SMT. CHANDANA DAS**, being the SURVIVING and LIVING DAUGHTER of the said LATE NABAKUMAR DAS obtained 1/9th Share of the entire property, and
- i) **BHARATI DAS**, being the SURVIVING and LIVING MARRIED DAUGHTER of the said LATE NABAKUMAR DAS obtained 1/9th Share of the entire property.

Ditau Mulliyar
Soniit Bhakat.

Salondre notk kx

SWAYAMBHU REALCON
Salondre notk kx

PARTNER
SWAYAMBHU REALCON

Ditau Mulliyar

PARTNER
SWAYAMBHU REALCON

Subroop Hgh

PARTNER
SWAYAMBHU REALCON

Soniit Bhakat.

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- C. **AND WHEREAS**, subsequently while being the absolute Owners and Possessors with absolute right, title and interest therein, the said Legal Heirs and Successors i.e., 1 (One) Widow Wife, 2 (Two) Sons and 6 (Six) Daughters of the said **LATE NABAKUMAR DAS** i.e., Haimabati Das, Bablu Das *alias* Babul Das, Sri. Swapan Das, Smt. Sabita Das, Smt. Pratima Sharma, Smt. Purnima Pal, Smt. Padmarani *alias* Smt. Paddarani Kundu, Smt. Chandana Das and Bharati Das have jointly and together acquired a sufficiently well marketable title in respect of the said property without the intervention of any Third Person from the time of their predecessor. And after obtaining the said schedule mentioned property the said Legal Heirs and Successors i.e., 1 (One) Widow Wife, 2 (Two) Sons and 6 (Six) Daughters of the said **LATE NABAKUMAR DAS** applied for mutation of their names in respect of the Schedule mentioned L.R. Plot Number in the L.R. Record of Rights but due to some technical and clerical mistake as well as due to the mistake of the office of the B.L.L.R.O, only the names of Haimabati Das, Bablu Das *alias* Babul Das and Sri Swapan has been incorporated in the L.R.R.O.R by being allotted with the L.R. Khatian Nos. 2437, 1371 and 2303 in respect of the Schedule mentioned property and due to the said unintentional, technical and clerical error of the Office of the B.L.L.R.O, the names of the other legal heirs have been unintentionally and unwillingly omitted and as on this date the L.R.R.O.R appertaining to L.R. Plot No. 2175 stands as same and the said L.R. Plot Number only consist of the aforesaid 3 (Three) L.R. Khatian Nos. 2437, 1371 and 2303 till this day. Subsequently, while being one of the absolute owners and possessors and co-sharer having undivided 1/9th Share in respect of the Schedule mentioned property, the said **HAIMABATI DAS** died intestate at Burdwan leaving behind her 2 (Two) Sons and 6 (Six) Daughters as his legal heirs and successors as per the guiding principles of the Hindu Succession Act, 1956 and after the death of the said Haimabati Das her property was equally inherited by her said legal heirs and successors and the share of the property was devolved amongst said legal heirs and successors of the said Haimabati Das in the manner as specified hereinafter;

- a) **BABLU DAS** *alias* **BABUL DAS**, being the SURVIVING and LIVING SON of the said **LATE HAIMABATI DAS** obtained (1/8th Share of the undivided 1/9th

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Soniit Bhelant.
Rabindra K. D. S.

SWAYAMBHU REALCON

Rabindra K. D. S.
PARTNER

SWAYAMBHU REALCON

Pritam Mehlur

SWAYAMBHU REALCON

Swapan H. D.
PARTNER

SWAYAMBHU REALCON

Soniit Bhelant.
PARTNER

Share of Late Haimabati Das in respect of entire property) **1/8th Share of the entire property,**

- b) **SRI. SWAPAN DAS** being the SURVIVING and LIVING SON of the said LATE HAIMABATI DAS **obtained** (1/8th Share of the undivided 1/9th Share of Late Haimabati Das in respect of entire property) **1/8th Share of the entire property,**
- c) **SMT. SABITA DAS**, being the SURVIVING and LIVING DAUGHTER of the said LATE HAIMABATI DAS **obtained** (1/8th Share of the undivided 1/9th Share of Late Haimabati Das in respect of entire property) **1/8th Share of the entire property,**
- d) **SMT. PRATIMA SHARMA**, being the SURVIVING and LIVING DAUGHTER of the said LATE HAIMABATI DAS **obtained** (1/8th Share of the undivided 1/9th Share of Late Haimabati Das in respect of entire property) **1/8th Share of the entire property,**
- e) **SMT. PURNIMA PAL**, being the SURVIVING and LIVING DAUGHTER of the said LATE HAIMABATI DAS **obtained** (1/8th Share of the undivided 1/9th Share of Late Haimabati Das in respect of entire property) **1/8th Share of the entire property,**
- f) **SMT. PADMARANI** *alias* **SMT. PADDARANI KUNDU**, being the SURVIVING and LIVING DAUGHTER of the said LATE HAIMABATI DAS **obtained** (1/8th Share of the undivided 1/9th Share of Late Haimabati Das in respect of entire property) **1/8th Share of the entire property,**
- g) **SMT. CHANDANA DAS**, being the SURVIVING and LIVING DAUGHTER of the said LATE HAIMABATI DAS **obtained** (1/8th Share of the undivided 1/9th Share of Late Haimabati Das in respect of entire property) **1/8th Share of the entire property, and**
- h) **BHARATI DAS**, being the SURVIVING and LIVING DAUGHTER of the said LATE HAIMABATI DAS **obtained** (1/8th Share of the undivided 1/9th Share of Late Haimabati Das in respect of entire property) **1/8th Share of the entire property,**

Pritam Mukherjee
 Somit Bhakat.
 Babudineul
 SWAYAMBHU REALCON
 Babudineul
 PARTNER
 SWAYAMBHU REALCON
 Pritam Mukherjee
 PARTNER
 SWAYAMBHU REALCON
 Swarni Hathi
 PARTNER
 SWAYAMBHU REALCON
 Somit Bhakat.
 PARTNER

- D. **AND WHEREAS**, subsequently while being the absolute Owners and Possessors with absolute right, title and interest therein, the said Legal Heirs and Successors i.e., 2 (Two) Sons and 6 (Six) Daughters of the said **LATE HAIMABATI DAS** i.e., Bablu Das *alias* Babul Das, Sri. Swapan Das, Smt. Sabita Das, Smt. Pratima Sharma, Smt. Purnima Pal, Smt. Padmarani *alias* Smt. Paddarani Kundu, Smt. Chandana Das and Bharati Das have jointly and together acquired a sufficiently well marketable title in respect of the said property without the intervention of any Third Person from the time of their predecessor. Subsequently, while being one of the absolute owners and possessors and co-sharer having undivided $1/8^{\text{th}}$ Share in respect of the Schedule mentioned property, the said **BABLU DAS** *alias* **BABUL DAS** died intestate on 30/06/2013 at Burdwan Medical College & Hospital, Burdwan leaving behind his Widow Wife and his 2 (Two) Sons as his legal heirs and successors as per the guiding principles of the Hindu Succession Act, 1956 and after the death of the said **BABLU DAS** *alias* **BABUL DAS** his property was equally inherited by his said legal heirs and successors and the share of the property was devolved amongst said legal heirs and successors of the said **BABLU DAS** *alias* **BABUL DAS** in the manner as specified hereinafter;
- SMT. JAMUNA DAS** being the SURVIVING and LIVING WIDOW WIFE of the said **LATE BABLU DAS** *alias* **BABUL DAS** **obtained** ($1/3^{\text{rd}}$ Share of the undivided $1/8^{\text{th}}$ Share of Late Bablu Das *alias* Babul Das in respect of entire property) $1/24^{\text{th}}$ Share of the entire property;
 - SRI. DEBASISH DAS** *alias* **SRI. KARTICK DAS** being the SURVIVING and LIVING SON of the said **LATE BABLU DAS** *alias* **BABUL DAS** **obtained** ($1/3^{\text{rd}}$ Share of the undivided $1/8^{\text{th}}$ Share of Late Bablu Das *alias* Babul Das in respect of entire property) $1/24^{\text{th}}$ Share of the entire property;
 - MINOR BIKRAM DAS** *alias* **MINOR GANESH DAS** being the SURVIVING and LIVING SON of the said **LATE BABLU DAS** *alias* **BABUL DAS** **obtained** ($1/3^{\text{rd}}$ Share of the undivided $1/8^{\text{th}}$ Share of Late Bablu Das *alias* Babul Das in respect of entire property) $1/24^{\text{th}}$ Share of the entire property.
- E. **AND WHEREAS**, subsequently, while being one of the absolute owners and possessors and co-sharer having undivided $1/8^{\text{th}}$ Share in respect of the Schedule mentioned property, the said **BHARATI DAS** died intestate at

Pritam Mukherjee
Somit Bhakat.

Rabindranath

SWAYAMBHU REALCON

Rabindranath

PARTNER

SWAYAMBHU REALCON

Pritam Mukherjee

PARTNER

SWAYAMBHU REALCON

Swarnap Heli

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Burdwan leaving behind her Husband, her 1 (One) Daughter and her 2 (Two) Sons as her legal heirs and successors as per the guiding principles of the Hindu Succession Act, 1956 and after the death of the said **BHARATI DAS** her property was equally inherited by her said legal heirs and successors and the share of the property was devolved amongst said legal heirs and successors of the said **BHARATI DAS** in the manner as specified hereinafter;

- a) **SRI HARUGOPAL DAS** being the SURVIVING and LIVING HUSBAND of the said LATE BHARATI DAS obtained *(1/4th Share of the undivided 1/8th Share of Late Bharati Das in respect of entire property)* **1/32th Share of the entire property;**
- b) **SMT. TAPASI PAUL** being the SURVIVING and LIVING DAUGHTER of the said LATE BHARATI DAS obtained *(1/4th Share of the undivided 1/8th Share of Late Bharati Das in respect of entire property)* **1/32th Share of the entire property;**
- c) **SRI. CHANCHAL DAS** being the SURVIVING and LIVING SON of the said LATE BHARATI DAS obtained *(1/4th Share of the undivided 1/8th Share of Late Bharati Das in respect of entire property)* **1/32th Share of the entire property;**
- d) **SRI. RANJIT DAS** being the SURVIVING and LIVING SON of the said LATE BHARATI DAS obtained *(1/4th Share of the undivided 1/8th Share of Late Bharati Das in respect of entire property)* **1/32th Share of the entire property.**

F. **AND WHEREAS**, earlier, a legal dispute in form and nature of a Civil Suit arose in the year of 2008 between the present Owners and some of the neighboring third persons namely Dhirendranath Das and Others whose property are the neighboring property of the present property of the Owners as mentioned in the Schedule below and the said Civil Suit was registered as Title Suit No. 208 of 2008 in the Hon'ble Court of the Civil Judge (Junior Division), 2nd Court at Burdwan and in that Suit the Hon'ble Court was pleased to pass its judgment against the aforesaid neighboring third persons namely Dhirendranath Das and Others and gave its verdict in favour of the present Owners by dismissing the suit instituted by the aforesaid neighboring third persons namely Dhirendranath Das and Others and subsequently while being the absolute

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Salindranath Das

SWAYAMBHU REALCON

Salindranath Das

PARTNER

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Pritam Mukherjee

PARTNER

SWAYAMBHU REALCON

Swagup Hathi

PARTNER

SWAYAMBHU REALCON

Somit Bhakht.

PARTNER

Owners and Possessors with absolute right, title and interest therein, the said Sri. Swapan Das, Smt. Sabita Das, Smt. Pratima Sharma, Smt. Purnima Pal, Smt. Padmarani *alias* Smt. Paddarani Kundu, Smt. Chandana Das, Smt. Jamuna Das, Sri. Debasish Das *alias* Sri. Kartick Das, Minor Bikram Das *alias* Minor Ganesh Das, Sri Harugopal Das, Smt. Tapasi Das, Sri Chanchal Das and Sri Ranjit Das having been discharging all the duties as the Raiyats in respect of the said property by paying the revenue/rent to the Government and by paying requisite Tax to the Municipal Authority and acquired a sufficiently well marketable title in respect of the said property without the intervention of any Third Person from the time of their predecessor and predecessor-in-interest.

- G. **AND WHEREAS** the said Sri. Swapan Das, Smt. Sabita Das, Smt. Pratima Sharma, Smt. Purnima Pal, Smt. Padmarani *alias* Smt. Paddarani Kundu, Smt. Chandana Das, Smt. Jamuna Das, Sri. Debasish Das *alias* Sri. Kartick Das, Sri Harugopal Das, Smt. Tapasi Das, Sri Chanchal Das and Sri Ranjit Das sold their entire share i.e., 23/24th Share of the aforesaid property being **ALL THAT THE PIECE AND PARCEL OF "BASTU" LAND** within Dist. Purba Barddhaman (Previously Barddhaman), P.S. Barddhaman Sadar, situated within the limits of the Burdwan Municipality, Mouza- Goda, J.L. No- 41, comprising in C.S. Plot No. 2147/2230 appertaining to C.S. Khatian No. 1137, R.S. Plot No. 2147/6144 appertaining to R.S. Khatian No. 1333 and presently comprising to L.R. Plot No. 2175 being the sold area of the undivided "Bastu" Class/Nature of Land is measuring **0.048 Acres** (a little more or less) i.e., **4.80 Decimals** (a little more or less) i.e., **2094.50 Sq. Ft.** (a little more or less) i.e., **2 Kathas 14 Chataks 24.50 Sq. Ft.** (a little more or less) of undivided land out of total land measuring an area of 0.05 Acres (a little more or less) i.e., 5 Decimals (a little more or less) i.e., 2182 Sq. Ft. (a little more or less) i.e., 3 Kathas 22 Sq. Ft. (a little more or less) of Total and Entire Quantum of Land and the sold area of constructed part is undivided **384 Sq. Ft.** (a little more or less) of Constructed Covered Area in the Old One Storied Pucca Structure over the said land out of total covered area of 400 Sq. Ft. of the said Old One Storied Pucca Structure in favour of the **FIRST PART** of this Deed by virtue of Registered Deed of Sale being Deed No. 1-07931 for 2018, registered in Book No. 1, Volume No. 0203-2018, Page from 150324 to 150368, registered at ADSR Burdwan and since then the said **FIRST PART**

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Smit Bhattacharya
Rabindra Nath Das

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Rabindra Nath Das

PARTNER

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Pritam Mukherjee

PARTNER

SWAYAMBHU REALCON

Swarup Hiti

PARTNER

SWAYAMBHU REALCON

Smit Bhattacharya

PARTNER

became the owners of possessors of the aforesaid transferred property and thereafter the aforesaid Smt. Jamuna Das being the Mother and natural guardian of the Minor Bikram Das *alias* Minor Ganesh Das applied before the Honourable Court of the District Judge for granting permission to sale out the share of the minor and in that regard in Act VIII Case No. 14 of the year 2018, vide Order No. 16 dated 27th August of 2019, the Honourable District Judge of Burdwan appointed and declared Smt. Jamuna Das as the Legal Guardian with permission to dispose off and sale out the share of the minor in favour of the present FIRST PART only and for such on behalf of the Minor Bikram Das *alias* Minor Ganesh Das as per the Order of the Hon'ble Court, his Mother and natural guardian Jamuna Das sold **ALL THAT THE PIECE AND PARCEL OF "BASTU" LAND** within Dist. Purba Bardhaman (Previously Bardhaman), P.S. Bardhaman Sadar, situated within the limits of the Burdwan Municipality, Mouza- Goda, J.L. No- 41, comprising in C.S. Plot No. 2147/2230 appertaining to C.S. Khatian No. 1137, R.S. Plot No. 2147/6144 appertaining to R.S. Khatian No. 1333 and presently comprising to L.R. Plot No. 2175 whereas the the sold area of the undivided "Bastu" Class/Nature of Land is measuring **0.002 Acres** (A Little More or Less) i.e., **0.20 Decimals** (A Little More or Less) i.e., **87.50 Sq. Ft.** (A Little More or Less) of undivided land out of total land measuring an area of 0.05 Acres (A Little More or Less) i.e., 5 Decimals (A Little More or Less) i.e., 2182 Sq. Ft. (A Little More or Less) i.e., 3 Kathas 22 Sq. Ft. (A Little More or Less) of Total and Entire Quantum of Land and the sold area of constructed part is undivided **16 Sq. Ft.** (A Little More or Less) of Constructed Covered Area in the Old One Storied Pucca Structure over the said land out of total covered area of 400 Sq. Ft. of the said Old One Storied Pucca Structure in favour of the FIRST PART of this Deed by virtue of Registered Deed of Sale being Deed No. 1-07662 for 2019, registered in Book No. 1, Volume No. 0203-2019, Page from 173294 to 173348, registered at ADSR Burdwan and since then the said FIRST PART became the owners of possessors of the aforesaid transferred property and through those two aforesaid Deeds the FIRST PART became the sole owners of 16 Anna of L.R. Plot No. 2175 and mutated their names in the LRROR appertaining to L.R. Khatian Nos. 10380, 10379 and 10378 of Mouza: Goda, J.L. No. 41.

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Somit Ghosh.

Rabindranath Ghosh

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Rabindranath Ghosh
PARTNER

SWAYAMBHU REALCON

Rintam Mukherjee
PARTNER

SWAYAMBHU REALCON

Sukanto Halder
PARTNER

SWAYAMBHU REALCON

Somit Ghosh.
PARTNER

- H. **AND WHEREAS**, out of the Second Part of the **First Schedule** mentioned property within Dist. Purba Bardhaman, P.S. Bardhaman, Mouza- Goda, J.L. No- 41, C.S. Plot No. 2147/2229 appertaining to C.S. Khatian No. 1139 and C.S. Plot No. 2147/2230 appertaining to C.S. Khatian No. 1137, subsequently appertaining to R.S. Plot No. 2147/6433 appertaining to R.S. Khatian No. 1332 presently comprising to L.R. Plot No. 2174 situated within the limit of Bardhaman Municipality of P.S. Bardhaman Sadar, Dist Purba Bardhaman being the land total measuring an area of **0.03 Acres (A Little More or Less) i.e., 3 Decimals (a little more or less) i.e., 1310.40 Sq. Ft. (A Little More or Less) i.e., 1 Katha 13 Chataks 5.40 Sq. Ft (A Little More or Less** was originally belonged to Kalidas Kapur, Debidas Kapur and Kripadas Kapur. The said Kalidas Kapur, Debidas Kapur and Kripadas Kapur, all residents of residents of Burdwan as the absolute owners and possessors with absolute right, title and interest therein, have been enjoying the said property free from all encumbrances and intervention of any third party and while owning and possessing the said property, the said Kalidas Kapur, Debidas Kapur and Kripadas Kapur intended to transfer some portion of the property including the property as mentioned in the Schedule below in favour of prospective transferee and in regard to fulfillment of such intention the said Kalidas Kapur, Debidas Kapur and Kripadas Kapur and resident of Burdwan transferred Schedule mentioned Property along with some other portion of the said property of "Bhiti" Class initially and previously appertaining to Schedule mentioned C.S. Plot Number being in C.S. Plot No. 2147/2229 appertaining to C.S. Khatian No. 1139 in favour of one Kamalakanta Samanta and one Binoy Kumar Das, both by occupation Business, both are the residents of Keshabganj Chati, Bardhaman, Dist. Burdwan (Now Purba Bardhaman) by virtue of a properly executed and registered *Indenture of Perpetual and Permanent Lease being Deed No. 1-464 for the year 1952, incorporated in Book No. 1, Volume No. 8, Page Nos. 147 to 149 registered at the Office of the District Sub-Registrar, Burdwan* and absolutely and forever relinquished their all right title and interest in respect of the said Schedule mentioned Property appertaining to Schedule mentioned C.S. Plot Number in favour of the said Kamalakanta Samanta and said Binoy Kumar Das, both by occupation Business, both are the residents of Keshabganj Chati,

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Soniit Bhelant.

Rabindranath Das

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Rabindranath Das

PARTNER

SWAYAMBHU REALCON

Pritam Mukherjee

PARTNER

SWAYAMBHU REALCON

Shrawup Hathi

PARTNER

SWAYAMBHU REALCON

Soniit Bhelant.

PARTNER

Barddhaman, Dist. Burdwan (Now Purba Barddhaman); furthermore, while owning and possessing the said property, the said Kalidas Kapur and Kripadas Kapur intended to transfer some portion of the property including the property as mentioned in the Schedule below in favour of prospective transferee and in regard to fulfillment of such intention the said Kalidas Kapur and Kripadas Kapur and resident of Burdwan transferred Schedule mentioned Property along with some other portion of the said property of "Bhiti" Class initially and previously appertaining to Schedule mentioned C.S. Plot Number being in C.S. Plot No. 2147/2230 appertaining to C.S. Khatian No. 1137 in favour of one Kamalakanta Samanta and one Binoy Kumar Das, both by occupation Business, both are the residents of Keshabganj Chatl, Barddhaman, Dist. Burdwan (Now Purba Barddhaman) by virtue of a properly executed and registered *Indenture of Perpetual and Permanent Lease being Deed No. I-1508 for the year 1953, incorporated in Book No. I, Volume No. 18, Page Nos. 164 to 166, registered at the Office of the District Sub-Registrar, Burdwan* and absolutely and forever relinquished their all right title and interest in respect of the said Schedule mentioned Property appertaining to Schedule mentioned C.S. Plot Number in favour of the said Kamalakanta Samanta and Binoy Kumar Das, both by occupation Business, both are the residents of Keshabganj Chatl, Barddhaman, Dist. Burdwan (Now Purba Barddhaman). And subsequently during joint ownership and possession, the aforesaid Kamalakanta Samanta and Binoy Kumar Das amicably and verbally partitioned the aforesaid properties in the year of 1955 which they jointly obtained by virtue of the aforesaid Deeds and by way of the said partition, the aforesaid Binoy Kumar Das obtained **0.03 Acres (A Little More or Less) i.e., 3 Decimals (a little more or less) i.e., 1310.40 Sq. Ft. (A Little More or Less) i.e., 1 Katha 13 Chataks 5.40 Sq. Ft (A Little More or Less)** of "Bhiti" classified land within his exclusive and individual possession. Subsequently after implementation of the R.S. Settlement Process and System, due to process of Law, the aforesaid C.S. Plot No. 2147/2229 and 2147/2230 have partly fragmented and partly divided and also partly amalgamated and partly merged in certain areas into multiple R.S. Plots and in that process the aforesaid **0.03 Acres (A Little More or Less) i.e., 3 Decimals (a little more or less)** of "Bhiti" classified land of the aforesaid Binoy Kumar Das, resident of

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Somit Bhakat.
Rabindranath Das

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Rabindranath Das

PARTNER

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Pritam Mukherjee

PARTNER

SWAYAMBHU REALCON

Swarnaptha

PARTNER

SWAYAMBHU REALCON

Somit Bhakat.

PARTNER

Keshabganj Chatl, Barddhaman, Dist. Burdwan (Now Purba Barddhaman) has been fragmented and recorded in a fresh and new Plot Number of R.S. Settlement of Rights i.e., in R.S. Plot No. 2147/6433 which was measuring 3 Decimals in total. And while being the Owner and Possessor in respect of the entire Schedule mentioned Property appertaining to Schedule mentioned C.S. Plot Number and R.S. Plot Number, the said namely Binoy Kumar Das, resident of Keshabganj Chatl, Barddhaman, Dist. Burdwan (Now Purba Barddhaman) recorded his name and has been discharging his all liability and duty and obligation as the owner and possessor in respect of the said entire Schedule mentioned Property appertaining to Schedule mentioned R.S. Plot Number by paying the Rent/Khajna to appropriate authorities and acquired absolute right, title and interest as the Owner and Possessor thereon. Subsequently after enforcement and implementation of the West Bengal Land Reforms Act and after implementation of the L.R.R.O.R Process and System, due to operation of Law, the aforesaid R.S. Plot No. 2147/6433 has converted and changed and transformed into a new L.R. Plot Number and in that process the aforesaid 3 Decimals of "Bhiti" classified land of the aforesaid Binoy Kumar Das, resident of Keshabganj Chatl, Barddhaman, Dist. Burdwan (Now Purba Barddhaman) has been converted and changed and altered and recorded in a fresh and new Plot Number of L.R. Records of Rights i.e., in L.R. Plot No. 2174 which was measuring 3 Decimals in total and the name of the said Binoy Kumar Das has been recorded in L.R. Khatian No. 1349. Afterwards while being the Owner and Possessor in respect of the entire Schedule mentioned Property appertaining to Schedule mentioned C.S. Plot Number and R.S. Plot Number and L.R. Plot Number, the said Binoy Kumar Das, resident of Keshabganj Chatl, Barddhaman, Dist. Burdwan (Now Purba Barddhaman) has been discharging his all liability and duty and obligation as the owner and possessor in respect of the said entire Schedule mentioned Property appertaining to Schedule mentioned L.R. Plot Number by paying the Rent/Khajna to appropriate authorities and subsequently constructed residential house thereon as mentioned in the Schedule mentioned hereinafter and has been paying the tax against the said construction to the Burdwan Municipality and acquired absolute right, title and interest as the Owner and Possessor thereon. Subsequently the said **BINOY KUMAR DAS** died

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Soniit Bhakut.

Salodanell R. S.

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Salodanell R. S.
PARTNER

SWAYAMBHU REALCON

Pintam Mukherjee
PARTNER

SWAYAMBHU REALCON

Swarnapathy
PARTNER

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Soniit Bhakut.
PARTNER

intestate on 10/08/1987 leaving behind his only Widow Wife and his 3 (Three) Sons and 2 (Two) Daughters as his legal heirs and successors as per the guiding principles of the Hindu Succession Act, 1956 and after the death of the said Binoy Kumar Das his property was equally inherited by his said legal heirs and successors and the share of the property was devolved amongst said legal heirs and successors of the said Binoy Kumar Das in the manner as specified hereinafter:

- a) **ADURANI DAS**, being the only SURVIVING and LIVING WIDOW WIFE of the said LATE BINOY KUMAR DAS obtained 1/6th Share of the entire property.
- b) **DHIRENDRA NATH DAS** being the SURVIVING and LIVING SON of the said LATE BINOY KUMAR DAS obtained 1/6th Share of the entire property,
- c) **BIREN DAS**, being the SURVIVING and LIVING SON of the said LATE BINOY KUMAR DAS obtained 1/6th Share of the entire property,
- d) **KARUNAMOY DAS**, being the SURVIVING and LIVING SON of the said LATE BINOY KUMAR DAS obtained 1/6th Share of the entire property,
- e) **KALYANI DEY**, being the SURVIVING and LIVING DAUGHTER of the said LATE BINOY KUMAR DAS obtained 1/6th Share of the entire property,
- f) **MIRARANI SUTRADHAR**, being the SURVIVING and LIVING DAUGHTER of the said LATE BINOY KUMAR DAS obtained 1/6th Share of the entire property.

- I. **AND WHEREAS**, subsequently while being the absolute Owners and Possessors with absolute right, title and interest therein, the said Legal Heirs and Successors i.e., 1 (One) Widow Wife, 3 (Three) Sons and 2 (Two) Daughters of the said **LATE BINOY KUMAR DAS** i.e., Adurani Das, Dharendra Nath Das, Biren Das, Karunamoy Das, Kalyani Dey, and Mirarani Sutradhar have jointly and together acquired a sufficiently well marketable title in respect of the said property without the intervention of any Third Person from the time of their predecessor. And subsequently while enjoying the said property as the absolute owner and possessor, the said 1 (One) Widow Wife and 2 (Two) Daughters of the said **LATE BINOY KUMAR DAS** namely Adurani Das, Kalyani Dey, and Mirarani Sutradhar transferred their joint and together undivided 50% Share (Each having 1/6th Undivided Share) in favour of the present Sellers i.e.,

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Rabindranath Das

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Rabindranath Das

PARTNER

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Pritam Mukherjee

PARTNER

SWAYAMBHU REALCON

Swarup Hathi

PARTNER

SWAYAMBHU REALCON

Somit Bhakert.

PARTNER

Dhirendra Nath Das, Biren Das and Karunamoy Das by virtue of a Registered Deed of Gift being Deed No. I-258 for the year 2002, incorporated in Book No. I, Volume No. X9, Pages No. 1 to 5, registered at the Office of the ADSR, Burdwan and thereby the said Adurani Das, Kalyani Dey, and Mirarani Sutradhar relinquished their all entitlement, right, title and interest absolutely and permanently and exclusively in respect of the Schedule mentioned property in favour of the said Dhirendra Nath Das, Biren Das and Karunamoy Das and while obtaining the Schedule mentioned property by virtue of the aforesaid manner of succession and also the manner of transfer by way of Gift Deed, the said Dhirendra Nath Das, Biren Das and Karunamoy Das while being the absolute Owners and Possessors with absolute right, title and interest therein, they having been discharging all the duties as the Ralyats in respect of the said property by paying the revenue/rent to the Government and by paying requisite Tax to the Municipal Authority and acquired a sufficiently well marketable title in respect of the said property without the intervention of any Third Person from the time of their predecessor and predecessor-in-interest.

- J. **AND WHEREAS** Dhirendra Nath Das, Biren Das and Karunamoy Das sold **ALL THAT THE PIECE AND PARCEL OF "BHITI" LAND** within Dist. Purba Barddhaman (Previously Barddhaman), P.S. Barddhaman Sadar, situated within the limits of the Burdwan Municipality, Mouza- Goda, J.L. No- 41, comprising in C.S. Plot No. 2147/2229 and C.S. Plot No. 2147/2230 appertaining to C.S. Khatian No. 1137 and 1139, R.S. Plot No. 2147/6433 appertaining to R.S. Khatian No. 1332 and presently comprising to L.R. Plot No. 2174, being "Bhiti" Class/Nature of Land and the sold area of the Land is measuring **0.03 Acres** (A Little More or Less) i.e., **3 Decimals** (A Little More or Less) i.e., **1310.40 Sq. Ft.** (A Little More or Less) i.e., **1 Kathas 13 Chataks 5.40 Sq. Ft.** (A Little More or Less) i.e., the total quantum of land which connotes is 16 Anna Share and with old constructed part in favour of the FIRST PART of this Deed by virtue of Registered Deed of Sale being Deed No. I-07934 for 2018, registered in Book No. I, Volume No. 0203-2018, Page from 149906 to 149943, registered at ADSR Burdwan and since then the said FIRST PART became the owners of possessors of the aforesaid transferred property and through those two aforesaid Deeds the FIRST PART became the sole owners of 16 Anna of L.R. Plot No. 2175 and

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PARTNER

SWAYAMISHU REALCON
Swatup Hefi
PARTNER

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PARTNER

- mutated their names in the LRROR appertaining to L.R. Khatian Nos. 10380, 10379 and 10378 of Mouza: Goda, J.L. No. 41.
- K. **AND WHEREAS** the present **FIRST PART** also recorded their names in the Municipal Holding No. 74, at Ward No. 1, Keshabganj Locality within the jurisdiction of Burdwan Municipality and has been residing in the property since the time of their title acquisition.
- L. **AND WHEREAS** afterwards the **OWNERS** became the owners and possessors in respect of the entire **First Schedule** mentioned property by way of Sale Deed and subsequently the **OWNERS** thereafter recorded in L.R.O.R in respect of the entire **First Schedule** mentioned property and mutated and recorded and incorporated their names in respect of the aforesaid property in the Municipal Holding Number of the Burdwan Municipality within the limit of the Burdwan Municipal Authority and accordingly started the process to discharge their legal obligations of payment of Govt. rents etc. in the name on appropriate receipt thereof and thereby have acquired absolute title in the said property to which they are entitled. Hence the **OWNERS** have acquired a good title over the **First Schedule** mentioned property without any interference or intervention of any or by any other person.
- M. **AND WHEREAS** there was a large portion of definite demarcated land measuring 7.94 Decimals i.e., 0.0794 Acres (A Little More or Less) out of their 8.3 Decimals i.e., 0.083 Acres (A Little More or Less) comprising in two LR Plot Numbers being the **First Schedule** mentioned Property which was unmaintained and which is more specifically described below and thereby the **OWNERS** had taken decision to construct of multi-storeyed residential cum commercial building inclusive of Flats/Residential Units, Commercial/Semi-Commercial Units and Car Parking Spaces by constructing building and to develop the premises i.e., the land which is more specifically described in the **First Schedule** below and thereby the **OWNERS** have taken decision to construct of Residential cum commercial building comprised of Multiple Flats/Residential Units/Car Parking Spaces and to develop the premises i.e., the property which is more specifically described in the **First Schedule** below.
- N. **AND WHEREAS** the **OWNERS** in order to construct of Residential cum commercial building comprised of Multiple Flats/ Residential Units/Commercial

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Units/Car Parking Spaces and to develop the premises i.e., the property which is more specifically described in the First Schedule below, initiated to execute their plan and in that regard the OWNERS got their proposed plan sanction and obtained Municipal Plan being Memo Number: 1128/E/VII-4 dated 22/10/2018 bearing Enclosure No. 1064 dated 04/10/2018 extended till 11/10/2026 by Administrator of Burdwan Municipality on 14/01/2021 with the permission to construct one Ground (G) Plus (+) Six (6) Storied Residential cum commercial building to be comprised with Shops, Offices and Residential Flats and Parking Spaces. Subsequently, after obtaining the said Plan the OWNERS decided to promote the said property by using the credentials of their firm and so they decided to introduce their own Partnership Firm in this regard.

- O. That the **DEVELOPER** is itself is a Partnership Firm having more good-will, respect in the sector of Development and promoting and experience, knowledge and skill to develop the same. So the **OWNERS** of the **First Schedule** mentioned property gave offer to the **DEVELOPER** to develop the **First Schedule** properties as mentioned below. In response to that offer the **DEVELOPER** has accepted on the following terms and conditions as stated below to develop the property with a project for construction of a building residential purpose.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties as follows: -

- 1.1 **PREMISES:** shall mean the premises with land as stated in the **First Schedule** of this agreement.
- 1.2 **BUILDING/S:** shall mean the proposed building/buildings along with residential cum commercial building cum housing complex inclusive of Flats/Residential Units, Commercial/Semi-Commercial Units and Car Parking Spaces to be constructed as per the Architect's drawings/documents, duly approved by the Burdwan Municipality i.e., Burdwan Municipal Authority via its sanction Plan being Memo Number: 1128/E/VII-4 dated 22/10/2018 bearing Enclosure No. 1064 dated 04/10/2018 extended till 11/10/2026 by Administrator of Burdwan Municipality on 14/01/2021 with the permission to construct one Ground (G) Plus (+) Six (6) Storied Residential cum commercial

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Pritam Mukherjee

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building which is regarded as part and parcel of the said project, within the said premises and the said building is to be constructed by the manner and way with all specifications as stated in the Second Schedule of this Indenture.

1.3 OWNERS: shall mean

- 1 **MR. PRITAM MUKHERJEE** S/o Late Pranab Mukherjee, by caste Hindu, by profession - Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; **PAN BGKPM5158E**;
- 2 **MR. SOMIT BHAKAT**, S/o Late Madan Mohan Bhakat, by caste Hindu, by profession - Business, resident of Keshabganj Chati, G.T. Road, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104, **PAN: BDWPB8573R**; and
- 3 **MR. RABINDRANATH HATI**, S/o Late Banbihari Hati, by caste Hindu, by profession Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; **PAN. AAPP8629D**; and shall include their/his respective heirs, executors, administrators, representatives, transferees, assignees and nominees.

1.4 DEVELOPER: shall mean "SWAYAMBHU REALCON" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at Golapbag More, P.O. Rajbati, City: Bardhaman, P.S. Burdwan, District - Purba Bardhaman, West Bengal, Pin -713104, **PAN. AFBFS0552D**, represented by its All Representative Partners namely 1) **MR. RABINDRANATH HATI**, S/o Late Banbihari Hati, by caste Hindu, by profession Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; **PAN. AAPP8629D**; 2) **MR. PRITAM MUKHERJEE** S/o Late Pranab Mukherjee, by caste Hindu, by profession - Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; **PAN BGKPM5158E**; 3) **MR. SWARNAP HATI**, S/o Sri Monoranjan Hati, by caste Hindu, by profession business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; **PAN. ACBPH7963E**; and 4) **MR. SOMIT BHAKAT**, S/o Late Madan Mohan Bhakat, by caste Hindu, by profession - Business, resident of Keshabganj Chati, G.T. Road, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin-

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Rabindranath Das

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Rabindranath Das

PARTNER
SWAYAMBHU REALCON

Pritam Mukherjee

PARTNER
SWAYAMBHU REALCON

Swarnapriya

PARTNER
SWAYAMBHU REALCON

Somit Bhakat.

PARTNER

713104, PAN: BDWPB8573R; and shall include its respective legal heirs, successors, officers, managers, executors, administrators, representatives, transferees, assignees and nominees.

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

1.6 **OWNER'S ALLOCATION:** shall mean the absolute right of the OWNERS 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 OWNERS has been specifically distributed during this agreement as per sanction Plan being Memo Number: 1128/E/VII-4 dated 22/10/2018 bearing Enclosure No. 1064 dated 04/10/2018 extended till 11/10/2026 by Administrator of Burdwan Municipality on 14/01/2021 and hereby been allotted as follows:

- a) Entire Ground Floor Commercial Area measuring 563.22 Sq. Ft. of Covered Area.
- b) Entire 6th (Sixth) Floor Residential Flat Area measuring 1907.38 Sq. Ft. of Covered Area containing Flat No. A6 of 550.05 Sq. Ft. and Flat No. B6 of 562.63 Sq. Ft. and Flat No. C6 of 562.63 Sq. Ft. which is hereinafter referred as "OWNERS' ALLOCATION".

1.7 **DEVELOPER'S ALLOCATION:**

1.7.1 shall mean the absolute right of the DEVELOPER 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 OWNERS has been specifically distributed during this agreement as per sanction Plan being Memo Number: 1128/E/VII-4 dated 22/10/2018 bearing Enclosure No. 1064 dated 04/10/2018 extended till 11/10/2026 by Administrator of Burdwan

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Somit Bhattacharya
Sankar Kumar Das

SWAYAMSHU REALCON

Sankar Kumar Das

PARTNER

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Pintam Mukherjee

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SWAYAMSHU REALCON

Suresh Chandra

PARTNER

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Somit Bhattacharya

PARTNER

Municipality on 14/01/2021 and hereby been allotted as follows:

- a) Entire Ground Floor Parking Area measuring 1344.16 Sq. Ft. and outside areas. ✓
- b) Entire 1st (First) Floor Commercial Area measuring 1907.38 Sq. Ft. of Covered Area. ✓
- c) Entire 2nd (Second) Floor Residential Area measuring 1907.38 Sq. Ft. of Covered Area containing Flat No. A2 of 550.05 Sq. Ft. and Flat No. B2 of 562.63 Sq. Ft. and Flat No. C2 of 562.63 Sq. Ft. ✓
- d) Entire 3rd (Third) Floor Residential Area measuring 1907.38 Sq. Ft. of Covered Area containing Flat No. A3 of 550.05 Sq. Ft. and Flat No. B3 of 562.63 Sq. Ft. and Flat No. C3 of 562.63 Sq. Ft. ✓
- e) Entire 4th (Fourth) Floor Residential Area measuring 1907.38 Sq. Ft. of Covered Area containing Flat No. A4 of 550.05 Sq. Ft. and Flat No. B4 of 562.63 Sq. Ft. and Flat No. C4 of 562.63 Sq. Ft. ✓
- f) Entire 5th (Fifth) Floor Residential Area measuring 1907.38 Sq. Ft. of Covered Area containing Flat No. A5 of 550.05 Sq. Ft. and Flat No. B5 of 562.63 Sq. Ft. and Flat No. C5 of 562.63 Sq. Ft. ✓

which is hereinafter referred as "DEVELOPER'S ALLOCATION". ✓

- 1.7.2 **JOINT ALLOCATION:** Roof area which shall be the roof/rooves directly above the flat/flats and/or room/rooms including every right over the roof will be allotted in favour of the OWNERS and DEVELOPER jointly; during the tenure of this Agreement, if the OWNER obtains any further permission by way of Burdwan Municipality Sanctioned Plan, then the DEVELOPER may raise construction over the said roof of the said building which is to be constructed in accordance with the said Plan and the OWNERS and DEVELOPER shall equally financially contribute in respect of 50:50 of the total expenses for such plan and the OWNERS have their allocation of 50% inclusive all right, title and interest in respect of such construction which means that the OWNERS will get and obtain 50% allocation from that particular floor or/and new construction and the present OWNERS admit and agree and declare not to raise any objection whatsoever in this regard in future and the DEVELOPER have their allocation of 50% inclusive all right, title and interest in respect of

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such construction which means that the DEVELOPER will get and obtain 50% allocation from that particular floor or/and new construction and the present OWNERS admit and agree and declare not to raise any objection whatsoever in this regard in future.

- 1.8 **ARCHITECH** : shall mean any person or persons firm or firms appointed or nominated by the DEVELOPER as the Architect of the building at his own cost and sole responsibility, subject to approval of the owner.
- 1.9 **BUILDING PLAN**: shall mean the plan/plans for construction of the building being Memo Number: 1128/E/VII-4 dated 22/10/2018 bearing Enclosure No. 1064 dated 04/10/2018 extended till 11/10/2026 by Administrator of Burdwan Municipality on 14/01/2021 with the permission to construct one Ground (G) Plus (+) Six (6) Storied Residential cum commercial building which is duly sanctioned by the Burdwan Municipal Authority I.e., Burdwan Municipality.
- 1.10 **CONSTRUCTED SPACE**: shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities.
- 1.11 **SALEABLE SPACE**: means, except OWNER'S ALLOCATION the space in the Building which will be available for independent use and occupation after making due provision for common facilities and the spaces required therefore.
- 1.12 **CARPET AREA**: means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- 1.13 **COVERED AREA**: shall mean the Plinth area of the said Residential Unit/Flat/Parking Space including the Bathrooms and Balconies and also thickness of the walls and pillars which includes proportionate share of the Plinth area of the common portions PROVIDED THAT if any wall be common between Two Commercial Unit/Residential Unit / Flats / Parking Space then one - half of the area under such wall shall be included in each Residential Unit / Flat.
- 1.14 **UNDIVIDED SHARE**: shall mean the undivided proportionate share in the land attributable to the each Flat and Residential Unit / Parking Space

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comprised in the said Holding and the common portions held by and / or here in agreed to be sold to the respective Purchaser and also wherever the context permits.

- 1.15 CO - OWNER:** shall according to its context mean and include all persons who acquire or agree to acquire Residential Unit / Flat / Parking space in the Building, including the Developer for the Residential Unit/ Flats / Parking Spaces not alienated or agreed to be alienated.

- 1.16 COMMERCIAL UNIT/FLAT/UNIT:** shall mean the Commercial Unit/Residential Unit/flat and / or other space or spaces intended to be built and or constructed and / or the covered area capable of being occupied.

It shall also mean that according to the context, mean all Purchaser/s and/or intending Purchaser/s of different Commercial Unit/Residential Units/Flats in the Building/s and shall also include the Developer herein and the owner herein in respect of such Commercial Unit/Residential Units/Flats which are retained and/or not alienated and/or not agreed to be alienated of the time being.

- 1.17 COMMON EXPENSES:** shall include all expenses to be incurred by the Co - OWNER for the maintenance, management and upkeep of the building in the said Holding for common purposes and also the charges to installation of Electricity.

- 1.18 COMMON PURPOSES:** shall mean the purpose of managing and maintaining the building of the said Holding and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the Co - OWNER relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the common perorations in common.

- 1.19 SUPER BUILT-UP AREA:** Shall mean in context to a Unit/Flat as the area of a Unit/Flat computed by adding an agreed fixed percentage as Developer's Convenience over the built-up and/or the covered area of the Unit/Flat i.e. Residential Unit and such will be used and utilized only for the registration purpose in order to pay the Stamp Duty and Registration Fees to the Government of West Bengal as per it's standing rules and regulations. Be it mentioned here that during the continuation of this Agreement if any new

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Rules in respect of any Law relating to Development and Real Estate including the RERA Act, 2016 is formed by the Government and If such rule becomes effective by making the concept of "Super-Built Up Area" obsolete than in that case the Flats are to be sold either by way of measuring the Flat in terms of "Covered Area" and/or measuring the Flat in terms of "Carpet Area" whichever is applicable.

- 1.20 DEVELOPER'S ADVOCATE:** Shall mean Sri Rajdeep Goswami, Ld. Advocate of Burdwan District Judges' Court who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion and erection and sale, transfer, grant, conveyance, demised, devise and provide of the premise, its parts and parcels and the Building/s and the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.
- 1.21 OWNER'S ADVOCATE:** Shall mean Sri Rajdeep Goswami, Ld. Advocate of Burdwan District Judges' Court who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion and erection and sale, transfer, grant, conveyance, demised, devise and provide of the premise, its parts and parcels and the Building/s and the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.
- 1.22 TRANSFER:** with its grammatical variations shall include a transfer by and/or of possession and by any other means adopted for effecting what is understood as a transfer of space in a multi-storeyed building/s to purchasers thereof although the same may not amount to a transfer in law.
- 1.23 TRANSFEREE/INTENDING PURCHASER:** shall mean a person or persons to whom any space in the building/s has been transferred by the DEVELOPER including the rights of transfer to the fullest extent of the DEVELOPERS ALLOCATION or any space in the building/s has been transferred by the OWNER including the rights of transfer to the extent of his own share as defined and described as the OWNER'S ALLOCATION.
- 1.24 MASCULINE GENDER:** shall include feminine gender and vice versa.
- 1.25 SINGULAR NUMBER:** shall include plural number and vice versa.

ARTICLE II - TITLE INDEMNITIES AND REPRESENTATIONS:

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As above not left
PARTNER

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

- 2.1 That the OWNER are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said premises as mentioned in the **First Schedule** below.
- 2.2 That the said premises is free from all encumbrances, charges, liens, lis-pendenses, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature and if such is not still then the OWNER hereby unconditionally undertake to make the said **First Schedule** mentioned property free form all encumbrances, charges, liens, lis-pendenses, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature within 3 Months from this very date of execution of this Agreement.
- 2.3 That the DEVELOPER will bear the cost of demolishing, dismantling, disintegrating and dissolving the existing construction and will take the possession of the land in favour of the DEVELOPER provided that all the debris and rubbish will be retained by the DEVELOPER and shall be its property and the DEVELOPER will bear the cost and expense of the query of earth or soil for the purpose of setting up the foundation.
- 2.4 That the DEVELOPER will bear all expenditure of construction and cost of all necessary and essential materials and equipments which will be required for the purpose of construction of the said building premises and the OWNER will co-operate with the DEVELOPER in all aspects except Financially.
- 2.5 That the OWNER by self or through their constituted attorney shall sign in all other necessary papers, documents, affidavits, declarations etc. require for modification of building plan/revised plan if necessary, and for construction of building which may be required by the Developer for the purpose of construction and development of the said property in the said premises.
- 2.6 The DEVELOPER is hereby authorized and empowered in relation to the said construction, so far as may be necessary for apply of quotas of cement, steels bricks and other materials for the construction or the electric meter waster & drainage and other imputes and facilities and for other necessities required for which purpose the OWNER hereby agree upon to execute and register a Development Power of Attorney in favour of "SWAYAMBHU

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Rabindranath Hati

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REALCON" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at Golapbag More, P.O. Rajbati, City: Bardhaman, P.S. Burdwan, District - Purba Bardhaman, West Bengal, Pin -713104, PAN. AFBFS0552D, represented by its All Representative Partners namely 1) **MR. RABINDRANATH HATI**, S/o Late Banbihari Hati, by caste Hindu, by profession Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; PAN. AAPP8629D; 2) **MR. PRITAM MUKHERJEE** S/o Late Pranab Mukherjee, by caste Hindu, by profession - Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; PAN BGKPM5158E; 3) **MR. SWARUP HATI**, S/o Sri Monoranjan Hati, by caste Hindu, by profession business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; PAN. ACBPH7963E; and 4) **MR. SOMIT BHAKAT**, S/o Late Madan Mohan Bhakat, by caste Hindu, by profession - Business, resident of Keshabganj Chati, G.T. Road, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104, PAN: BDWPB8573R; whereas such power or authority to be executed by a registered Power of Attorney as required by the DEVELOPER to sign by the OWNER all such application as to be require for the purpose and in connection with the construct of the proposed building/s and to sell flats and car parking spaces with share in land.

- 2.7 That except the OWNER no one else have any right title interest, claim or demand whatsoever or howsoever in respect of the said **First Schedule** mentioned premises or any portion thereof.
- 2.8 The OWNER shall pay all revenue and taxes to the competent authority till the date of execution and registration of the present Development Agreement between the OWNER and the DEVELOPER.
- 2.9 The OWNER has absolute right and authority to enter into the agreement with the DEVELOPER in respect of their title in the said premises agreed to be developed.
- 2.10 That there is no arrear of taxes and / or other levies of impositions of the said property due and payable to any statutory authority.
- 2.11 That neither any proceeding for acquisition of the said property or any portion thereof is pending nor any notice has been received in respect thereof.

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- 2.12 That the said land is not a Debottor or Pirottor property.
- 2.13 That no proceeding of Income Tax Act, Wealth Tax Act or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 2.14 That there is absolutely no impediment or bar in matter of this agreement/understanding or sale or the said property as contemplated in these present.
- 2.15 The OWNER does not own any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1978 in respect of the said premises.
- 2.16 The OWNER hereby undertake to indemnify and keep indemnified the DEVELOPER from and against any and all actions, charges, liens, claims, damages, encumbrances and mortgages or any Third Party Possessory Rights or any Third Party Claim in the said premises arising out of or due to the negligence or non compliance of any law, bye-laws rules and regulations of the Burdwan Municipality i.e., Burdwan Municipal Authority or Government or local bodies including the Municipality as the case may be by the OWNER and shall attend to answer and be responsible for any deviation, omission, commission, negligence, violation and/or breach of any of the said laws, bye-laws, rules and regulations or any accident in or relative to or concerning prior to execution of this Deed and the Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of the Deeds of Conveyance and/or other documents relating to Developer's Allocation shall be entirely borne by the Developer or its nominee or nominees. Likewise the Stamp duty, registration charges and expenses in connection with the execution of the deed of conveyance and other documents relating to Owners' allocation will be borne by the OWNER or their nominee or nominees. Here it must be mentioned that the OWNER will not be liable for any consideration received by the Developer from the Intending Purchaser/Purchasers regarding the Developer's Allocation after the development of the said premises and likewise the Developer shall not be liable for any act, deed, matter or thing done or

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caused to be done by the Owner in respect of their Allocation.

- 2.17 That during the continuance of this Agreement the OWNER shall not any way cause any impediment or obstruction whatsoever in the construction or development of complex and building in the said **First Schedule** mentioned Property and hereunder empower the DEVELOPER to take up the construction work of the new building as per sanctioned plan of Burdwan Municipality i.e., Burdwan Municipal Authority.
- 2.18 In case of failure to give open and clear possession in favour of the DEVELOPER by the OWNER and in that event if the DEVELOPER face any financial loss to that effect the OWNER will liable for all consequences.
- 2.19 The DEVELOPER will be eligible or entitled and will have all right and/or all authorities and/or all privileges to give and/or to make and/or to use and/or to keep the First Schedule Property or the land and it's title deeds in all kind of mortgage and/or pledge and/or hypothecate and/or charge and/or concur in pledging and/or hypothecating and/or charging with, to or in favour of any Private Bank and/or Nationalize Bank or any other Financial Institutions and/or individual and/or body may it be a juristic or non-juristic entity in all kind of mortgage and/or pledge and/or hypothecate and/or charge and/or concur in pledging and/or hypothecating and/or charging with, to or in favour of any Private Bank and/or Nationalize Bank or any other Financial Institutions and/or individual and/or body may it be a juristic or non-juristic entity and will have all and absolute and unfettered right and/or all and absolute and unfettered authority and/or all and absolute and unfettered privilege to execute and/or deliver any instruments and/or any deed of mortgage and/or charge and/or encumbrance, hypothecation and/or pawn and/or pledge and/or lien and/or trust receipt and/or to receive any consideration money and/or loan amount by executing as well as if necessary by registering deed and/or otherwise for such mortgage and/or charge and/or hypothecation and/or pawn and/or pledge and/or lien and/or the like and the Owner will not be liable for the purpose of obtaining the loan amount by the DEVELOPER in respect of and out of the aforesaid mortgage and/or charge and/or convenient and/or hypothecation and/or pawn and/or pledge and/or lien and the DEVELOPER shall alone be responsible for the

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payment of the loan and discharging the liabilities under the mortgage and in the event of failure of the project to return the original title deeds of the Owners.

ARTICLE III - COMMENCEMENT:

- 3.1 This agreement shall commence or shall deemed to have commenced on and with effect from the date of Sanction of Building Plan.

ARTICLE IV - DEVELOPER'S RIGHT OF CONSTRUCTION:

- 4.1 The OWNER hereby grant exclusive right to the DEVELOPER to build upon and to commercially exploit the said premises in any manner (but subject to the provisions contained herein) as the DEVELOPER may choose by constructing a building thereon by way of the said new construction is to be done according to the Burdwan Municipality i.e., Burdwan Municipal Authority by-laws, rules and regulations and not otherwise. The entire cost of construction of the building or whatsoever nature shall be borne by the Developer. Such cost shall include the cost of all service amenities, fittings and fixtures, all over heads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers in respect of the construction costs for the purpose of obtaining all other permission and approvals. The owner shall not be required to contribute any amount in that regard. Be it mentioned here that the DEVELOPER will have sole right and authority and shall be entitled to receive the price of the Lift, Transformers, Generators from the Purchasers and in that regard the OWNER shall have no right to demand any share from the share of the price paid by the intending Flat OWNER in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER and the DEVELOPER will have sole right and authority and shall be entitled to receive the price cum consideration amount of any excess work including the additional and excess work in the Flats from the intending Purchasers and in that regard the OWNER shall have no right to demand any share from the share of the price paid by the intending Flat OWNER in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER.

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- 4.2 The OWNER have approved/will approve and signed/will sign the said ARCHITECT'S DRAWINGS, which have been SUBMITTED/or will be SUBMITTED to the various statutory bodies, including the Burdwan Municipality i.e., Burdwan Municipal Authority by the DEVELOPER in the name of the owner, and/or the same is/will be awaiting SANCTION/APPROVAL from the Burdwan Municipality i.e., Burdwan Municipal Authority, after obtaining clearances from all other statutory bodies.
- 4.3 In the event, the Burdwan Municipality i.e., Burdwan Municipal Authority or any statutory authority requires any modification of the plan/plans submitted by the owner, the DEVELOPER shall cause the Architect's Drawings/Plans to be altered and/or changed as may be required, by the said Architect and the DEVELOPER shall submit the modified plans/drawings in addition to the original plan submitted prior to this submission, and the DEVELOPER shall bear all costs thereof for sanctioning the drawings/plans by the Burdwan Municipality i.e., Burdwan Municipal Authority and/or the other statutory authorities.
- 4.4 The OWNER hereby undertake to execute and register a Development Power of Attorney only in favour of the DEVELOPER only for the purpose of sanction/corrections and/or amendment of the plan of the building at the said premises, and with sale right, including enter into agreement with the intending purchaser and received the earnest money as well as consideration amount in respect of the allocation of the DEVELOPER.
- 4.5 All applications, plans and other papers including the ARCHITECTS DRAWINGS/DOCUMENTS referred to above shall be submitted by the DEVELOPER in the name of the OWNER of the said premises, but otherwise at the cost and expenses of the DEVELOPER only and the DEVELOPER shall pay and bear the EXPENSES for submission of Architects drawings/documents and other like fees, charges and expenses, required to be paid or deposited for SANCTION of the said project design and construction thereon provided always that the DEVELOPER shall be exclusively entitled to all REFUNDS of any and all payments and/or deposits and made by it in that account.
- 4.6 After getting free and vacant possession of the said premises, query of earth

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in the said premises at the cost of the DEVELOPER and removal of the earth and debris shall be the responsibility and at the cost of the DEVELOPER only, provided, however, that the debris, salvage and materials arising there from shall belong solely to the DEVELOPER and the OWNER by any and all means will be barred from the right to claim to the same.

- 4.7 That if at the time of the execution of the deed the record of name of the property remains in the name of any other person except that of the OWNER then within 15 days from the execution of the deed, the OWNER will be duty bound to take all initiatives to mutate the names in their names without any further delay and in this respect the DEVELOPER will simply cooperate.
- 4.8 That if at the time of the execution of the deed the record of nature and character of the property remains in any nature other than as it recorded in the L.R.R.O.R then within 15 days from the execution of the deed, the OWNER will be duty bound to take all initiatives to convert the nature and character of the property without any further delay and in this respect the DEVELOPER will simply cooperate.
- 4.9 That if any sort of amalgamation or enamel is needed in regard to the First Schedule mentioned properties, then in that event within 15 days from the execution of the deed, the OWNER will be duty bound to take all initiatives to amalgamate or enamel the property without any further delay and in this respect the DEVELOPER will simply cooperate.

ARTICLE V - TITLE DEEDS:

- 5.1 Immediately after the execution of this agreement the OWNER shall hand over Original Title Deed and other papers and writings including the last paid up Municipality bills and the other Bills including Revenue Receipt issued by the Government of West Bengal through B.L.L.R.O relating to the said **First Schedule** mentioned premises of and/or for necessary searches, to the DEVELOPER for inspection and record.
- 5.2 The DEVELOPER though its Partners or/and representatives and/or nominee/nominees or the transferees of the OWNER and the DEVELOPER shall be entitled for detailed inspection of the original title deeds. The OWNER shall strictly unconditionally keep the original Title Deeds deposited with the DEVELOPER or with the Advocate of the DEVELOPER to make such

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inspection convenient.

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

ARTICLE VI - EXECUTION OF THE PROJECT:

- 6.1 As per the plan which will be sanctioned by the Burdwan Municipality i.e., Burdwan Municipal Authority and the OWNER by themselves or through their constituted Power of Attorney holder namely "SWAYAMBHU REALCON" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at Golapbag More, P.O. Rajbati, City: Bardhaman, P.S. Burdwan, District - Purba Bardhaman, West Bengal, Pin- 713104, PAN. AFBFS0552D, represented by its All Representative Partners namely 1) MR. RABINDRANATH HATI, S/o Late Banbihari Hati, by caste Hindu, by profession Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; PAN. AAPP8629D; 2) MR. PRITAM MUKHERJEE S/o Late Pranab Mukherjee, by caste Hindu, by profession - Business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; PAN BGKPM5158E; 3) MR. SWARUP HATI, S/o Sri Monoranjan Hati, by caste Hindu, by profession business, resident of Golapbagmore, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104; PAN. ACBPH7963E; and 4) MR. SOMIT BHAKAT, S/o Late Madan Mohan Bhakat, by caste Hindu, by profession - Business, resident of Keshabganj Chatl, G.T. Road, P.O. Rajbati, P.S. Burdwan, Dist. Purba Burdwan, Pin- 713104, PAN: BDWPB8573R, having obtained all necessary permission, approvals and sanctions, the DEVELOPER will ipso-facto get the privilege to commence construction in respect of the portion of the premises in the possession of the OWNER. The construction will be in accordance with the Burdwan Municipality i.e., Burdwan Municipal Authority sanctioned plan.

Diptam Mukherjee
Somit Bhakat.
Rakendu Nath

SWAYAMSHU REALCON
Rakendu Nath

PARTNER
SWAYAMSHU REALCON

Diptam Mukherjee

PARTNER
SWAYAMSHU REALCON

Swarup Hota

PARTNER
SWAYAMSHU REALCON

Somit Bhakat.
PARTNER

The OWNER shall allow the DEVELOPER purposes of construction and allied activities during the continuation of this agreement and until such time the proposed building is completed in all, respects. During such period the OWNER shall not prevent the DEVELOPER of the said premises from constructing the building in accordance with the plans sanctioned by the Burdwan Municipality i.e., Burdwan Municipal Authority.

6.2 In as much as the construction on the said premises is concerned the DEVELOPER shall act as licensee of the OWNER and shall be entitled to be in occupation of the said premises as and by way of licensee of the OWNER to carry out the construction of the proposed building which is to be completed within 48 months from the date of registration of this Deed, save and except that the DEVELOPER shall not be entitled to create any possessory right over the said property which could be construed as transfer within the meaning of Transfer of Property Act. The DEVELOPER shall be entitled to use the said property for any other purposes other than the purpose of construction of the building in accordance with the sanctioned plan, if such usage of the said property is collaterally or parallelly connected with the said construction work.

6.3 The OWNER will resume to be in possession over the said **First Schedule** mentioned property in respect to their Allocated Portion of the Constructed Building after the completion of the project but not before that and during the continuation of term of the project, i.e. 48 months from the date of registration of this Deed. The OWNER or any of their agent/s or any other representative/s will have no right and interest over the SAID PREMISES and during this period the DEVELOPER will enjoy the right of absolute possession over the SAID PROPERTY.

ARTICLE VII - SPACE ALLOCATION

7.1 The DEVELOPER represents and declares that the proposed building shall be constructed with building materials, as may be deemed fit and proper by the DEVELOPER only and no one else but the said building is to be constructed by the manner and way with all specifications as stated in the Second Schedule of this Indenture.

7.2 The OWNER shall be ENTITLED to the OWNER'S ALLOCATION as defined in

Pritam Mukherjee
Somit Bhakat.

Rabindra Mukherjee

SWAYAMBHU REALCON

Rabindra Mukherjee

PARTNER

SWAYAMBHU REALCON

Pritam Mukherjee

PARTNER

SWAYAMBHU REALCON

Swarnap Bhattacharya

PARTNER

SWAYAMBHU REALCON

Somit Bhakat.

PARTNER

Clause 1.6 of this agreement.

- 7.3 The OWNER shall be entitled to sell, transfer and/or otherwise deal with the owner's allocation of space, except the vacant space, e.g. lawn or/and drive way or/and garden etc., the transfer of which is prohibited under Rules of Burdwan Municipality i.e., Burdwan Municipal Authority as well as West Bengal Municipal Act and/or by any other law for the time being in force.
- 7.4 In consideration of the DEVELOPER'S having constructed the building at its own costs and provided for the owner's allocation as above, the DEVELOPER shall be entitled to the remaining total super built up space in the said building including common parts and areas.
- 7.5 The OWNER shall be entitled to sell, transfer and/or otherwise deal with the owner's allocation or space alone and or individually and OWNER shall be entitled to sell, transfer and/or otherwise deal with the owner's allocation or space without the DEVELOPER'S Consent and on this regard it must be mentioned that the necessary connections including water, electricity will be installed to the transferee from OWNER'S ALLOCATION only by the DEVELOPER where the cost and expenses of such installation must be incurred by the intending purchaser/transferee.
- 7.6 The common area/facilities shall be jointly owned by the OWNER and the DEVELOPER for the common use and enjoyment of owner's/developers allocation of space..
- 7.7 The DEVELOPER shall be entitled to sell or transfer or otherwise deal with the DEVELOPER'S allocated portion as stated in the aforesaid Clause No. 1.7 of this Indenture which is not attached with the OWNER'S ALLOCATION and the DEVELOPER may let out, sale out, convey, transfer or any type of settlement in regard and respect to any unallocated space as well as all other space in the Building including the present joint area of the total constructed area of the all floors as stated in the aforesaid Clause No. 1.7 of this Indenture and the OWNER will have no right over the said floors except in regard to his own Allocation and he by any or/and all means and also is debarred from claiming any right, title and interest in the near and remote future and the Developer's saleable allocation hereinafter referred as "DEVELOPER'S ALLOCATION" and the details of the distribution of the

Pintam Mukherjee
Somit Bhaskar.

Adarsh Mukherjee

SWAYAMBHU REALCON

Adarsh Mukherjee

PARTNER

SWAYAMBHU REALCON

Pintam Mukherjee

PARTNER

SWAYAMBHU REALCON

Swarnap Singh

PARTNER

SWAYAMBHU REALCON

Somit Bhaskar.

PARTNER

allocated Flats is written hereunder in the Fifth Schedule.

- 7.8 Both the OWNER and the DEVELOPER shall extend their best efforts in selling the constructed floor space at the maximum price.
- 7.9 In so far as the roof right in the DEVELOPER allocation barring the common facilities attached with the roof such as water tanks, antenna etc. In other wards the entire roof right will be devolved upon the DEVELOPER.
- 7.10 The Developer shall construct the entire Building and all flats and all floors simultaneously and equally and parallelly irrespective of Owner's and Developer's Allocation and neither the Developer or the Owners shall register any Sale Deed of the Flats and Parking Spaces without completing the Construction. On completion of the building, but therefore giving possession, both the OWNER and the DEVELOPER will conduct a joint survey of the super built up space/area in their respective allocation to ascertain the actual measurement of the area/space in their respective allocations.

ARTICLE VIII - COMMON FACILITIES:

- 8.1 As soon as the building is completed, the DEVELOPER shall give written notice cum Completion Certificate to the OWNER requiring the OWNER to take possession of their share of allocation in the building and as from date of service of such notice or issuance of such Certificate and for all times thereafter the parties shall be exclusively responsible for the payment of the Burdwan Municipality i.e., Burdwan Municipal Authority and property taxes, rate, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as THE SAID RATES) payable in respect of their respective allocations, such rates to be apportioned pro rata with reference to the total super built up space in the building if they are levied on the building as a whole.
- 8.2 The OWNER shall punctually and regularly pay the proportionate share of the said rates to the concerned authorities or to the DEVELOPER or otherwise as specified hereinafter and shall keep the DEVELOPER indemnified against all claims, actions, demand, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the DEVELOPER as the case may be consequent upon a default by the OWNER this behalf in respect of their proportionate share of the said rates.

Pritam Mukherjee
Soniit Bhakert.

Rabindranath K.S.

SWAYAMBHU REALCON

Rabindranath K.S.

PARTNER

SWAYAMBHU REALCON

Pritam Mukherjee

PARTNER

SWAYAMBHU REALCON

Sugandh Khatun

PARTNER

SWAYAMBHU REALCON

Soniit Bhakert.

PARTNER

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

ARTICLE IX - ADJUSTABLE AMOUNT

- 9.1 The OWNER will not be entitled to get and receive any adjustable amount in terms of advance payment in respect of their allocation which is more specifically mentioned in the "OWNER'S ALLOCATION" as defined in Clause 1.6 of this agreement. The OWNER shall retain their undivided proportionate share or interest share or interest in his land of the said Schedule mentioned property, in proportion to the area allotted to them as per OWNER'S ALLOCATION.
- 9.2 In consideration of the DEVELOPER agreeing to build and complete in all respect the OWNER'S ALLOCATION to the building at the said premises, and in that regard none of the said OWNER will be eligible to get any earnest consideration amount as the Owner shall retain their Physical Allocation as per Fourth Schedule.
- 9.3 That in respect of the DEVELOPER'S ALLOCATION of the Total Constructed Portion of the Building, the DEVELOPER shall receive the earnest amount from the intending purchasers as per the agreed upon consideration amount and schedule of payment, payable by the intending purchasers and that will

Pritam Mehra
Smit Bhatnagar
Rohit Mehra

SWAYAMSHU REALCON

Rohit Mehra
PARTNER

SWAYAMSHU REALCON

Pritam Mehra
PARTNER

SWAYAMSHU REALCON

SWAYAMSHU REALCON

Smit Bhatnagar
PARTNER

SWAYAMSHU REALCON

Smit Bhatnagar

PARTNER

be adjusted after receiving advance from the intending purchasers against each Flat and/or Car Parking Space at the time of execution of Agreement of Sale and the same will/may also be adjusted from the consideration amount of the Flat/Residential Units and/or Garage/Car Parking Space at the time of Execution of the Deed of Conveyance.

ARTICLE X - TIME FOR COMPLETION:

- 10.1 The building shall be completed within 48 months from the date of registration of this Deed unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VIS MAJOR/FORCE MAJURE such as riots, flood, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure.

ARTICLE XI - MISCELLANEOUS:

- 11.1 The OWNER and the DEVELOPER have entered into this agreement purely on principal to principal basis and nothing stated therein shall be deemed or constructed as a joint venture between the OWNER and the DEVELOPER nor shall the OWNER and the DEVELOPER in any manner constitute an association of persons and this Agreement can never be cancelled unilaterally and must be cancelled bilaterally if necessary and the Owner alone shall not have the Power or authority to unilaterally cancel this Agreement or the Power of Attorney alone at all.
- 11.2 The DEVELOPER shall not be entitled to assign this agreement in favour of any other persons and the present DEVELOPER will remain liable to the OWNER in respect of the all the aspects of the present Agreement and the OWNER will be eligible claim the benefits to which he is entitled arising out of this Agreement from the present DEVELOPER.
- 11.3 All dealings to be made by the DEVELOPER in respect or the construction of the buildings and development of the complex along with obtaining Bank Loan from any Financial Institution and/or any Bank as well as for Booking and executing Agreement for Sale and also Sale Deed of Flats and Car Parking Space and moreover the receiving of earnest consideration amount, advance money etc for sale proceedings from the intending purchaser/customer to be taken and obtained by the DEVELOPER itself and in certain cases with legal

Pritam Multin
Somit Shakti
Ratindranath Shakti

SWAYAMBHU REALCON
Ratindranath Shakti
PARTNER

SWAYAMBHU REALCON
Pritam Multin
PARTNER

SWAYAMBHU REALCON
Swarnapathi
PARTNER

SWAYAMBHU REALCON
Somit Shakti
PARTNER

necessity it may be made in the name of the OWNER but any such dealings shall not create or foster in any manner any financial, civil and/or criminal liability of the OWNER and the OWNER will not be liable in any case or circumstance in respect of the said project to any Third Party including the Purchaser/Customers and also any Financial Institution and/or any Bank.

- 11.4 The DEVELOPER shall be entitled to enter into separate contract or agreements in its name with building contractor, architects and others for carrying out the development at the risk and costs of THE DEVELOPER; the Developer shall also be empowered to enter into separate contract with any other company for providing amenities and services and for such if necessary, the OWNER will be bound to sign all such contract or agreement including Lease Agreement in that effect and in that scenario the OWNER shall have no financial gain in that respect.
- 11.5 **FORCE MAJEURE** shall mean riot, war, tempest, civil commotion strike or any other act or commission beyond the control of the party affected thereby.
- 11.6 The DEVELOPER as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a **FORCE MAJEURE** with a view that obligation of the party affected by the **FORCE MAJEURE** shall be suspended for the duration of the **FORCE MAJEURE**.
- 11.7 It is understood that from time to time to enable the construction of the building by the developer, various deeds, matters and things not herein specifically referred to may be required to be done by the DEVELOPER for which the DEVELOPER may required the authority of the OWNER and various applications and other documents may be required to be signed or made by the OWNER relating to which no specific provision has been made herein, the OWNER hereby authorizes the DEVELOPER to do all such acts, deeds, matters and things and undertakes, forthwith upon being required by the DEVELOPER in this behalf to execute any such additional powers or authorities as may be required by the DEVELOPER for the purpose as also undertakes to sign and execute all such additional applications and other documents as may be reasonably required for the purpose with prior approval of the OWNER and by giving prior information.

Pritam Muldiv
Smit Bhakant.
Rohitdramall

SWAYAMBHU REALCON
Rohitdramall
PARTNER

SWAYAMBHU REALCON
Pritam Muldiv
PARTNER

SWAYAMBHU REALCON
Smit Bhakant.
PARTNER

SWAYAMBHU REALCON
Smit Bhakant.
PARTNER

- 11.8 The DEVELOPER shall frame the rules and regulations regarding the user and rendition of common services and also the common restrictions, which have to be normally kept in the same and transfer of the ownership of flats.
- 11.9 The OWNER and DEVELOPER hereby agree to abide by all the rules and regulations of such management Society/Association/holding organization and hereby give their its consent to abide by the same.
- 11.10 Any notice required to be given by the DEVELOPER shall be without prejudice to any other mode of service available be deemed to have been served on the OWNER if delivered by hand or sent by prepaid registered post.
- 11.11 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the OWNER or the said premises or any part thereof to the DEVELOPER or creating any right, title or interest in respect thereof in favour of the DEVELOPER other than exclusive license to the DEVELOPER to commercially exploit the same in terms thereof. If in the during the subsistence of the present Development Agreement, anything happens to OWNER, then this Development Agreement shall be treated to be valid and legally binding upon the respective heirs, executors, administrators, legal representative and assignees of OWNER and the legal heirs, executor, administrators, legal representative and assignees of OWNER will be duty bound to obey, honour and respect this Development Agreement in such a way that this has been declared and issued and given by them at that point of time and if required by the DEVELOPER, the legal heirs of the OWNER will be bound and liable to execute and register any Deed of Confirmation of this Development Agreement and also the legal heirs of the OWNER will be bound and liable to execute and register one Development Power of Attorney after registration of this Deed in favour of the DEVELOPER or to all or any of it's Partners or Representative as required by the DEVELOPER.
- 11.12 As and from the date of receipt of the completion certificate or the building the DEVELOPER and/or its transferees and the OWNER and/or their transferees shall be liable to pay and bear proportionate charges on account of all other taxes payable in respect of their respective spaces.
- 11.13 The DEVELOPER shall install any equipment or/and erect and maintain in the said premises at his own cost all facilities required for execution of the

Pintam Mukherjee
Somit Bhattacharya
Rajendra Nath Chatterjee

SWAYAMBHU REALCON
Rajendra Nath Chatterjee
PARTNER
SWAYAMBHU REALCON
Pintam Mukherjee
PARTNER
SWAYAMBHU REALCON
Swarup Nath Chatterjee
PARTNER
SWAYAMBHU REALCON
Somit Bhattacharya
PARTNER

project.

- 11.14 The OWNER shall pay and bear all property taxes and other dues and outgoings in respect of the said premises accruing and due as and from the date of handing over possession of the premises (for the commencement of work at the said premises) to the DEVELOPER by the OWNER until delivery and/or the completion certificate of possession of the OWNER allocation in the proposed building.

ARTICLE XII - ARBITRATION:

- 12.1 In case of any dispute difference or question arising between the parties with regard to the interpretation meaning or scope of this agreement or any rights and liabilities of the parties under the agreement or out of the agreement or in any manner whatsoever concerning this agreement and same shall not be subject matter of any civil suit and before entering into jurisdiction the Civil Court the said dispute shall be referred to arbitration under the provisions of the Arbitration and Conciliation Act, 1996 and/or statutory modification or enactment thereto under one sole Arbitrator who will be elected by the both the PARTIES and the award made and published by sole Arbitrator shall be final and binding on the parties hereto.

ARTICLE XIII - JURISDICTION:

- 13.1 Burdwan Court alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties.

The Stamp Duty over the value assessed by Directorate of Registration and Stamp Revenue under Government of West Bengal has been paid duly by the Party to the SECOND PART.

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

**THE FIRST SCHEDULE ABOVE REFERRED TO
(Property Details)**

FIRST PART

ALL THAT THE PIECE AND PARCEL OF LAND within Dist. Purba Bardhaman (Previously Bardhaman), P.S. Bardhaman Sadar, situated within the limits of the Burdwan Municipality, Mouza- Goda, J.L. No- 41, comprising in C.S. Plot No.

Pintam Mukherjee
Somit Bhakut.
Rabindranath Das

SWAYAMBHU REALCON

Rabindranath Das

PARTNER

SWAYAMBHU REALCON

Pintam Mukherjee

PARTNER

SWAYAMBHU REALCON

Swarnapratibha

PARTNER

SWAYAMBHU REALCON

Somit Bhakut.

PARTNER

2147/2230 appertaining to C.S. Khatian No. 1137, R.S. Plot No. 2147/6144 appertaining to R.S. Khatian No. 1333 and presently comprising to L.R. Plot No. 2175 appertaining to L.R. Khatian Nos. 10380, 10379 and 10378, being "Bastu" Class/Nature of Land and the 16 Anna area of the land is measuring 0.05 Acres (a little more or less) i.e., 5 Decimals (a little more or less)) i.e., the total quantum of land which connotes is 16 Anna Share within Holding No. "74" of Ward No. 1, Mahalla - Keshabganj

SECOND PART

ALL THAT THE PIECE AND PARCEL OF LAND within Dist. Purba Bardhaman (Previously Bardhaman), P.S. Bardhaman Sadar, situated within the limits of the Burdwan Municipality, Mouza- Goda, J.L. No- 41, comprising in C.S. Plot No. 2147/2229 and C.S. Plot No. 2147/2230 appertaining to C.S. Khatian No. 1137 and 1139, R.S. Plot No. 2147/6433 appertaining to R.S. Khatian No. 1332 and presently comprising to L.R. Plot No. 2174 appertaining to L.R. Khatian No. 10380, 10379 & 10378, being "Bhiti" Class/Nature of 16 Anna Land measuring 0.03 Acres (A Little More or Less) i.e., 3 Decimals (A Little More or Less i.e., the total quantum of land which connotes is 16 Anna Share within Holding No. "74" of Ward No. 1, Mahalla - Keshabganj.

L.R. PLOT NOS. 2174 & 2175 ARE TOTAL MEASURING : 8 DECIMALS out of which the Developable Land is 3464.31 Sq. Ft. as per sanction Plan being Memo Number: 1128/E/VII-4 dated 22/10/2018 bearing Enclosure No. 1064 dated 04/10/2018 extended till 11/10/2026 by Administrator of Burdwan Municipality on 14/01/2021

AND THE SAID PROPERTY IS BUTTED AND BOUNDED BY.

On the North: R.S. Plot No. 2194;
On the South: G.T. Road;
On the East: R.S. Plot No. 2147/2230; and

Pritam Mukherjee
Somit Ghosh
Sahadine with Red

SWAYAMSHU REALCON

Sahadine with Red

PARTNER

SWAYAMSHU REALCON

Pritam Mukherjee

PARTNER

SWAYAMSHU REALCON

Swarup Hagi

PARTNER

SWAYAMSHU REALCON

Somit Ghosh

PARTNER

On the West:

R.S. Plot No. 2147/6140 & R.S. Plot No. 2147/6139:

TOTAL AREA OF LAND GIVEN FOR DEVELOPMENT AS PER THIS AGREEMENT:-

3464.31 Sq. Ft. as per sanction Plan being Memo Number: 1128/E/VII-4 dated 22/10/2018 bearing Enclosure No. 1064 dated 04/10/2018 extended till 11/10/2026 by Administrator of Burdwan Municipality on 14/01/2021.

**THE SECOND SCHEDULE ABOVE REFERRED TO
(Construction of Flat and Building Details)**

BUILDING STRUCTURE:- Reinforced Cement Concrete (1:2:4),

MAIN WALLS & PARTITION WALLS:- 250 MM Thick Cement Brick Work for Main Walls and 125 MM Thick and 75 MM Thick Cement brickwork (1:4) for Flat Separating Wall and Partition Walls inside the respectively,

FLOOR:-

Vitrified Floor Tiles for Flat Purchasers for All room, Verandah, Hall, Kitchen, Bath/Toilet.

SKIRTING AND DADO:-

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

PLASTERING:-

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

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

M.S. GRILL WORKS:-

All windows will be aluminium framed with necessary hardware fittings. The grill -works for the windows will be completely separately fixed. The balcony balustrades (if any) will be M.S. Flat. The Glasses of the windows will be Ground Glass or Frosted Glass.

Pintam Mukher
Somit Bhakat.
Balendra Nath

SWAYAMBHU REALCON
Balendra Nath
PARTNER
SWAYAMBHU REALCON
Pintam Mukher
PARTNER
SWAYAMBHU REALCON
Swarup
PARTNER
SWAYAMBHU REALCON
Somit Bhakat.
PARTNER

PAINTING:-

All the internal wall surfaces and the ceiling will be finished with Putty.

The external wall surfaces will be finished with snow-cem or equivalent cement based paint. All the wooden surfaces and the steel surfaces will be finished with enamel paint after necessary Priming Coat.

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

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

ELECTRICAL WORKS:-

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

Each Bed Room Two light points, Two Plug points, One Fan Point and One Separate AC Point (only for Landowners).

Living Room cum Dinning Space Three light Points Two Fan Point, One Plug Point, One Freeze point.

Kitchen One light Point, One Power Point, One Exhaust Fan Point (and one Freeze point only for the Landowners).

Exhaust Fan points will be provided in each toilet, Geyser Line (except Geyser) including electrical point for the same will also be provided in one toilet.

WATER SUPPLY & DRAINAGE:- One overhead water reservoir will be provided the required capacity of pump will be installed for storage of water in the overhead water reservoir.

The drainage line will be connected to the existing sewer line through the Master trap. Each flat have separate

Pintam Mukherjee
Somit Bhakert.
Balodan with R.D.

SWAYAMBHU REALCON
Balodan with R.D.
PARTNER

SWAYAMBHU REALCON
Pintam Mukherjee
PARTNER

SWAYAMBHU REALCON
Swapnithi
PARTNER

SWAYAMBHU REALCON
Somit Bhakert.
PARTNER

water supply line from the overhead water reservoir through P.V.C. Pipes and fittings with proper necessary valves. For external drainage P.V.C. pipes will be used.

TOILET FITTINGS & FIXTURES:- Each toilet will be provided with one shower, one Anglo Indian and one European Commode. Necessary taps will be provided in the toilets and the floor will be of anti-skid tiles. One basin with tap will be installed at Dining Hall.

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

OVER HEAD TANK:- P.V.C/Concrete.

**THE THIRD SCHEDULE ABOVE REFERRED TO
(Common Facilities and Common Parts)**

1. Entrance and Exits to the Premises and the Building named and styled as "SWAPNANEER".
2. Stair Cases,
3. Stair Case Landings,
4. Stair Head Room and Lobbies on all the floor of the New Building named and styled as "SWAPNANEER".
5. Passage for Entrance,
6. Pump (Deep Tube Well of adequate capacity to ensure round the clock),
7. Electric Meter & Electric Meter Space,
8. Common Electric Space, Common Water Pump Space,
9. Septic Tanks,
10. Boundary Walls with Entrance Gate,
11. Overhead Water Tank,
12. Transformer and space (if any),
13. Lift/s (if any),
14. Electrical wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
15. Lighting of the Common Portions.
16. Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.
17. Drainage and Sewage lines and other installation for the same (except only

those as are installed within the exclusive area of any Unit and/or exclusively for its use).

18. Such other parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the Units in common by the Co-Owners.

WITNESSES:-

1. Sh. Sabir

3/0. Sh. Morshed
Nevodighi, Bardwan,
Porba Bardhaman,
719101.

2. Soumen Mukherjee
Nisān, Porba
Bardhaman.

Pritam Mukherjee
Somit Bhakat.
Rahendra Nath Das

SIGNATURES OF THE OWNERS

SWAYAMBHU REALCON

Rahendra Nath Das
PARTNER

SWAYAMBHU REALCON

Pritam Mukherjee
PARTNER

SWAYAMBHU REALCON

Shriyut Hal
PARTNER

SWAYAMBHU REALCON

Somit Bhakat.
PARTNER

SEAL & SIGNATURE OF THE DEVELOPER

Drafted by me & typed in my Office:-


Rajdeep Goswami
Advocate
Burdwan Dist. Judges Court
Enrollment No. WB/1989/2011

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



SIGNATURE *Pritam Mukherjee*



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



SIGNATURE *Somit Bhakat.*



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



Del *with left*

SIGNATURE *Del nd ne with left*



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



Del *with left*

SIGNATURE *Del nd ne with left*
 SWAYAMBHU REALCON
 PARTNER

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



SIGNATURE

SWAYAMBHU REALCON

PARTNER

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



SIGNATURE

SWAYAMBHU REALCON
Swarup Hathi

PARTNER

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



SIGNATURE

SWAYAMBHU REALCON

Somit Bhakant.

PARTNER



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



141120242027581521

GRIPS Payment Detail

GRIPS Payment ID:	141120242027581521	Payment Init. Date:	14/11/2024 12:16:12
Total Amount:	35024	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6374356042757	BRN Date:	14/11/2024 12:16:25
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr RAJDEEP GOSWAMI
Mobile: 9002354575

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250275815228	Directorate of Registration & Stamp Revenue	35024
Total			35024

IN WORDS: THIRTY FIVE THOUSAND TWENTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192024250275815228

GRN Details

GRN:	192024250275815228	Payment Mode:	SBI Epay
GRN Date:	14/11/2024 12:16:12	Bank/Gateway:	SBICPay Payment Gateway
BRN :	6374356042757	BRN Date:	14/11/2024 12:16:25
Gateway Ref ID:	067175313753	Method:	State Bank of India UPI
GRIPS Payment ID:	141120242027581521	Payment Init. Date:	14/11/2024 12:16:12
Payment Status:	Successful	Payment Ref. No:	2002856080/9/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr RAJDEEP GOSWAMI
Address:	BURDWAN
Mobile:	9002354575
Period From (dd/mm/yyyy):	14/11/2024
Period To (dd/mm/yyyy):	14/11/2024
Payment Ref ID:	2002856080/9/2024
Dept Ref ID/DRN:	2002856080/9/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002856080/9/2024	Property Registration- Stamp duty	0030-02-103-003-02	35010
2	2002856080/9/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				35024

IN WORDS: THIRTY FIVE THOUSAND TWENTY FOUR ONLY.

Major Information of the Deed

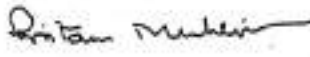
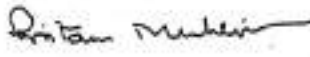
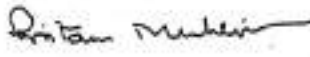
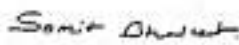
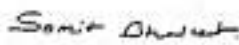
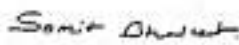
Deed No :	I-0203-07386/2024	Date of Registration	14/11/2024
Query No / Year	0203-2002856080/2024	Office where deed is registered	
Query Date	11/11/2024 6:04:29 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Rajdeep Goswami Bardhaman Court, Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, Mobile No. : 9002354575, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 2,18,18,184/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: G.T. Road, Road Zone : (Komal Sayer to -- College More) , Mouza: Goda, Ward No: 1 JI No: 41, Pin Code : 713102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2147/6144	RS-1333	Semi-Commercial	Bastu	5 Dec		1,36,36,365/-	Width of Approach Road: 75 Ft., Adjacent to Metal Road,
L2	RS-2147/6433	RS-1332	Semi-Commercial	Bhiti	3 Dec		81,81,819/-	Width of Approach Road: 75 Ft., Adjacent to Metal Road,
		TOTAL :			8Dec	0 /-	218,18,184 /-	
		Grand Total :			8Dec	0 /-	218,18,184 /-	

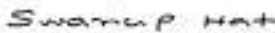
Land Lord Details :

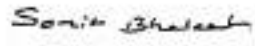
Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Pritam Mukherjee (Presentant) Son of Late Pranab Mukherjee Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office </td> <td>  14/11/2024 </td> <td>  Captured 14/11/2024 </td> <td>  14/11/2024 </td> </tr> </tbody> </table> Golapbag More, City:- Burdwan, P.O:- Rajbati, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX4 , PAN No.: bgxxxxxx8e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Pritam Mukherjee (Presentant) Son of Late Pranab Mukherjee Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office	 14/11/2024	 Captured 14/11/2024	 14/11/2024
Name	Photo	Finger Print	Signature						
Mr Pritam Mukherjee (Presentant) Son of Late Pranab Mukherjee Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office	 14/11/2024	 Captured 14/11/2024	 14/11/2024						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Somit Bhakat Son of Late Madan Mohan Bhakat Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office </td> <td>  14/11/2024 </td> <td>  Captured 14/11/2024 </td> <td>  14/11/2024 </td> </tr> </tbody> </table> Keshabganj Chatti G T Road, City:- Burdwan, P.O:- Rajbati, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX4 , PAN No.: bdxxxxxx3r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Somit Bhakat Son of Late Madan Mohan Bhakat Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office	 14/11/2024	 Captured 14/11/2024	 14/11/2024
Name	Photo	Finger Print	Signature						
Mr Somit Bhakat Son of Late Madan Mohan Bhakat Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office	 14/11/2024	 Captured 14/11/2024	 14/11/2024						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Rabindranath Hati Son of Mr Banbihari Hati Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office </td> <td>  14/11/2024 </td> <td>  Captured 14/11/2024 </td> <td>  14/11/2024 </td> </tr> </tbody> </table> Golapbag More, City:- Burdwan, P.O:- Rajbati, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX4 , PAN No.: axxxxxxx9d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Rabindranath Hati Son of Mr Banbihari Hati Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office	 14/11/2024	 Captured 14/11/2024	 14/11/2024
Name	Photo	Finger Print	Signature						
Mr Rabindranath Hati Son of Mr Banbihari Hati Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office	 14/11/2024	 Captured 14/11/2024	 14/11/2024						

Developer Details :

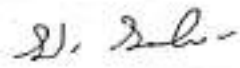
Sl No	Name,Address,Photo,Finger print and Signature
1	SWAYAMBHU REALCON Golapbag More, City:- Burdwan, P.O:- Rajbati, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Date of Incorporation:XX-XX-2XX4 , PAN No.:: afxxxxxx2d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Rabindra Nath Hati Son of Late Banbihari Hati Date of Execution - 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024, Place of Admission of Execution: Office	 Nov 14 2024 12:30PM	 LTI 14/11/2024	 14/11/2024
	Golapbag More, City:- Burdwan, P.O:- Rajbati, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX4 , PAN No.: aaxxxxxx9d,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAYAMBHU REALCON			
2	Name	Photo	Finger Print	Signature
	Mr Pritam Mukherjee Son of Late Pranab Mukherjee Date of Execution - 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024, Place of Admission of Execution: Office	 Nov 14 2024 12:53PM	 LTI 14/11/2024	 14/11/2024
	Golapbag More, City:- Burdwan, P.O:- Rajbati, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX4 , PAN No.: bgxxxxxx8e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAYAMBHU REALCON			
3	Name	Photo	Finger Print	Signature
	Mr Swarup Hati Son of Mr Monoranjan Hati Date of Execution - 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024, Place of Admission of Execution: Office	 Nov 14 2024 12:57PM	 LTI 14/11/2024	 14/11/2024
	Golapbag More, City:- Burdwan, P.O:- Rajbati, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX4 , PAN No.: acxxxxxx3e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAYAMBHU REALCON			

Name	Photo	Finger Print	Signature
Mr Somit Bhakat Son of Late Madan Mohan Bhakat Date of Execution - 14/11/2024, Admitted by: Self, Date of Admission: 14/11/2024, Place of Admission of Execution: Office	 Nov 14 2024 12:54PM	 LT 14/11/2024	 14/11/2024
Keshabganj Chantli, City:- Burdwan, P.O:- Rajbati, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX4 , PAN No.:: bdxxxxxx3r,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAYAMBHU REALCON			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sk Sabir Son of Mr Sk Morsed Nerodighi, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104	 14/11/2024	 14/11/2024	 14/11/2024
Identifier Of Mr Pritam Mukherjee, Mr Somit Bhakat, Mr Rabindranath Hati, Mr Rabindra Nath Hati, Mr Pritam Mukherjee, Mr Swarup Hati, Mr Somit Bhakat			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Pritam Mukherjee	SWAYAMBHU REALCON-1.66667 Dec
2	Mr Somit Bhakat	SWAYAMBHU REALCON-1.66667 Dec
3	Mr Rabindranath Hati	SWAYAMBHU REALCON-1.66667 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Pritam Mukherjee	SWAYAMBHU REALCON-1 Dec
2	Mr Somit Bhakat	SWAYAMBHU REALCON-1 Dec
3	Mr Rabindranath Hati	SWAYAMBHU REALCON-1 Dec

Endorsement For Deed Number : I - 020307386 / 2024

On 14-11-2024

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

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

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

Presented for registration at 11:35 hrs on 14-11-2024, at the Office of the A.D.S.R. Bardhaman by Mr Pritam Mukherjee, 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 2,18,18,184/-

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

Execution is admitted on 14/11/2024 by 1. Mr Pritam Mukherjee, Son of Late Pranab Mukherjee, Golapbag More, P.O: Rajbati, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession Business, 2. Mr Somit Bhakat, Son of Late Madan Mohan Bhakat, Keshabganj Chatti G T Road, P.O: Rajbati, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession Business, 3. Mr Rabindranath Hati, Son of Mr Banbihari Hati, Golapbag More, P.O: Rajbati, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession Business

Indetified by Mr Sk Sabir, , Son of Mr Sk Morsed, Nerodighi, P.O: Burdwan, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Others

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

Execution is admitted on 14-11-2024 by Mr Rabindra Nath Hati,

Indetified by Mr Sk Sabir, , Son of Mr Sk Morsed, Nerodighi, P.O: Burdwan, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Others

Execution is admitted on 14-11-2024 by Mr Pritam Mukherjee,

Indetified by Mr Sk Sabir, , Son of Mr Sk Morsed, Nerodighi, P.O: Burdwan, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Others

Execution is admitted on 14-11-2024 by Mr Swarup Hati,

Indetified by Mr Sk Sabir, , Son of Mr Sk Morsed, Nerodighi, P.O: Burdwan, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Others

Execution is admitted on 14-11-2024 by Mr Somit Bhakat,

Indetified by Mr Sk Sabir, , Son of Mr Sk Morsed, Nerodighi, P.O: Burdwan, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, 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 14/11/2024 12:16PM with Govt. Ref. No: 192024250275815228 on 14-11-2024, Amount Rs: 14/-, Bank: SBI EPay (SBIPay), Ref. No: 6374356042757 on 14-11-2024, Head of Account 0030-03-104-001-16

payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1570, Amount: Rs.5,000.00/-, Date of Purchase: 13/11/2024, Vendor name: Golam Mohabub

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 14/11/2024 12:16PM with Govt. Ref. No: 192024250275815228 on 14-11-2024, Amount Rs: 35,010/-,

Bank: SBI EPay (SBIPay), Ref. No. 6374356042757 on 14-11-2024, 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 198290 to 198356
being No 020307386 for the year 2024.



Digitally signed by SANJIT SARDAR
Date: 2024.12.04 14:45:40 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 04/12/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.