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Pradyot Kumar Ghosh
 Gurn Ganga Ghosh

Bechu Sarmanta
 Bechu Sarmanta
 Authorised Signatory of
 Shree Jagannath Construction

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

Additional District Sub Registrar
 Burdwan, Dt.-Purba Bardhaman

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 19 FEB 2026

DEVELOPMENT AGREEMENT

This Deed of Development Agreement
 Made on this 19-th Day of February Two Thousand Twenty Six (2026)

BETWEEN

SL NO. 5133 DATE 19-02-2026

SOLD TO Shree Jagannath Construction

of Purba Bardhaman
5000/-

Stamp: Bidhan Nagar, Purba Bardhaman
Stamp: Vendor-SUNJIT DEY

18 FEB 2026

Stamp: Bidhan Nagar, Purba Bardhaman
Stamp: Vendor-SUNJIT DEY
Licence No - 2/2019-11
Signature

Sunjit Deo



Additional District Sub Registrar
Bardhaman, Dist.-Purba Bardhaman

19 FEB 2026

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Bidyut Kumar Ghosh

Guru Pada Ghosh

Bachhu Samanta

**Bachhu Samanta
Authorised Signatory of
Shree Jagannath Construction**

1) **BIDYUT KUMAR GHOSH** AADHAAR : 3957-0042-4410
Son of Late Umakanta Ghosh , by Faith- Hindu, by Occupation- Business
by Nationality - Indian, residing at Alisha,P.S.- Burdwan, P.O.- Jotram,
Dist.- Purba Bardhaman,Pin- 713104 . PAN: AQPPG2765B

2) **GURU PADA GHOSH,** AADHAAR : 4971-0459-8402
Son of Late Dulal Chandra Ghosh , by Faith- Hindu, by Occupation-
Retired from Service, by Nationality - Indian, residing at Alisha,P.S.-
Burdwan, P.O.- Jotram, Dist.- Purba Bardhaman,Pin- 713104. PAN:
AFHPG0726P hereinafter called and referred as the **OWNERS** (which
express or shall unless excluded his/their respective heirs, executors,
administrators, legal representative and assigns) of the party of the **FIRST**
PART.

And

"SHREE JAGANNATH CONSTRUCTION" (A Partnership Firm having
been incorporated under the Indian Partnership Act, 1932) having its
Regd. Office at Alisha, G.T.Road Joteram, P.O.- .Rajbati, P.S - Burdwan,
District - Purba Burdwan, West Bengal, Pin -713104 PAN: AFSFS4481C
being represented by its authorised signatory namely,

BACHHU SAMANTA, Son of Subodh Chandra Samanta, by Faith - Hindu,
by Occupation - Business, by Nationality - Indian, Residing at Kanainatsal,P.S.
- Burdwan, P.O. Sripally, District - Purba Bardhaman, Pin - 713103, PAN -
CNTPS4084G duly authorised vide resolution dated 06.02.2026, by all its
partners namely,

1) **KOUSHIK ROY,** Son of Umacharan Roy, by Faith - Hindu, by Occupation:
Business, by Nationality - Indian, Residing at Bhalobasha Appartments,
Alisha, G.T.Road, P.S. - Burdwan, P.O. Joteram, District - Purba Bardhaman,
Pin - 713104, PAN - AQCPR4650D

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2) **BACHHU SAMANTA**, Son of Subodh Chandra Samanta, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, Residing at Kanainatsal, P.S. - Burdwan, P.O. Sripally, District - Purba Bardhaman, Pin - 713103, PAN - CNTPS4084G,

3) **BANKIM CHANDRA SARKAR**, son of Late Jotindra Mohan Sarkar, by Faith Hindu, by Occupation Business, by Nationality Indian, residing at Alisha, PS-Burdwan, PO-Jotram, District-Purba Bardhaman, pin-713104, hereinafter called the **DEVELOPER / PROMOTER** (which express on shall unless excluded his/their respective heirs, executors, administrators, legal representative and assigns) of the party of the **SECOND PART**:

WHEREAS Bidyut Kumar Ghosh and Guru Pada Ghosh are the sole and absolute of owners R.S. and L.R. Plot No. 121 and have 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 more-fully described in the entire First Schedule hereinafter written (hereinafter referred to as the "SAID PREMISES").

AND WHEREAS R.S. and L.R. Plot No. 121 measuring an area of 45 Decimals originally belonged to Asutosh Ghosh son of Kedarnath Ghosh whose name was duly recorded in the C.S. Record of Rights vide C.S. Khatian No: 02 and after his demised the same was inherited by his son namely Dulal Chandra Ghosh as per the provisions of the Hindu Law of Inheritance and subsequently during the operations of the L.R. Record of Rights, his name was duly recorded in the vide L.R.Khatian No. 42 under one man one Khatian, in the year 1975.

AND WHEREAS while enjoying and possessing the property Dulal Chandra Ghosh died intestate and the said immovable property was inherited in equal share by his two Legal Heirs namely Guru Pada Ghosh, being his son

Guru Pada Ghosh



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and Santi Bala Ghosh wife of Late Uma Kanta Ghosh, being his daughter as per the provisions of the Hindu Law of Inheritance.

AND WHEREAS after becoming the joint owner of the entire 45 Decimals of the immovable property Guru Pada Ghosh and Santi Bala Ghosh duly mutated their names in the L.R. Record of Rights vide L.R. Khatian No: 410 and L.R. Khatian No: 409 respectively under one man one Khatian.

AND WHEREAS while enjoying and possessing the property Santi Bala Ghosh died intestate and the said immovable property was inherited by her only Legal Heir namely Bidyut Kumar Ghosh son of Late Uma Kanta Ghosh, being her only son as per the provisions of the Hindu Law of Inheritance who subsequently mutated his name in the L.R. Record of Rights vide L.R. Khatian No: 260 under one man one Khatian.

AND WHEREAS the above mentioned Owner No. 1 and 2 are the sole and absolute Owners of R.S. and L.R. Plot No. 121 measuring an area of 45.00 Decimals who are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of the same as described in the **FIRST SCHEDULE** below.

AND WHEREAS there was a large portion of vacant land as described in the First Schedule where due to lack of sufficient funds the OWNERS fail to construct any pucca building for a considerable period of time and finding no other way the OWNERS mutually decided to construct a **Multi-storeyed residential building inclusive of Units/Flats/Residential Units/Apartments/ Car Parking Spaces** by constructing building/s and to develop the premises .

AND WHEREAS the OWNERS in order to construct one or more Residential building(s) comprised of **Multi-storeyed residential building(s) inclusive of Units/Flats/Residential Units/Apartments/ Car Parking Spaces** and to develop the premises i.e., the property which is



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Pravin Baba Ghosh

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more specifically described in the First Schedule below, initiated to execute their plan and accordingly tried to raise the construction over the said Landed Property as specifically detailed in the Schedule herein under and then they realized that they neither have the capacity nor have the ability, both financially and technically and also they do not have any experience or adequate and appropriate skill and knowledge to develop or to construct the new building/buildings along residential building cum housing complex by erecting one or more **Multi-storeyed residential building(s) inclusive of Units/Flats/Residential Units/Apartments/ Car Parking Spaces** and whatsoever.

AND WHEREAS the OWNERS of the First Schedule mentioned property gave offer to the DEVELOPER / PROMOTER whose Partners in the sector of Development and Promoting of Land and allied works and having more experience, knowledge and skill to develop the First Schedule properties as mentioned below accepted the said offer and decided to raise construction as after the completion of the statutory formalities and obtaining the sanctioned plan from the concerned Authority(s) to develop the property with a project for construction of a building residential purpose by constructing building and pathway and driveway and area of ingress and egress and other necessary facilities and amenities.

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 **Multi-storeyed residential building(s) inclusive of Units/Flats/Residential Units/Apartments/ Car Parking Spaces** to be constructed as per the Architect's drawings/documents, duly approved by the Concerned Authority(s) empowered to do so, with the permission to construct one or more

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Multi-storeyed residential building(s) inclusive of Units/Flats/Residential Units/Apartments/ Car Parking Spaces within the said premises and the said building(s) has/have to be constructed by the manner and way with all specifications as stated in the Third Schedule of this Indenture.

1.3 OWNERS : shall mean

- (i) **BIDYUT KUMAR GHOSH AADHAAR : 3957-0042-4410** Son of Late Umakanta Ghosh , by Faith- Hindu, by Occupation- Business by Nationality - Indian, residing at Alisha,P.S.- Burdwan, P.O.- Jotram, Dist.- Purba Bardhaman,Pin- 713104 . PAN: AQPPG2765B
- (ii) **GURU PADA GHOSH, AADHAAR : 4971-0459-8402** Son of Late Dulal Chandra Ghosh , by Faith- Hindu, by Occupation- Business by Nationality - Indian, residing at Alisha,P.S.- Burdwan, P.O.- Jotram, Dist.- Purba Bardhaman,Pin- 713104. PAN: AFHPPG0726P and shall include their respective heirs, executors, administrators, representatives, transferees, assignees and nominees.

1.3 DEVELOPER / PROMOTER : shall mean

SHREE JAGANNATH CONSTRUCTION " (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at Alisha, G.T.Road Jotram, P.O.- .Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104 PAN: AFSFS4481C represented by its All Partners namely,

- (i) **KOUSHIK ROY, Son of Umacharan Roy, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, Residing at Bhalobasha Apartments, Alisha, G.T.Road, P.S. - Burdwan, P.O. Jotram, District - Purba Bardhaman, Pin - 713104, PAN - AQCP4650D**

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- (ii) **BACHHU SAMANTA**, Son of Subodh Chandra Samanta, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, Residing at Kanainatsal, P.S. - Burdwan, P.O. Sripally, District - Purba Bardhaman, Pin - 713103, PAN - CNTPS4084G,
- (iii) **BANKIM CHANDRA SARKAR**, son of Late Jotindra Mohan Sarkar, by Faith Hindu, by Occupation Business, by Nationality Indian, residing at Alisha, PS-Burdwan, PO-Jotram, District-Purba Bardhaman, pin-713104; 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, driveways, 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 **Fourth Schedule of this Indenture**.
- 1.6 **OWNERS' ALLOCATION:** **Owners' 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 shall be **39% (03 % for Bidyut Kumar Ghosh, 36 % for Guru Pada Ghosh)** of the proposed building/buildings being the Residential building cum housing complex in relation to the construction according to the sanctioned plan of the Burdwan Development Authority as per their share over land more specifically mentioned in the **First Schedule**, i.e., the OWNERS shall altogether obtain the entitlement of the **39% (03 % for Bidyut Kumar Ghosh, 36 % for Guru Pada Ghosh)** in respect of the entire proposed building; Here it must be mentioned that the

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OWNERS also shall obtain 39% (03 % for Bidyut Kumar Ghosh, 36 % for Guru Pada Ghosh) allocation in the Parking Area, whereas save and except the said Owners' Allocation, the OWNERS shall not sale any other Unit / Flat / Parking Space or will not do any documentation or shall not execute any document and agreement for Sale in respect of any other flats and parking spaces and all such work will be done by their Power of Attorney Holder on their behalf and shall not receive any consideration money in respect of the remaining flats and parking spaces save and except the allocated flats and parking spaces (if any out of 39 % of Owners' Allocation) from any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank but all such payment are to be taken by the DEVELOPER / PROMOTER Firm namely "SHREE JAGANNATH CONSTRUCTION" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at Alisha, G.T.Road Joteram, P.O.- Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104 being represented by Partners as the duly constituted Power of Attorney Holder and Authorized Agent(s) of the OWNERS will deal with any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank and will receive the Money/Consideration Amount from all such persons or institutions.

1.7

1.7.1. DEVELOPER'S / PROMOTER'S ALLOCATION:

DEVELOPER'S / PROMOTER'S ALLOCATION shall mean the absolute right of the DEVELOPER / PROMOTER in regard to 61% of the Total constructed portion of the proposed building/buildings being the Residential building cum housing complex in relation to the construction according to the sanctioned plan of the Burdwan Development Authority in order to construct Multi-Storied Building comprised with Residential Flats and Parking Spaces as per its respective share over the entire First Schedule mentioned property including 61% share both in Car Parking/Garages and Flats/Residential Units and Parking Spaces in all the floors EXCEPT what has been specifically mentioned and defined as OWNERS' ALLOCATION



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the DEVELOPER / PROMOTER will have exclusive right to enjoy as per its entitlement and will have all right, title and interest by virtue of this Agreement to hold and also to sell the entire DEVELOPER'S / PROMOTER'S Allocation as defined hereinabove.

- 1.7.2 Roof area which shall be the roof directly above the flat/flats and/or room/rooms including every right over the roof to be retained and allotted in favour of the in favour of the DEVELOPER / PROMOTER and the OWNERS jointly; during the tenure of this Agreement or after completion of this existing Multi-storeyed building and after obtaining the Completion Certificate from the concerned Authority if any further permission of extension of any number of floor or floors can be obtained from the concerned Authority by way of alternation, amendment or modification of the existing Sanctioned Plan or by obtaining a Fresh Sanctioned Plan to make the said Roof Habitable and Usable, then the DEVELOPER / PROMOTER shall make such addition and modification and alteration and construction over the said roof of the said building without any further consent or permission of the OWNERS and the DEVELOPER / PROMOTER shall have its allocation of 61% and the OWNERS shall have their allocation of 39% (03 % for Bidyut Kumar Ghosh, 36 % for Guru Pada Ghosh) inclusive of all right, title and interest in respect of such further construction which means that the DEVELOPER / PROMOTER will get and obtain 61% allocation and the OWNERS will get and obtain 39% (03 % for Bidyut Kumar Ghosh, 36 % for Guru Pada Ghosh) allocation from that additional / further construction.
- 1.7.3 Ground Floor Area and the Under Ground Floor Area which shall be and will be allotted in favour of the DEVELOPER / PROMOTER and the OWNERS jointly; during the tenure of this Agreement but the DEVELOPER / PROMOTER will have no right to construct further floors in the said proposed building in future unless and until the OWNERS agree to do so by executing and registering a New Registered





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Development Agreement and authorizes the DEVELOPER / PROMOTER by granting a New Development Power of Attorney and the DEVELOPER / PROMOTER admit and agree and declare not to raise any objection whatsoever in this regard in future.

1.8 ALLOTMENT OF APARTMENTS AND PARKING SPACES:

Allotment of the Apartments/ Flats/ Units and the Parking Spaces among the OWNERS and DEVELOPER / PROMOTER will be made only after completion of the development of the project over the scheduled property, as per the respective 39% Share for the Owner's Allocation and 61% Share of the of the Developer/ Promoter's Allocation to give a practical shape to their respective Allocations and to avoid any future disputes among themselves as well as any future disputes with the Intending Purchasers the details of the Allocations have been made mentioned herein below:

That out of 36% share from 39% share of Owner's Allocation, the following Apartment will be allotted in favour of Gurupada Ghosh :

Apartment No	Floor No.	Location
GK	Ground	South East
1G	First	North West
1H	First	North
1L	First	South
2I	Second	North East
2J	Second	East
3H	Third	North
3M	Third	South West
4G	Fourth	North West
4J	Fourth	East





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That out of 36% share from 39% share of Owner's Allocation, the following Four Wheeler Parkings will be allotted in favour of Gurupada Ghosh :

Parking Space No: 08, 09, 10

That out of 03 % share from 39% share of Owner's Allocation, the following Apartment will be allotted in favour of Bidyut Kumar Ghosh :

Apartment No	Floor No.	Location
4M	Fourth	South West

That out of 61% share of Developer's/Promoter's Allocation, the following Apartments will be allotted in favour of the Developer /Promoter.

Apartment No	Floor No.	Location
GI	Ground	North East
GJ	Ground	East
II	First	North East
IJ	First	East
1K	First	South East
1M	First	South West
2G	Second	North West
2H	Second	North
2K	Second	South East
2L	Second	South
2M	Second	South West





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3G	Third	North West
3I	Third	North East
3J	Third	East
3K	Third	South East
3L	Third	South
4H	Fourth	North
4I	Fourth	North East
4K	Fourth	South East
4L	Fourth	South

That out of their 61 % % Share for the Developer / Promoter's following Four Wheeler Parking Spaces will be allotted:
Parking Space No: 01, 02, 03, 04, 05, 06, 07.

- 1.9. **ARCHITECT:** shall mean any person or persons firm or firms appointed or nominated by the DEVELOPER / PROMOTER as the Architect of the building at its/his own cost and sole responsibility, subject to approval of the OWNERS .
- 1.10 **BUILDING PLAN:** Building Plan shall mean the sanctioned plan of Burdwan Development Authority and Baikunthapur-II Gram Panchayat and any other Authorities and Statutory Body(ies) duly empowered to do so and also the other plan/plans for construction of the building, duly approved by the OWNERS with an option to leave out and to transfer by way of gift a strip of land in favour of Burdwan Development Authority or and any other Authorities and Statutory Body(ies) if needed , on the front attached with the access road to fulfil the required criteria of existing Building Rules for maintaining the Floor Area Ratio (FAR) and submitted by at the costs of the DEVELOPER / PROMOTER to the Burdwan Development Authority and / or and any other Authorities and Statutory Body(ies) in order to construct the Multi -Storied Building(s) comprised with Residential

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Gurpreet Singh

Bachhu Samanta

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Apartments / Flats and Parking Spaces and shall include any amendments thereto or modifications thereof made or caused by the DEVELOPER / PROMOTER.

- 1.11 **CONSTRUCTED SPACE:** shall mean the space in the Multi-storeyed Building comprised with Residential Flats and Parking Spaces available for independent use and the occupation including the space demarcated for common facilities.
- 1.12 **SALEABLE SPACE:** means, except OWNERS 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.
- 1.13 **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 office or flat or apartment.
- 1.14 **COVERED AREA:** shall mean the Plinth area of the said Residential Unit/ Flat/ Unit/ 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 Residential as well as Unit / Flats then one - half of the area under such wall shall be included in each Residential Unit / Flat / Unit.
- 1.15 **UNDIVIDED SHARE:** shall mean the undivided proportionate share in the land attributable to the each Unit / Flat and Residential Unit / Parking Space 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.

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- 1.16 **CO - OWNERS** : shall according to its context mean and include all persons who acquire or agree to acquire the Residential Unit/Flat/Parking space in the Building, including the DEVELOPER / PROMOTER for the Unit and Residential Flats/Parking Spaces not alienated or agreed to be alienated.
- 1.17 **FLAT/UNIT**: shall mean the Residential Unit/flats 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 Unit/ and Residential Unit/flats in the Building/s and shall also include the DEVELOPER / PROMOTER herein and the OWNERS herein in respect of such Unit/ and Residential Unit/flats which are retained and/or not alienated and/or not agreed to be alienated of the time being.
- 1.18 **COMMON EXPENSES**: shall include all expenses to be incurred by the Co OWNERS for the maintenance, management and upkeep of the building in the said Holding for common purposes and also the charges to installation of Electricity.
- 1.19 **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 - OWNERS 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.
- 1.20 **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 of 25% (Twenty Five Percent) (More or Less) over the built-up and/or the covered area of the Unit/Flat i.e. Residential Unit and Shall mean in context

John



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to a Unit/ /Office as the area of a Unit computed by adding an agreed average but variable percentage between 25% (Twenty Five Percent) (More or Less) to 50% (Fifty Percent) (More or Less) over the built-up and/or the covered area of the Unit depending on the location and preferential and suitable side 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 its standing rules and regulations. Be it mentioned here that as the West Bengal Real Estate Regulatory Authority has started functioning on and from 31.01.2023 as per the provisions of the Real Estate (Regulation and Development) Act, 2016 read with West Bengal Real Estate (Regulation and Development) Rules, 2021 the concept of "Super-Built Up Area" is no more applicable for selling out the flats except for the registration purpose in order to pay the Stamp Duty and Registration Fees to the Government of West Bengal and in this case the Flats are to be sold by way of measuring the Flat in terms of in terms of "Carpet Area" as per the provisions of the Real Estate (Regulation and Development) Act, 2016 read with West Bengal Real Estate (Regulation and Development) Rules, 2021.

- 1.21 **DEVELOPER'S / PROMOTER'S ADVOCATE:** Shall mean Advocate Sumit Ranjan Bhadra who has been nominated and engaged with the mutual consent of both the parties and who has 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.



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Bridget Kaur Ghuks

Geeta Parva Ghosh

Bachhu Samanta

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- 1.23 **TRANSFEREE/INTENDING PURCHASER OR ALLOTTEE** : shall mean a person or persons to whom any space in the building/s has been transferred by the DEVELOPER / PROMOTER including the rights of transfer to the fullest extent of the DEVELOPERS ALLOCATION and the OWNERS ALLOCATION or any space in the building/s including the rights of transfer to the extent of the entire 100% share as defined and described in the **Clause No. 1.6 and 1.7.**
- 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:

The OWNERS do and doth hereby declare and covenant with the DEVELOPER / PROMOTER as follows:-

- 2.1 That the OWNERS 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 OWNERS hereby unconditionally undertake to make the said **First Schedule** mentioned property free from 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 / PROMOTER will bear all the cost of demolishing, dismantling, disintegrating and dissolving the existing construction (if any) and will take the possession of the vacant land in favour of the DEVELOPER / PROMOTER provided that all the debris and rubbish will

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- be retained by the **DEVELOPER / PROMOTER** and shall be its property and the **DEVELOPER / PROMOTER** 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 / PROMOTER** will bear all expenditure of construction and cost of all necessary and essential materials and equipment which will be required for the purpose of construction of the said building premises and the **OWNERS** will co-operate with the **DEVELOPER / PROMOTER** in all aspects except Financially.
- 2.5 That the **OWNERS** by themselves 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 / PROMOTER** for the purpose of construction and development of the said property in the said premises.
- 2.6 The **DEVELOPER / PROMOTER** 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 **OWNERS** hereby agree upon to execute a **Power of Attorney after the execution and registration of this Instrument** in favour of **SHREE JAGANNATH CONSTRUCTION** " (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at Alisha, G.T.Road Joteram, P.O.- .Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104 PAN: AFSFS4481C represented by its All Partners namely,
- (i) **KOUSHIK ROY**, Son of Umacharan Roy, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, Residing at Bhalobasha Apartments, Alisha, G.T.Road, P.S. - Burdwan, P.O. Joteram, District - Purba Bardhaman, Pin - 713104, PAN - AQCP4650D



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- (ii) **BACHHU SAMANTA**, Son of Subodh Chandra Samanta, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, Residing at Kanainatsal, P.S. - Burdwan, P.O. Sripally, District - Purba Bardhaman, Pin - 713103, PAN - CNTPS4084G,
- (iii) **BANKIM CHANDRA SARKAR**, son of Late Jotindra Mohan Sarkar, by Faith Hindu, by Occupation Business, by Nationality Indian, residing at Alisha, PS- Burdwan, PO-Jotram, District-Purba Bardhaman, pin-713104; and shall include its respective legal heirs, successors, officers, managers, executors, administrators, representatives, transferees, assignees and nominees. whereas such power or authority to be executed by a registered Power of Attorney as required by the DEVELOPER / PROMOTER to sign by the OWNERS all such application as to be require for the purpose and in connection with the construction of the proposed building/s and to sell flats and car parking spaces with share in land.
- 2.7 That except the OWNERS, 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 OWNERS shall pay all revenue and taxes to the competent authority till the transfer of the flat or space premises to the intending purchaser or transferee from the and in respect of the OWNERS ALLOCATION.
- 2.9 The OWNERS have absolute right and authority to enter into the agreement with the DEVELOPER / PROMOTER 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.
- 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



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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 OWNERS do 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 OWNERS hereby undertake to indemnify and keep indemnified the DEVELOPER / PROMOTER 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 Concerned Authority or Government or local bodies including the Panchayat as the case may be by the OWNERS 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 / PROMOTER 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 OWNERS or their nominee or nominees. Here it must be mentioned that the OWNERS will not be liable for any consideration received by the DEVELOPER / PROMOTER from the intending Purchaser/Purchasers regarding the Developer's Allocation after the development of the said premises and likewise the DEVELOPER / PROMOTER shall not be liable for any act, deed, matter or thing done or caused to be done by the OWNERS in respect of their Allocation.

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- 2.17 That during the continuance of this Agreement the OWNERS shall not in 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 / PROMOTER to take up the construction work of the new building as per sanctioned plan of Burdwan Development Authority
- 2.18 The OWNERS hereby undertakes to empower the DEVELOPER / PROMOTER to place the Title Deed(s) and related documents of right title OWNERS ship of the scheduled property before Financial Institution and/or Bank, etc for the purpose of creation of charge or to mortgage or whatsoever at the time of obtaining any loan or financial assistance or whatsoever in connection with the development of this project .
- 2.19 In case of failure to give open and clear possession in favour of the DEVELOPER / PROMOTER by the OWNERS and in that event if the DEVELOPER / PROMOTER face any financial loss to that effect the OWNERS shall liable for all such consequences.

ARTICLE III - COMMENCEMENT:

- 3.1 This agreement shall commence or shall deemed to have commenced with the registration of the same interest.

ARTICLE IV - DEVELOPER'S / PROMOTER'S / PROMOTER'S / PROMOTER'S / PROMOTER'S RIGHT OF CONSTRUCTION:

- 4.1 The OWNERS hereby grant exclusive right to the DEVELOPER / PROMOTER to build upon and to exploit the said premises in any manner (but subject to the provisions contained herein) as the DEVELOPER / PROMOTER may choose, by constructing a building thereon, and the said construction is to be done according to the by-laws, rules and regulations of The West Bengal Town And Country (Planning And Development) Act, 1979 , The Real Estate (Regulation And Development) Act, 2016 and any other Laws for the time being in force and not otherwise. The entire cost of construction of the building or whatsoever nature shall be borne by the Developer. Such cost shall include



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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 OWNERS shall not be required to contribute any amount in that regard. Be it mentioned here that the DEVELOPER / PROMOTER 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 OWNERS shall have no right to demand any share from the share of the price paid by the intending Flat OWNERS in favour of the DEVELOPER / PROMOTER and the DEVELOPER / PROMOTER will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER / PROMOTER and the DEVELOPER / PROMOTER 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 Residential Apartments/ Flats and Parking Spaces and whatsoever from the intending Purchasers and in that regard the OWNERS shall have no right to demand any share from the share of the price paid by the intending Flat OWNERS in favour of the DEVELOPER / PROMOTER and the DEVELOPER / PROMOTER will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER.

- 4.2 The OWNERS have approved/will approve and signed/will sign the said ARCHITECTS DRAWINGS, which have been SUBMITTED/or will be SUBMITTED to the various statutory bodies, by the DEVELOPER / PROMOTER in the name of the OWNERS, and/or the same is/will be awaiting SANCTION/APPROVAL from the Concerned Authority, after obtaining clearances from all other statutory bodies.
- 4.3 In the event, the Burdwan Development Authority or any statutory authority requires any modification of the plan/plans submitted by the OWNERS, the DEVELOPER / PROMOTER shall cause the Architect's Drawings/Plans to be altered and/or changed as may be required, by the



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- said Architect and the DEVELOPER / PROMOTER shall submit the modified plans/drawings in addition to the original plan submitted prior to this submission, and the DEVELOPER / PROMOTER shall bear all costs thereof for sanctioning the drawings/plans by the Burdwan Development Authority and/or the other statutory authorities but without any modification or alteration of the same to construct any further floor or floors other than the existing permission of the Multi-Storeyed Building(s).
- 4.4 The OWNERS hereby agree to execute a **Registered Power of Attorney** after the registration of this Deed only in favour of the DEVELOPER / PROMOTER only for the purpose of sanction/corrections and/or amendment of the plan of the building at the said premises, with a right to mortgage and with a sale right including a right to enter into agreement with the prospective/ intending purchaser and to receive 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 / PROMOTER in the name of the OWNERS of the said premises, but otherwise at the cost and expenses of the DEVELOPER / PROMOTER only and the DEVELOPER / PROMOTER 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 / PROMOTER shall be exclusively entitled to all REFUNDS of any and all payments and/or deposits and made by it in that account.
- 4.6 The DEVELOPER / PROMOTER is entitled to receive possession of the FIRST SCHEDULE mentioned property within 7 Days from the date of execution of this Deed and such possession shall be in continuance during the entire construction and selling process.
- 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 OWNERS or if any of the OWNERS do have more than one Khatian is



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- his/her name then within 15 days from the execution of the deed, the OWNERS will be duty bound to take all initiatives to mutate the names in their names as per the provision of WBLR Act and Rules and Doctrine of "One Man One Khatian" without any further delay out of their own cost and expenses and in this respect the DEVELOPER / PROMOTER will simply cooperate but will not help and aid financially.
- 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 OWNERS will be duty bound to take all initiatives to convert the nature and character of the property and to "Tamil" i.e., to incorporate and execute the said Conversion (if applicable) in the LRROR without any further delay out of their own cost and expenses and in case of the any investment by the DEVELOPER / PROMOTER in such initiatives the OWNERS will reimburse the same accordingly .
- 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 OWNERS will be duty bound to take all initiatives to amalgamate or enamel the property without any further delay out of their own cost and expenses and in this respect the DEVELOPER / PROMOTER will simply cooperate but will not help and aid financially.

ARTICLE V - TITLE DEEDS:

- 5.1 Immediately after the execution of this agreement the OWNERS shall hand over the Photocopies of all original Title Deed(s) and other papers and writings including the Photocopies of last paid up Panchayat Tax and the other Bills including Photocopies of Revenue Receipt issued by the Government of West Bengal through B.L&L.R.O, Burdwan-2 relating to the said **First Schedule** mentioned premises of and/or for necessary searches, to the DEVELOPER / PROMOTER for inspection and record.

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- 5.2 The DEVELOPER / PROMOTER shall be entitled for detailed inspection of the original title deeds. The OWNERS shall strictly unconditionally keep the original Title Deeds in their local custody so that the DEVELOPER / PROMOTER or the Advocate of the DEVELOPER / PROMOTER can make convenient inspection as when necessary.
- 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, lis-pendenses, attachments, trusts whatsoever or howsoever as mentioned above.

ARTICLE VI - EXECUTION OF THE PROJECT:

- 6.1 As per the plans being sanctioned by the Burdwan Development Authority and the OWNERS by themselves or through their Intended Constituted Power of Attorney holder namely,

SHREE JAGANNATH CONSTRUCTION " (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at Alisha, G.T.Road Joteram, P.O.- .Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104 PAN: AFSFS4481C represented by its All Partners namely,

- (i) **KOUSHIK ROY**, Son of Umacharan Roy, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, Residing at Bhalobasha Apartments, Alisha, G.T.Road, P.S. - Burdwan, P.O. Joteram, District - Purba Bardhaman, Pin - 713104, PAN - AQCPR4650D
- (ii) **BACHHU SAMANTA**, Son of Subodh Chandra Samanta, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, Residing at Kanainatsal, P.S. - Burdwan, P.O. Sripally, District - Purba Bardhaman, Pin - 713103, PAN - CNTPS4084G,

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- (iii) **BANKIM CHANDRA SARKAR**, son of Late Jotindra Mohan Sarkar, by Faith Hindu, by Occupation Business, by Nationality Indian, residing at Alisha, PS-Burdwan, PO-Jotram, District-Purba Bardhaman, pin-713104; and shall include its respective legal heirs, successors, officers, managers, executors, administrators, representatives, transferees, assignees and nominees having obtained all necessary permission, approvals and sanctions, the DEVELOPER / PROMOTER will ipso facto get the privilege to commence construction in respect of the portion of the premises in the possession of the OWNERS. The construction will be in accordance with the Burdwan Development Authority sanctioned plans. The OWNERS shall allow the DEVELOPER / PROMOTER 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 OWNERS shall not prevent the DEVELOPER / PROMOTER of the said premises from constructing the building in accordance with the plans sanctioned by the Burdwan Development Authority.

6.2 In as much as the construction on the said premises is concerned the DEVELOPER / PROMOTER shall act as licensee of the OWNERS and shall be entitled to be in occupation of the said premises as and by way of licensee of the OWNERS to carry out the construction of the proposed building which is to be completed and the entire project inclusive of selling out of all the Flats and Parking Spaces within the permissible tenure of the Building Sanction Plan and the same will be considered completed only after obtaining the Completion Certificate from the **Baikunthapur-II Gram Panchayat and/ or Burdwan Development Authority or the concerned Authority as the applicable unless the DEVELOPER / PROMOTER** 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, save and except that the DEVELOPER / PROMOTER 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



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DEVELOPER / PROMOTER shall not 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, even if such usage of the said property is collaterally or parallelly connected with the said construction work.

6.3 The OWNERS will resume to be in possession over the said **First Schedule** mentioned property in respect to their Allocation and Portion of the Constructed Building after the expiry of permission tenure of the Building plan as sanctioned by the **Baikunthapur-II Gram Panchayat and/ or Burdwan Development Authority or the concerned Authority as the applicable** considering it to be completed in all aspect along with all provision of water supply and electricity supply unless the DEVELOPER / PROMOTER 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. The OWNERS 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 / PROMOTER will enjoy the right of absolute possession over the SAID PROPERTY.

6.4 That subject to Clause No. 6.2 and Clause 6.3 of this Agreement, if the DEVELOPER / PROMOTER fails to carry out the project within the aforesaid time-frame and if the DEVELOPER / PROMOTER fails to construct the proposed building within the stipulated time, then from that point of time and from that very moment only this agreement would be considered to have been terminated and frustrated without any notice and without any consent of the DEVELOPER / PROMOTER and this Agreement along with its all ancillary and collateral power will cease and come to an end ipso facto without any further document and the DEVELOPER / PROMOTER hereby renders not to raise any objection in this regard in future either before any court and/or any other tribunal and/or any other statutory body and the OWNERS will take possession over the entire property along with constructed building irrespective of allocated share and the DEVELOPER / PROMOTER will be bound to vacate the premises without any objection instantly and moreover in such event the OWNERS will keep and retain the entire

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consideration amount which was paid by the DEVELOPER / PROMOTER in favour of the OWNERS in pursuance of this Agreement and also shall take over the possession and ownership of the constructed portion of the building and by no means the DEVELOPER / PROMOTER will have any right, title and interest to claim or ask such consideration and/or any reimbursement for the above said construction and if any claim is made then such claim will be invalid and negligible even in the eyes of law and also in all courts, forums and tribunals as well as before the Arbitrator.

ARTICLE VII - SPACE ALLOCATION

- 7.1 The DEVELOPER / PROMOTER represents and declares that the proposed building shall be constructed with building materials, as may be deemed fit and proper by the DEVELOPER / PROMOTER 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 **Third Schedule** of this Indenture.
- 7.2 The OWNERS shall be entitled only upto the OWNERS ALLOCATION as defined in **Clause 1.6** of this agreement and nothing else.
- 7.3 The OWNERS shall be entitled to sell, transfer and/or otherwise deal with the OWNERS 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 the existing Rules in force and/or by any other law for the time being in force.
- 7.4 In consideration of the DEVELOPER'S ALLOCATION having constructed the building at its own costs, the DEVELOPER / PROMOTER shall be entitled to the remaining total super built up space in the said building including common parts and areas.
- 7.5 The OWNERS shall be entitled to sell, transfer and/or otherwise deal only with the OWNERS' ALLOCATION in any circumstances and in this regard it must be mentioned that the necessary connections including Water, Electricity i.e, **Electrical Transformer , Digital Generator etc .** will be installed to the transferee in respect of the whole building only by the DEVELOPER / PROMOTER where the cost and expenses of such installation must be incurred by the intending purchasers/owners / transferee/ allottee.

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7.6 The common area/facilities shall be jointly owned by the OWNERS and the DEVELOPER / PROMOTER for the common use and enjoyment of OWNERS'/DEVELOPERS allocation of space as per their share over land more specifically mentioned in the First Schedule, and **save and except the said OWNERS' ALLOCATION** the OWNERS can never sale any other Unit/Flat/Parking Space or shall not do any documentation or shall not execute any document and agreement for Sale in respect of any other flats and parking spaces and all such work will be done by their Power of Attorney Holder here being the DEVELOPER / PROMOTER Firm namely **.SHREE JAGANNATH CONSTRUCTION *** (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at **Alisha, G.T.Road Joteram, P.O.- .Rajbati, P.S - Burdwan, District - Purba Burdwan, West Bengal, Pin -713104 PAN: AFSFS4481C** represented by its All Partners namely,

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- (ii) **BACHHU SAMANTA**, Son of Subodh Chandra Samanta, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, Residing at Kanainatsal,P.S. - Burdwan, P.O. Sripally, District - Purba Bardhaman, Pin - 713103, PAN - CNTPS4084G,
- (iii) **BANKIM CHANDRA SARKAR**, son of Late Jotindra Mohan Sarkar, by Faith Hindu, by Occupation Business, by Nationality Indian, residing at Alisha, PS-Burdwan, PO-Jotram, District-Purba Bardhaman, pin-713104; and shall include its respective legal heirs, successors, officers, managers, executors, administrators, representatives, transferees, assignees and nominees. on their behalf and the OWNERS shall not receive any consideration money in respect of the remaining flats and parking spaces from any person and/or the intending purchaser(s)



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and/or the Financial Institution and/or Bank but all such payment are to be taken by the DEVELOPER / PROMOTER FIRM and the DEVELOPER / PROMOTER FIRM as the duly constituted Power of Attorney Holder and Authorized Agent(s) of the OWNERS shall deal with any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank and will receive the Money/Consideration Amount from all such persons or institutions.

- 7.7 The DEVELOPER / PROMOTER FIRM 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 OWNERS' ALLOCATION and the DEVELOPER / PROMOTER may let out, sale out, convey, transfer or any type of settlement in regard and respect to any Flat or Residential Unit and/or Car Parking Space/Garage with the third parties to the extent of Developer's Share as stated in the aforesaid **Clause No. 1.7** of this Indenture and the OWNERS shall have no right over the said floors except in regard to their own Allocation and they by any or/and all means and also are debarred from claiming any right, title and interest in the near and remote future.
- 7.8 Both the OWNERS and the DEVELOPER / PROMOTER shall extend their best efforts in selling the constructed floor space at the maximum price.
- 7.9 In so far as the roof right is concerned, it will be allotted on the same proportion of 39% (03 % for Bidyut Kumar Ghosh, 36 % for Guru Pada Ghosh) of the DEVELOPER'S ALLOCATION barring the common facilities attached with the roof such as water tanks, antenna etc. In other words the entire Roof Right along with the Ground Floor and the Under-Ground Floor Right will be devolved upon the OWNERS and DEVELOPER / PROMOTER proportionately with 39% (03 % for Bidyut Kumar Ghosh, 36 % for Guru Pada Ghosh) allocation for the OWNERS and 61% allocation for the DEVELOPER.
- 7.10 On completion of the building, but before giving possession, both the DEVELOPER / PROMOTER along with the OWNERS will conduct a 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.

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- 7.11 That the DEVELOPER / PROMOTER shall alone have the right to allocate flats and parking spaces to the intending purchasers from the DEVELOPER'S ALLOCATION and the OWNERS shall have no right whatsoever to enter into any agreement personally with the intending purchasers for sale of any of the flats or parking spaces to be constructed by the DEVELOPER / PROMOTER over the land owned by the First Part (OWNERS) and the DEVELOPER / PROMOTER will have the right to construct further floors in the said proposed building in future if the DEVELOPER / PROMOTER obtains further permissions from Burdwan Development Authority with the modifications of the Building Sanction Plan (if required) to construct more floors and in that event the OWNERS will have no right to appoint any new DEVELOPER / PROMOTER except this existing DEVELOPER / PROMOTER or will have no right to raise any objection and moreover will not be entitled to get any excess share in the said proposed new constructed Floor save and except the already settled allocation of the OWNERS .

ARTICLE VIII - COMMON FACILITIES:

- 8.1 As soon as the construction of the building gets completed, the DEVELOPER / PROMOTER shall give written Notice cum Possession Certificate along with the Completion Certificate from the Burdwan Development Authority or the Concerned Authority, to the OWNERS requiring the OWNERS 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 along with the said Completion Certificate and for all times thereafter the parties shall be exclusively responsible for the payment of the property taxes before the Baikunthapur-II Gram Panchayat and Revenue before the BL& LRO, Burdwan -II and other 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.

Adh.



Additional District Sub Registrar
Surawan, Dt. Purba Bardhaman

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Bridget Kumer John
— Anna Pasa Schwab

Bachhu Samanta
Bachhu Samanta
Authorised Signatory of
Shree Jagannath Construction

- 8.2 The OWNERS shall punctually and regularly pay the proportionate share of the said rates to the concerned authorities or to the DEVELOPER / PROMOTER or otherwise as specified hereinafter and shall keep the DEVELOPER / PROMOTER indemnified against all claims, actions, demand, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the DEVELOPER / PROMOTER as the case may be consequent upon a default by the OWNERS this behalf in respect of their proportionate share of the said rates during the validity of this Development Agreement.
- 8.3 As and from the date of receipt the Possession Certificate along with the Completion Certificate , the OWNERS shall also be responsible to pay and bear and shall forthwith pay on demand to the DEVELOPER / PROMOTER or to the flat OWNERS' ALLOCATION or other entity/person specified hereinafter service charges for the common facilities in the building payable with respect to the OWNERS 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 OWNERS' ALLOCATION or any part thereof the OWNERS shall be exclusively liable to pay and bear the additional premium and/or maintenance or repair, charges as the case may be.

ARTICLE IX - CONSIDERATION

- 9.1 The OWNERS shall not be entitled to get and receive any consideration in terms of advance payment in respect of their allocation which is more



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Gourav Basu Ghosh

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specifically mentioned in the "OWNERS' ALLOCATION" as defined in **Clause 1.6** of this agreement. The OWNERS shall retain their undivided proportionate share or interest share or interest in their land of the said **Schedule** mentioned property, in proportion to the area allotted to them as per OWNERS' ALLOCATION.

- 9.2 In consideration of the DEVELOPER / PROMOTER agreeing to build and complete in all respect the OWNERS' ALLOCATION to the building at the said premises, and in that regard none of the said OWNERS will be eligible to get any earnest consideration amount and the OWNERS will get their share in terms of monetary consideration at the time of booking of the flats by the prospective/ intending purchasers and the OWNERS by all virtue, in any and all consequence will be entitled to select and elect the said prospective/ intending Purchasers in respect of the OWNERS' ALLOCATION and OWNERS will get their share without any prejudice at the time of booking and/or agreement for sale and/or sale proceeding of the Flats.
- 9.3 That in respect of the DEVELOPER'S ALLOCATION and in respect of the Total Constructed Portion of the Building, the DEVELOPER / PROMOTER shall receive the consideration price from the **Intending Purchaser or Allottee s** as per the agreed terms and conditions upon set forth consideration amount and schedule of payment, payable by the **Intending Purchaser or Allottee s** from the total DEVELOPER'S ALLOCATION and from the rest constructed portion of the building and that will be adjusted after receiving advance from the **Intending Purchaser or Allottee s** against each Residential Flat and/or Car Parking Space at the time of execution of Agreement for Sale and the same will/may also be adjusted from the consideration amount of the Unit, 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 entire project inclusive of selling of all flats and parking spaces shall be completed by way of obtaining the Completion Certificate from the Burdwan Development Authority or the Competent Authority

[Handwritten mark]



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Guru Pada Ghosh

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whatsoever before the expiry of permission tenure of the Building plan as sanctioned by Burdwan Development Authority unless the DEVELOPER / PROMOTER 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 OWNERS and the DEVELOPER / PROMOTER have entered into this agreement purely on principal to principal basis and nothing stated therein shall be deemed or construed as a joint venture between the OWNERS and the DEVELOPER / PROMOTER nor shall the OWNERS and the DEVELOPER / PROMOTER in any manner constitute an association of persons.
- 11.2 The DEVELOPER / PROMOTER shall not be entitled to assign this agreement in favour of any Private Limited Company or a Partnership Firm or to any third party being an individual and/or juristic entity by any means.
- 11.3 All dealings to be made by the DEVELOPER / PROMOTER in respect or the construction of the buildings and development of the complex 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 the Sale Proceeds from the intending purchaser/customer to be taken and obtained by the DEVELOPER / PROMOTER itself and in certain cases with legal necessity it may be made in the name of the OWNERS but any such dealings shall not create or foster in any manner any financial, civil and/or criminal liability of the OWNERS and the OWNERS will not be liable in any case or circumstance in respect of the said project as well as for any financial liability of the DEVELOPER / PROMOTER either in its name or in the name of the present OWNERS to any Third Party including the Purchaser/Customers.

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Gurun Prada Singh

Bachhu Samanta

**Bachhu Samanta
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- 11.4 The DEVELOPER / PROMOTER 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.
- 11.5 **FORCE MAJEURE** shall mean riot, war, tempest, civil commotion strike, any kind of boycott or strike, lock down, pandemic outbreak, procedural delay, constitutional and financial emergency and other legal emergency or any other act or commission beyond the control of the party affected thereby.
- 11.6 The DEVELOPER / PROMOTER 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 / PROMOTER for which the DEVELOPER / PROMOTER may require the authority of the OWNERS and various applications and other documents may be required to be signed or made by the OWNERS relating to which no specific provision has been made herein, the OWNERS hereby authorizes the DEVELOPER / PROMOTER to do all such acts, deeds, matters and things and undertakes, forthwith upon being required by the DEVELOPER / PROMOTER in this behalf to execute any, such additional powers or authorities as may be required by the DEVELOPER / PROMOTER 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 OWNERS and by giving prior information.
- 11.8 The DEVELOPER / PROMOTER shall frame the rules and regulations regarding the user and rendition of common services till also the common

*By
[Signature]*



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Gouri Das Ghosh

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- restrictions, which have to be normally kept in the same till transfer of the Ownership flats.
- 11.9 The OWNERS S and DEVELOPER / PROMOTER hereby agree to abide by all the rules and regulations of such management Society/Association/Holding Organization and hereby give their consent to abide by the same till such period of formation of the Association/Society under the **West Bengal Apartment Ownership Act, 1972** or similar such Act for the time being in force.
- 11.10 Any notice required to be given by the DEVELOPER / PROMOTER shall be without prejudice to any other mode of service available be deemed to have been served on the OWNERS 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 OWNERS or the said premises or any part thereof to the DEVELOPER / PROMOTER or creating any right, title or interest in respect thereof in favour of the DEVELOPER / PROMOTER other than exclusive license to the DEVELOPER / PROMOTER to exploit the same in terms thereof.
- 11.12 As and from the date of receipt of the completion certificate of the building from the Burdwan Development Authority or the concerned Authority the DEVELOPER / PROMOTER and/or its transferees and the OWNERS 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 / PROMOTER shall install any equipment or/and erect and maintain in the said premises at its/his own cost all facilities required for execution of the project.
- 11.14 The OWNERS shall pay and bear all property taxes and other dues and outgoings in respect of the said premises accruing and due till the date of handing over possession of the premises (for the commencement of work at the said premises) to the DEVELOPER / PROMOTER by the OWNERS.

*By
adv.*



Additional District Sub Registrar
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19 FEB 2026

Pradyum Kumar Jha.

Pravin Kumar Jha.

Bachhu Samanta

**Bachhu Samanta
Authorised Signatory of
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- 11.15 That for the expenses in regard to preparation and registration of this present instrument, the DEVELOPER / PROMOTER shall bear the entire estimated expenses of this instrument and presently the expenses including the payable Stamp Duty as well as Legal Fees and also the Miscellaneous Fees for preparing, drafting and registering this Indenture.
- 11.16 That the building(s) to be constructed as per the specification given in the Third Schedule mentioned hereunder.
- 11.17 That the project and the Building constructed at the said premises will be named and styled as "SHANTINIKETAN-II " and the same shall always be known by the said name. The Association, the Maintenance agency, the Purchaser/s herein and/or the Unit/Flat/Car parking OWNERS s and Occupiers shall not be entitled to change the same name under any circumstances whatsoever

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 be referred to arbitration under the provisions of The Arbitration 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. In any event if the appointment of Sole Arbitrator is not possible then there will an Arbitration under 2 (Two) Arbitrators among whom, 1 (One) shall be appointed by the OWNERS S and another 1 (One) shall be appointed by the DEVELOPER / PROMOTER and if the said 2 (Two) Arbitrators thinks it fit and proper, then they will have liberty to appoint one Presiding Arbitrator/Umpire in respect of such Arbitration and in that event the award made and published in the said Arbitration Proceeding shall be final and binding on the parties hereto.

adv.



Additional District Sub Registrar
Surawan, Dt. Purba Bardhaman

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Brijraj Kumar Sharma

Guru Pada Ghosh

Bachhu Sarmanfa

Bachhu Sarmanfa
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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 but no suit filed and instituted by the OWNERS shall lie in any Court unless and until the dispute has been referred to and disposed off by way of an Arbitration Proceeding and in all that events the Jurisdiction of the Court are expressly barred by virtue of operation of Arbitration and Conciliation Act but whereas the DEVELOPER / PROMOTER in respect of violation of any condition of this Agreement may prefer to file and institute any civil suit or criminal case in any court of law and in that event the Jurisdiction of either the Civil or Criminal Court will not be barred and in this regard the parties with all free consent and full satisfaction with undertaking to not to raise any objection and claim in future, unconditionally accepts this point along with other points. The Stamp Duty and Registration Fees over the market value assessed by the Directorate of Registration & Stamp Revenue, Govt. of West Bengal has been duly paid by the Party of the SECOND PART. The photos, finger prints, signatures of OWNERS, the DEVELOPER / PROMOTER is annexed herewith in separate sheets, which will be treated as the part of this Deed.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Property Details)

ALL THAT PIECE AND PARCEL OF THE LAND situated at Dist. Purba Bardhaman within Sub-Registry Office at Burdwan, P.S. Bardhaman Mouza Alisha, J.L. No. 77 within Baikunthapur-II Gram Panchayat Recorded Classification: Shali, Present Class : Commercial Bastu (Converted to Commercial Bastu vide Conversion Case No: CN/2023/0218/503 dated 26.09.2023 & CN/2024/0218/940 dated 30.01.2025) bearing :

Adv.



Additional District Sub Registrar
Surawan, Dt. Purba Bardhaman

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Bridget Yemon Jhota

Spandan Das Ghosh

Bachhu Samanta

Bachhu Samanta
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Sl No:	L.R. Plot No:	L.R.Kh. No:	ROR	Proposed use	Area (in Decimals)
1	121	260	Shali	Other Commercial Usage	00.500
2	121	410	Shali	Other Commercial Usage	22.269
Total Area					22.769 Decimals

AND THE SAID PREMISES IS BUTTED AND BOUNDED BY,

On the North: R.S. & L.R. Plot No: 121 (Part)

On the South: R.S. & L.R. Plot No: 118

On the East: R.S. & L.R. Plot Nos: 102 & 117

On the West: Common Passage & Bhalobasa Apartment

THE SECOND SCHEDULE ABOVE REFERRED TO

TOTAL AREA OF PROPERTY GIVEN FOR DEVELOPMENT AS PER THIS AGREEMENT:- 22.769 Decimals (A Little More or Less) i.e., i.e., 13 Kathas 12 Chataks 21 Sq. Ft. (Little More or Less),

THE THIRD SCHEDULE ABOVE REFERRED TO

(Construction of Residential Flats and Building Details)

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

MAIN WALLS & PARTITION WALLS:- 200 MM/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:- Marble/Vitrified Floor Tiles for All room, Balcony, Hall, Kitchen, Bath/Toilet, Lobby, Floor Passage, Stairs and also for the Section.

Adh.



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Pradyot Kumar Ghosh

Guru Baba Ghosh

Bachhu Samanta

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SKIRTING AND DADO:- Marble/Vitrified 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:- Artificial or Original or Malaysian Wood or equivalent section for Door frame, Thick solid core Flush door or Metal Shutter or Grilled or Metal Gate. Main Door shutter for the Section will be made of quality Flush door or Metal Shutter or Grilled or Metal Gate.

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. in Flat. The Glasses of the windows will be Ground Glass or Frosted Glass.

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 necessary priming coat

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

HARDWARE FITTINGS AND FIXTURES:- In Residential Section all the hardware Fittings will be of aluminium. The internal doors will have all the necessary locking arrangements like.

Adh.



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Pravin Das Ghosh

Bachhu Sarmanta

Bachhu Sarmanta
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In Section all the Hardware Fittings will be of aluminium. If there are any internal doors in the units then such will have all the necessary locking arrangements. The Metal Shutter may be fixed as the main entrance to each Office/ .

ELECTRICAL WORKS:-

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

RESIDENTIAL SECTION:-

Each Bed Room Two light points, One Plug point, One Fan Point. **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. **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 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. In the Section the drainage line will be connected to the existing sewer line through the Master trap. Each ping cum Zone cum Area and/or /Office/ Unit have separate 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.



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Bridget Kumar J.M.

Surekha Ghosh

Bachhu Samanta

Bachhu Samanta
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Shree Jagannath Construction

TOILET FITTINGS & FIXTURES:- Each toilet will be provided with one shower, one Anglo Indian/European commode. Necessary taps will be provided in the toilets and the floor will be of Tiles or marble. One basin with tap will be installed at Dining Hall in residential section.

In Area toilet will be common unless and otherwise requested or asked by the /Office Purchaser and the common toilet will be provided with Indian Pan or European commode. Necessary taps will be provided in the toilets and the floor will be of Anti Skid Tiles (Marbles to be given only as per specific request and extra price). One basin with tap will be installed at Toilet.

KITCHEN SPACE:-

In residential Section each Kitchen space will be provided with one cooking platform finished with one still sink with required water connections.

In Section at the request and demand of the Office/ Purchasers and with extra price pantry space will be provided with one cooking platform finished with one still sink with required water connections.

OVER HEAD TANK:-

P.V.C. or Concrete [if the DEVELOPER / PROMOTER deems it fit and proper].

ADDITIONAL WORK:-

Any extra additional work done by the Developer, at the request of the OWNER S and/or PURCHASERS shall be charged extra at market rate and the OWNER and/or PURCHASERS shall have to pay cost of those extra additional works executed by the DEVELOPER / PROMOTER additionally.

R.P.



Additional District Sub Registrar
Surawan, Dt. Purba Bardhaman

19 FEB 2026

Bridget Kumar Jha.
-Governing Body

Bachhu Samanta

Bachhu Samanta
Authorised Signatory of
Shree Jagannath Construction

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Common Facilities and Common Parts)

1. Entrance and Exits to the Premises.
2. Stair Case,
3. Stair Case Landings,
4. Stair Head Room and Lobbies on all the floors of the New Building.
5. Passage for Entrance,
6. Passage to approach common areas,
7. Pump (Deep Tube Well/Submersible Pump of adequate capacity to ensure round the clock),
8. Electric Meter & Electric Meter Space,
9. Electric/Utility room & Water Pump room
10. Septic Tanks,
11. Boundary Walls with Entrance Gate,
12. Water Harvest (if any),
13. Overhead Water Tank,
14. Transformer and space (if any),
15. Digital Generator and space (if any),
16. Lift,
17. Electrical wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
18. Lighting of the Common Portions.
19. Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.
20. 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).
21. Such other parts, areas, equipment, 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-OWNER.

Ad.



Additional District Sub Registrar
Surawan, Dt. Purba Bardhaman

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IN WITNESSES WHEREOF, the OWNER, the DEVELOPER / PROMOTER and WITNESSES after knowing the purpose and meaning of this Deed, made over and read over to them by the witnesses in their another tongue and after satisfaction put their signatures in good health and open mind on this Day.

WITNESSES:-

1. Ramkrishna Ghosh
Guru Pada Ghosh
Vill - Alisha, Po - Jotaram
Dist - Purba Bardhaman
Pin Code 713104

Bridgat Kuan Ghosh
- Guru Pada Ghosh

SIGNATURES OF THE OWNERS

2. Swapn Sarkar
Sb - Satyan Sarkar
Burdwan District
Judge Enrol
713101

Bachhu Samanta

Bachhu Samanta
Authorised Signatory of
Shree Jagannath Construction

SEAL & SIGNATURE OF THE PROMOTER / DEVELOPER

Drafted by me & typed in my office.

Sumit Ranjan Bhadra,
Sumit Ranjan Bhadra, LL.M, Advocate,
Enrolment No: WB/612/2003
Hon'ble Calcutta High Court, Kolkata.














Additional District Sub Registrar
Surawan, Dt. Purba Bardhaman

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SPECIMEN FORM FOR TEN FINGERPRINTS

 Pradyot Kumar Ghosh					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Signature *Pradyot Kumar Ghosh*

 Gurnu Pada Ghosh					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Signature *Gurnu Pada Ghosh*

 Bachhu Samanta					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Signature *Bachhu Samanta*






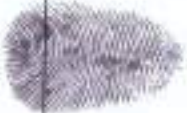





Bachhu Samanta
 Authorised Signatory of
 Shree Jagannath Construction



Additional District Sub Registrar
Surawan, Dt. Purba Bardhaman

19 FEB 2026

SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>Ramkrishna Chosh</i>					
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right	Ring Hand)	Little	
Signature	<i>Ramkrishna Chosh</i>				



Additional District Sub Registrar
Surawan, Dt. Purba Bardhaman

19 FEB 2026

SHREE JAGANNATH CONSTRUCTION

ALISHA ● G.T. ROAD ● BURDWAN
DISTRICT : PURBA BARDHAMAN ● PIN : 713104
MOBILE : 7467917470 ● 7719335655
Email : shreejagannathconstruction6@gmail.com

PARTNERSHIP RESOLUTION

We, Bachhu Samanta, Koushik Roy & Bankim Chandra Sarkar all being legal Partners of Shree Jagannath Construction with office address at Alisha, Jotram, Baikunthapur-II, Burdwan, 713104. "A Partnership Firm duly constituted & established under the provisions of the Indian Partnership Act 1932".

1. At a meeting of the partners held on 6th February 2026, during which all partners of the partnership firm were present, the following resolution were duly passed and approved unanimously.

2. Resolved, that Mr. Bachhu Samanta, partner of Shree Jagannath Construction is hereby authorized on behalf of the firm to seal and sign all GST matters and all taxes as & when required.

3. Resolved, that Mr. Bachhu Samanta, partner of Shree Jagannath Construction is hereby authorized on behalf of the firm to seal and sign all Agreement for Sale, Deed of Conveyance and to present the same before the concerned registration authority including ADSR Purba Bardhaman, DSR-I Purba Bardhaman, DSR-II Purba Bardhaman & all the A.R.A Kolkata and also before all the Court of Law as applicable.

4. Resolved, furthermore, that the forgoing resolution shall remain valid and binding until the same is modified, altered or revoked by a subsequent Resolution.

Dated - 06/02/2026

Burdwan

SHREE JAGANNATH CONSTRUCTION
Bachhu Samanta
Partner

SHREE JAGANNATH CONSTRUCTION
Koushik Roy
Partner

SHREE JAGANNATH CONSTRUCTION
Bankim chandra Sarkar
Partner

শনাক্তকারীর দ্বারা ঘোষণা

নাম- রামকৃষ্ণ হোসেন পিতা/স্বামীর নাম- ঔরুপদ- হোসেন
পেশা- প্রচলক সাক্ষিম গ্রাম- আমিনগা পোঃ- জেএসএল
পোস্ট অফিস- জেএসএল থানা- বালুপাড়া
জেলা- বুর্গা বরগঞ্জ পিন- ৭১৩১০৪ রাজা- পুলিনবিহারী
ভোটার কার্ড নম্বর- FKH2875321 বিধানসভা- বরগঞ্জ উওর
পাট নং- ক্রমিক নং-

আমি নিম্নে লিখিত ব্যক্তি/ ব্যক্তিগণ কে শনাক্ত করিতেছি :-

- ১) শ্রী শ্রী রামকৃষ্ণ হোসেন
- ২) ঔরুপদ- হোসেন
- ৩) শ্রী শ্রী রামকৃষ্ণ
- ৪)
- ৫)
- ৬)
- ৭)
- ৮)
- ৯)
- ১০)

উপরিউল্লিখিত ব্যক্তি/ ব্যক্তিগণ আমার দীর্ঘ ২০ বৎসরের সুপরিচিত এবং তিনি/তাহাদের সহিত আমার ভালো পরিচিতি রহিয়াছে।

আমি এতদ্বারা ঘোষণা করিতেছি যে, ভবিষ্যতে যদি কোনও সময় উপরিউল্লিখিত ব্যক্তি/ ব্যক্তিগণের পরিচয় সম্পর্কে প্রশ্ন ওঠে, তাহলে আমি এই ধরনের অসঙ্গতির জন্য সম্পূর্ণভাবে দায়ী থাকিব এবং (ভবিষ্যতে প্রমাণিত হইলে) এই ধরনের অপরাধের দায়ভার সম্পূর্ণভাবে বহন করিব। উপরিউল্লিখিত সকল তথ্য আমি সত্য হইয়া উক্ত ঘোষণা পত্রে স্বাক্ষর করিলাম।

Ramkrishna Ghosh

শনাক্তকারীর স্বাক্ষর

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AFSF54481C



पति / नाम
SHREE JAGANNATH CONSTRUCTION

सिद्धान्त / मसल को तारीख
Date of Issuance/Formation
28/09/2023

1100029

Baldev Jant

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BACHHU SAMANTA
SUBODH CHANDRA SAMANTA

15/09/1970
Permanent Account Number
CNTPS4084G

Bachhu Samanta
Signature



Bachhu Samanta


 ভারতের নির্বাচন কমিশন
 প্রতিষ্ঠার পর
ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 WB/39/271/729357




নির্বাচনের নাম : বামু নামড
 Elector's Name : Sachin Samanta
 পিতার নাম : সুবোধ নামড
 Father's Name : Subodh Samanta
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ
 Date of Birth : 15/09/1970

WB/39/271/729357

ঠিকানা:
কাননাতাগাল, স্রিপাল্লী, বুরদমান (সাদাগ), বুরদমান-713183

Address:
KANANATAGHAL, SRIPALLY, BURDWAN
(SADAG), BURDWAN-713183

৯৩৭-৪৭৬৩

Date: 09/04/2018

360-নম্বর পল্লী নির্বাচন প্রকল্প নির্বাচন নিয়ন্ত্রক
 অফিসিয়াল স্বাক্ষর সনদ
 Facsimile Signature of the Electoral
 Registration Officer for
 360-Burdwan Dakshin Constituency

ভোটার পরিচয় কার্ডের নথি সংরক্ষণের জন্য এই কার্ডটি
 সুরক্ষিত রাখতে হবে। পরিবর্তন হলে এই কার্ডটি
 পুনরায় পূরণ করতে হবে।
 In case of change in address mention this Card No.
 in the relevant Form for forwarding your name to the
 EC at the changed address and to obtain the card
 with new number.

Sachin Samanta


भारत के निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
 निर्वाचन आयोग की कार्यालय, इलेक्टर प्रोटेक्शन सेल, ए.ए.सी.
 निर्वाचन आयोग की कार्यालय, इलेक्टर प्रोटेक्शन सेल, ए.ए.सी.


IMW2262715



नाम : बिद्यूत कुमार घोष
Name : BIDYUT KUMAR GHOSH
 पिता का नाम : उषकान्त घोष
Father's Name : Ushkanta Ghosh

EPIC No : IMW2262715

लिंग Gender : पुरु / Male
 जन्म तिथि / वयन : 02-03-1970
 Date of Birth/Age :
 पता : आलिशा पार्क 0 उत्तर, अलिशा, बर्धमान (सदर), पुरुब
 बर्धमान, 713103
Address : Alisha Park 0 Uttar, Alisha, BURDWAN (SADAR), PURBA BARDHAMAN, 713103

तारीख Date : 05-03-2022
 निर्वाचक निबन्धन अधिकारी
 Electoral Registration Officer

विधानसभा निर्वाचन क्षेत्र का सं. व नाम : 265-बर्धमान उत्तर
 (उपनिवेश क्षेत्र)
**Assembly Constituency No. and name : 265-Burdwan
 Uttar (SC)**

ध्यान दें
 1. यह निर्वाचन कार्ड, निर्वाचन क्षेत्र के नाम (या पंजीयन) के लिए प्रमाणित नहीं है।
 2. निर्वाचन क्षेत्र के नाम (या पंजीयन) के लिए प्रमाणित नहीं है।
 3. निर्वाचन क्षेत्र के नाम (या पंजीयन) के लिए प्रमाणित नहीं है।
 4. This card is not a proof of age except for the purpose of election.

Bidyut Kumar Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT
BIDYUT KUMAR GHOSH



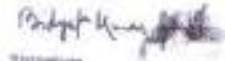
भारत सरकार
GOVT. OF INDIA

आय कर के खर्च - आप का कर्मानुसृत कर - लॉकर
आयकर विभाग द्वारा जारी, एन एन डी डी
आय कर विभाग, राष्ट्रीय सेवा, कलकत्ता-700 013
एन डी डी नंबर: आयकर विभाग - 410 013

UMAKANTA GHOSH

02/03/1970

Permanent Account Number
AQPPG2765B


Signature



02/03/2020

If this card is your / someone's data card in your
Name Register, please do
Income Tax PAN Services Unit, NSDL,
1st Floor, Narain Tower,
Naraina Mills Compound,
11 B, Narain, Delhi - 110 028

For: 02/03/2020 02/03/2020

Bidyut Kumar Ghosh

निर्देशांक संख्या / PERMANENT ACCOUNT NUMBER

AFHPG0726P



नाम / NAME
GURU PADA GHOSH

पिता का नाम - FATHER'S NAME
DULAL CHANDRO GHOSH

जन्म तिथि / DATE OF BIRTH
02-11-1952

प्रत्यक्ष हस्ताक्षर / SIGNATURE

Guru Pada Ghosh

B. Das

आयकर आयोग, प.स. (11)

COMMISSIONER OF INCOME TAX, W.B. (11)

Guru Pada Ghosh


 भारत के निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 निर्वाचन आयोग का राष्ट्रीय निर्वाचन कार्ड
 National Electoral Card


 UIN223654E



निर्वाचन आयोग का राष्ट्रीय निर्वाचन कार्ड
 National Electoral Card
 Name: Gurupada Ghosh
 पिता का नाम / Father's Name: Gulabchandra Ghosh

निर्वाचन आयोग का राष्ट्रीय निर्वाचन कार्ड
 National Electoral Card

PIN Code: 711 001
 Date of Birth: 1944
 Address: ALLINDIA ABHISAMITHAN BHADRA PURA
 BANGALORE 711 001

PAN No: 1740-0000
 निर्वाचन आयोग का राष्ट्रीय निर्वाचन कार्ड
 National Electoral Card

निर्वाचन आयोग का राष्ट्रीय निर्वाचन कार्ड
 National Electoral Card
 Assembly Constituency No. and Name: 264-Bardhaman
 Uda (SC)
 Part No. and Name: 279-Bardhaman Industrial Training
 Institute

No. 10 / 1900
 1. निर्वाचन आयोग का राष्ट्रीय निर्वाचन कार्ड निर्वाचन आयोग के निर्वाचन आयोग के कार्ड का एक प्रतिलिपि है।
 2. निर्वाचन आयोग का राष्ट्रीय निर्वाचन कार्ड निर्वाचन आयोग के कार्ड का एक प्रतिलिपि है।
 3. निर्वाचन आयोग का राष्ट्रीय निर्वाचन कार्ड निर्वाचन आयोग के कार्ड का एक प्रतिलिपि है।
 Date of birth mentioned in the card and not to be treated as proof of age / O. S. in any dispute other than regulation of elections.

DM SPN No. - 800260711/17114

Gurupada Ghosh

Government of West Bengal

Office of the Sub-Divisional Land & Land Reforms Officer

সদর উত্তর পূর্ব বর্ধমান



To

বিদ্যুত কুমার ঘোষ

পিতা/স্বামীর নাম: উমাকান্ত

নিক

P.S.: বর্ধমান

District: পূর্ব বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 27/07/2023

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2023/0218/503)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
আশিষা, ৭৭, বর্ধমান	260	121		5000	0.2250	শালি	কমানিসিয়াল বাণ্ডু

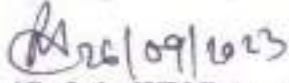
Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.


Collector u/s 4C of the WBLR Act, 1955
Sub-Divisional Land &
Land Reforms Officer
Sub-Divisional Land & Land Reforms Officer

Memo:

Dated:

- (i) The BL&LRO, বর্ধমান-2 for information and taking necessary action.
(ii) The RI, of the বৈকুণ্ঠপুর-2 for information and taking necessary action.
(iii) Office copy of the certificate to be kept with the relevent case Record

Sub-Divisional Land & Land Reforms Officer

Government of West Bengal

Office of the Sub-Divisional Land & Land
Reforms Officer

সদর উত্তর পূর্ব বর্ধমান



Certificate of Conversion

Memo : *EON. 128/SDL&LRD/(N)/2025*

Date : 30/01/2025

To



নাম: গুরুপদ ঘোষ

বিজা/স্বামীর নাম: দুলালচন্দ্র ঘোষ

ঠিকানা: নিজ

P.S.: বর্ধমান

District: পূর্ব বর্ধমান

Sub: Order allowing Change, conversion or alteration of mode of use of land.

Ref: His/Her application dated: 03/10/2024

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for change, conversion or alteration of mode of use of land from one class to another as noted in the schedule-I below with effect from 30/01/2025, subject to the terms and condition as noted in schedule-II.

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2024/0218/940)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
আলিপুরা, 77, বর্ধমান	410	121		5000	0.2250	শালি	কমার্শিয়াল কাল্ড

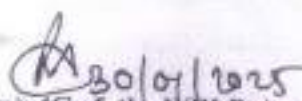
Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955 and any of the provisions of sub section(3) of section 6 of the West Bengal Estate Acquisition Act 1953.(West Bengal Act I of 1954)
- This permission for conversion is also without prejudice to any provision of the Urban Land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.

- c) This permission for conversion is also without prejudice to any provision of the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Bengal ACT VII of 2006) where the land is situated within the areas of East Kolkata Wetlands as defined in the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Bengal ACT VII of 2006).

- d) Where the object of change or conversion is to use the land for a purpose for which approval or license from an appropriate authority is necessary, the order directing change, conversion or alteration is subject to obtaining such approval or permission or license from such authority as soon as the order granting change or conversion as sought for is made.
- e) Where the application relates to permission for change, Conversion or alteration of any land having water body, the order allowing change, conversion or alteration is subject to creation of compensatory water body of equal or larger size of such water body within a period of 90 days from the date of issue of the order granting change, conversion as sought for is made.
- f) This permission of conversion will stand revoked if the land is found already acquired under any proceedings of Land Acquisition Act or any other Act.
- g) This permission for conversion is subject to the approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 wherever applicable.
- h) This permission for conversion will stand revoked if there is any violation of the provision of prevailing laws enforcing prevention of environmental pollution affecting public health in general of the locality at any point of time.
- i) This permission of conversion will also stand revoked if the land is used for other than the purpose for which permission is given.
- j) The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.
- k) This conversion certificate is issued in accordance with the notification bearing no. 4296-LR/LA-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt and Addl Chief Secretary to the Govt of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.


Collector u/s 4C of the WBLR Act, 1955
&

Sub-Divisional Land & Land Reforms Officer

Sub-Divisional Land & Land Reforms
Dated: 30/01/2025
Officer, Bardhaman Sadar (North)
Purba Bardhaman

Memo
No:

- (i) The BL&LRO, বর্ধমান-2 for information and taking necessary action.
(ii) The RL, of the বৈকুণ্ঠপুর-2 for information and taking necessary action.
(iii) Office copy of the certificate to be kept with the relevent case Record

Sub-Divisional Land & Land Reforms Officer

भारत के निर्वाचन आयोग
 ELECTION COMMISSION OF INDIA
 निर्वाचक पत्रिका संख्या और निर्वाचक पत्रिका पहचान कार्ड
 FK(H)2875391




नाम : रामकृष्ण घोष
 Name : Ramkrishna Ghosh
 पिता का नाम : गुरुपदा घोष
 Father's Name : Gurupada Ghosh

पंजीकरण / Reg
 07-08-1983
 Date of Birth / Age :
 07-08-1983
 Address : Aksh, JOTERAM, Aksh, BURDWAN (SAWA),
 PURBA BARDHAMAN, 713103

तारीख / Date : 16-03-2021
 निर्वाचक पत्रिका अधिकारी
 Electoral Registration Officer

निर्वाचक पत्रिका संख्या और नाम : 286-बुर्दवान (सावा)
 (उप-खंड) (Part)
 Assembly Constituency No. and Name : 286-Burdwan
 (Part)
 भाग नं. और नाम : 281-बुर्दवान औद्योगिक प्रशिक्षण
 Part No. and Name : 281-Burdwan Industrial Training
 Institute

टिप्पणी / Note
 1. निर्वाचक पत्रिका और भाग संख्या को निर्वाचक पत्रिका में दर्ज करने से पहले
 निर्वाचक पत्रिका में जाकर जांचें। निर्वाचक पत्रिका में नाम सही
 रूप में दर्ज करने का सुनिश्चित करें।
 Please check your name in the
 current electoral roll. Please check your name in the
 current electoral roll before every session.
 2. यदि निर्वाचक पत्रिका में नाम सही रूप में दर्ज नहीं है तो निर्वाचक पत्रिका
 में नाम दर्ज करवाएं।
 Date of birth recorded in the card should be treated as a proof
 of age / D. O. B. for any purpose other than registration in
 electoral roll.

Ramkrishna Ghosh



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



192025260483404078

I-1197/26

GRN Details

GRN:	192025260483404078	Payment Mode:	SBI Epay
GRN Date:	19/02/2026 11:16:48	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	4920775759916	BRN Date:	19/02/2026 11:17:47
Gateway Ref ID:	3023270430	Method:	IDBI Bank-Retail NB
GRIPS Payment ID:	190220262048340406	Payment Init. Date:	19/02/2026 11:16:48
Payment Status:	Successful	Payment Ref. No:	2000439739/3/2026

(Query No*/Query Year)

Depositor Details

Depositor's Name:	Ms SHREE JAGANNATH CONSTRUCTION
Address:	Alisha G T Road Joteram PS Burdwan 713104
Mobile:	7719335655
Period From (dd/mm/yyyy):	19/02/2026
Period To (dd/mm/yyyy):	19/02/2026
Payment Ref ID:	2000439739/3/2026
Dept Ref ID/DRN:	2000439739/3/2026

Payment Details

Sl. No	Payment RefNo	Head of A/C- Description	Head of A/C	Amount (₹)
1	2000439739/3/2026	Property Registration- Stamp duty	0030-02-103-003-02	70010
2	2000439739/3/2026	Property Registration- Registration Fees	0030-03-104-001-16	400
3	2000439739/3/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				70710

IN WORDS: SEVENTY THOUSAND SEVEN HUNDRED TEN ONLY.

PAID

Major Information of the Deed






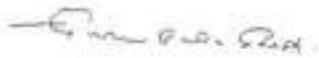
Deed No :	I-0203-01197/2026	Date of Registration	19/02/2026
Query No / Year	0203-2000439739/2026	Office where deed is registered	
Query Date	16/02/2026 7:01:55 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	SUMIT BHADRA 254 ARVIND PALLY, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 8759700532, 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. 1,00,10,000/-		Rs. 4,91,81,040/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,010/- (Article:48(g))		Rs. 400/- (Article:E, E)	
Remarks			

Land Details :

District: Purba Bardhaman, P.S.- Barddhaman, Gram Panchayat: BAIKUNTHAPUR-II, Mouza: Alisa, JI No: 77, Pin Code : 713104

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-121 (RS -121)	LR-260	Other Commercial Usage	Shall	0.5 Dec	10,000/-	10,80,000/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L2	LR-121 (RS -121)	LR-410	Other Commercial Usage	Shall	22.269 Dec	1,00,00,000/-	4,81,01,040/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
TOTAL :					22.769Dec	100,10,000 /-	491,81,040 /-	
Grand Total :					22.769Dec	100,10,000 /-	491,81,040 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Bidyut Kumar Ghosh (Presentant) Son of Late Umakanta Ghosh Executed by: Self, Date of Execution: 19/02/2026 , Admitted by: Self, Date of Admission: 19/02/2026 ,Place : Office</p>	<p>Photo</p>  <p>19/02/2026</p>	<p>Finger Print</p>  <p>Captured</p> <p>19/02/2026</p>	<p>Signature</p>  <p>19/02/2026</p>
<p>Alisha, City:- Not Specified, P.O:- Jotram, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: AQxxxxxx5B, Aadhaar No: 39xxxxxxxx4410, Status :Individual, Executed by: Self, Date of Execution: 19/02/2026 , Admitted by: Self, Date of Admission: 19/02/2026 ,Place : Office</p>				
2	<p>Name</p> <p>Mr Guru Pada Ghosh Son of Late Dulal Chandra Ghosh Executed by: Self, Date of Execution: 19/02/2026 , Admitted by: Self, Date of Admission: 19/02/2026 ,Place : Office</p>	<p>Photo</p>  <p>19/02/2026</p>	<p>Finger Print</p>  <p>Captured</p> <p>19/02/2026</p>	<p>Signature</p>  <p>19/02/2026</p>
<p>Alisa, City:- Not Specified, P.O:- Joteram, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AFxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/02/2026 , Admitted by: Self, Date of Admission: 19/02/2026 ,Place : Office</p>				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shree Jagannath Construction Alisha, G. T. Road, Joteram, City:- Not Specified, P.O:- Joteram, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AFxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Bachhu Samanta Daughter of Mr Subodh Chandra Samanta Date of Execution - 19/02/2026, , Admitted by: Self, Date of Admission: 19/02/2026, Place of Admission of Execution: Office	 Feb 19 2026 1:39PM	 Captured L1: 1902/2026	 1902/2026
Alisa, City:- Not Specified, P.O:- Joteram, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: CNxxxxxx4g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Shree Jagannath Construction (as Developer)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAM KRISHNA GHOSH Son of Mr Gurupada Ghosh ALISHA JOTERAM BURDWAN 713104, City:- Not Specified, P.O- Burdwan, P.S.- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104		 Captured	
	19/02/2026	19/02/2026	19/02/2026
Identifier Of Mr Bidyut Kumar Ghosh, Mrs Bachhu Samanta, Mr Guru Pada Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Bidyut Kumar Ghosh	Shree Jagannath Construction-0.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Guru Pada Ghosh	Shree Jagannath Construction-22.269 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Gram Panchayat: BAIKUNTHAPUR-II, Mouza: Alisa, JI No: 77, Pin Code : 713104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 121, LR Khatian No:- 260	Owner:বৈদ্যুত কুমার গোস্বামী, Gurdian:শ্রীশ্রী শ্রী . Address:শ্রী , Classification:শ্রী, Area:0.22500000 Acre,	Mr Bidyut Kumar Ghosh
L2	LR Plot No:- 121, LR Khatian No:- 410	Owner:গুরু পদা গোস্বামী, Gurdian:শ্রীশ্রী শ্রী . Address:শ্রী , Classification:শ্রী, Area:0.22500000 Acre,	Mr Guru Pada Ghosh

On 19-02-2026

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 12:45 hrs. on 19-02-2026, at the Office of the A.D.S.R. Bardhaman by Mr Bidyut Kumar Ghosh, 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 4,91,81,040/-

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

Execution is admitted on 19/02/2026 by 1. Mr Bidyut Kumar Ghosh, Son of Late Umakanta Ghosh, Alisha, P.O. Jotram, Thana: Bardhaman

,, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. Mr Guru Pada Ghosh, Son of Late Dulal Chandra Ghosh, Alisa, P.O: Joteram, Thana: Bardhaman

,, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by Profession Retired Person

Indetified by Mr RAM KRISHNA GHOSH, , Son of Mr Gurupada Ghosh, ALISHA JOTERAM BURDWAN 713104, P.O: Burdwan, Thana: Bardhaman

,, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

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

Execution is admitted on 19-02-2026 by Mrs Bachhu Samantia, Developer, Shree Jagannath Construction (Partnership Firm), Alisha, G. T. Road, Joteram, City:- Not Specified, P.O:- Joteram, P.S:-Bardhaman, District-Purba Bardhaman, West Bengal, India. PIN:- 713104

Indetified by Mr RAM KRISHNA GHOSH, , Son of Mr Gurupada Ghosh, ALISHA JOTERAM BURDWAN 713104, P.O: Burdwan, Thana: Bardhaman

,, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 400.00/- (E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2026 11:17AM with Govt. Ref. No: 192025260483404078 on 19-02-2026, Amount Rs: 400/-, Bank: SBI EPay (SBIEPay), Ref. No. 4920775759916 on 19-02-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,010/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 70,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5133, Amount: Rs.5,000.00/-, Date of Purchase: 19/02/2026, Vendor name: Surajit Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2026 11:17AM with Govt. Ref. No: 192025260483404078 on 19-02-2026, Amount Rs: 70,010/-, Bank: SBI EPay (SBIEPay), Ref. No. 4920775759916 on 19-02-2026, 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 0203-2026, Page from 65792 to 65858

being No 020301197 for the year 2026.



Digitally signed by SANJIT SARDAR
Date: 2026.02.23 16:25:40 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 23/02/2026

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.