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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

M 262384

of 322543/2026

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

District Sub-Registrar-II
Purba Bardhaman

11 FEB 2026

DEED OF DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT made this ^{11th day of Feb}day of Two Thousand Twenty Six (2026)

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Sl. No. 11812 Sale Date 21.12.2025
Sold To Mahaprabhu Construction
Add. Rishra Hoogly
Stamp Rs. 600/-
This Stamp Paper Purchased From 26 DEC 2025
Purba Bardhaman Ho. Try. On Date
Stamp Vendar-TAPAS PAL
Burdwan A.D.S.R. Office, Purba Bardwan
Licence No. 01/15-16

Tapas Pal
Signature

11812



District Sub-Registrar-II
Purba Bardhaman

11 FEB 2026

BETWEEN

1. **MR. RATAN KUMAR BOSU, PAN AMUPB9286H** S/o Lt. Nani Gopal Bosu, by Nationality - Indian, by faith- Hindu, by profession - Retired Person, resident of Sripally, P.O.- Sripally, P.S.- Bardhaman Sadar & Dist Purba Bardhaman, Pin-713103, W.B.
2. **MR. SWAPAN KUMAR BOSE, PAN - AQMPB2591D** S/o Lt. Nanigopal Bose, by Nationality-Indian, by faith-Hindu, by profession- Business, resident of Officers Colony, P.O.- Sripally, P.S.- Bardhaman Sadar & Dist. - Purba Bardhaman, Pin 713103, W.B.
3. **MRS. DOLLY DEY, PAN - ADEPD3915G** D/o Lt. Nani Gopal Bose, by Nationality - Indian, by faith- Hindu, by profession - others, resident of Sripally, P.O.- Sripally, P.S.- Bardhaman Sadar & Dist. - Purba Bardhaman, Pin - 713103, W.B.
4. **MR. BIPLAB KUMAR BOSE, PAN - ADIPB6298G** S/o Lt. Nani Gopal Bose, by Nationality - Indian, by faith- Hindu, by profession - others, resident of Ichlabad, P.O.- Sripally, P.S.- Bardhaman Sadar, Dist. - Purba Bardhaman, Pin - 713103, W.B.
5. **MRS. PALY DUTTA, PAN - DZZPD2031P** D/o Lt. Nani Gopal Bose, by Nationality - Indian, by faith- Hindu, by profession - others, resident of Sripally, P.O.- Sripally, P.S.- Bardhaman Sadar & Dist. - Purba Bardhaman, Pin - 713103, W.B.
6. **MRS. DEBIKA GHOSH, PAN- BAVPG4277M** D/o - Lt. Dipak Kumar Bose, by Nationality - Indian, by faith- Hindu, by profession - others, resident of Sripally, P.O.- Sripally, P.S.- Bardhaman Sadar & Dist. - Purba Bardhaman,
7. **MRS. RUPA BOSE, PAN- BCJPB9324G**, W/o Lt. Dipesh Kumar Bose, by Nationality-Indian, by faith-Hindu, by profession- House-wife , Residing at- 40/A, Priynath Midhya Road, P.O. & P.S. - Belgharia, Dist. - North 24 Parganas, West Bengal, PIN - 700056, W.B.

S. **MISS DIPLEKHA BOSE, PAN- EZBPB9549B** D/O Lt. Dipesh Kumar Bose, By Nationality Indian, By Faith Hindu, By Occupation Service, Residing at- 40/A, Priynath Midhya Road, P.O. & P.S. - Belgharia, Dist. - North 24 Parganas, West Bengal, PIN - 700056, W.B. hereinafter called and referred as the **OWNER(S)/LANDLORD(S)** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their respective heirs, executors, administrators, legal representative and assigns) of the party of the **FIRST PART**.

AND

"MAHAPRABHU CONSTRUCTION" PAN ABMFM2991F (A Partnership Firm having been incorporated under the Partnership Act, 1932) having its Regd. Office at 90/9/A G. T. Road (West), P.O. RISHRA, P.S. - RISHRA, Dist. Hooghly, Pin 712248, Represented by its Partners Namely **1. SRI ALOKE PAL, PAN BZFPP5492L** S/O Late Phani Bhusan Pal, By Faith Hindu, by Nationality Indian, Occupation-Business, Residing at 90/9/A G.T. Road (West), P.O. & P.S. - Rishra, Dist: Hooghly, PIN- 712248, W.B. **2. SRI SAMBHU NATH CHANDRA, PAN ACEPC7788F** S/o Late Panchugopal Chandra, by Caste - Hindu, Nationality - Indian, by profession - Business, resident of 90/15 G.T. Road (West), P.O. & P.S. Rishra, Dist. Hooghly, W.B. hereinafter called and termed and referred as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/his/her/their respective, heirs, Executor, Administrators, Legal Representative and Assignees) of the party of the **SECOND PART**.

AND WHEREAS it appears from record that the Schedule mentioned property was previously belonged to Haribansha Dutta. He enjoyed the schedule mentioned property by recorded his name in C.S.R.O.R under the khatian no. of 550 within the schedule mentioned mouza and during the enjoyment of absolute right, title and possession over the first schedule mentioned property without any interference of any third party said Haribansha Dutta died leaving behind his intestate successor or Legal heirs (as per the Doctrine of HINDU SUCCESSION ACT, 1956) namely Damini Dutta (as wife of deceased Haribansha Dutta), Ajit

Dutta (as son of deceased Haribansha Dutta) and Laxmi Narayan Dutta (as son of deceased Haribansha Dutta).

AND WHEREAS the said Damini Dutta, Ajit Narayan Dutta and Laxmi Narayan Dutta became the absolute owner and possessor of the Schedule mentioned property as the intestate successor or Legal heirs of deceased Haribansha Dutta. And also they became the absolute owner cum possessor of all property along with the schedule mentioned property left behind by the deceased Haribansha Dutta.

AND WHEREAS during their absolute possession and ownership over the schedule mentioned property without any interference of third party said Damini Dutta, Ajit Narayan Dutta and Laxmi Narayan Dutta transferred their right, title, interest, possession and ownership over the schedule mentioned property in favour of Nani Gopal Bose and Jiban Chandra Bose through a Deed of Sale being No. 1 - 7565 registered in the year of 1954 at D.S.R. Burdwan.

AND WHEREAS by the above-mentioned process said Nani Gopal Bose and Jiban Chandra Bose became the absolute owner and possessor over the Schedule mentioned property and enjoyed their absolute possession and ownership without any interference of any third party more than twelve years and recorded their name in R.S.R.O.R under the Khatian No. 550 within the schedule mentioned Mouza -Ichlabad, J.L. NO 75 Mahalla Sripally, P.O. Sripally, Dist. Purba Burdwan.

AND WHEREAS said Nani Gopal Bose and Jiban Chandra Bose during the time of their absolute possessory right and ownership they decided to specify and demarcated their possession over the Schedule mentioned property and due to that course of action they executed a Deed of Partition between them by virtue of Partition Deed No. 1-755 registered in the year of 1961 at D.S.R. Burdwan.

AND WHEREAS said Nani Gopal Bose and Jiban Chandra Bose enjoyed their specifically demarcated possession and ownership over the First Schedule mentioned property.

AND WHEREAS during the enjoyment of specifically demarcated absolute right, title and possession over the schedule mentioned property without any interference of any third party said Nani Gopal Bose died (on 26-12-1974) leaving behind his intestate successor or Legal heirs (as per the Doctrine of HINDU SUCCESSION ACT, 1956) namely Ashalata Bose (as wife of deceased Nani Gopal Bose), Swapan Kumar Bose (as son of deceased Nani Gopal Bose), Biplab Kumar Bose (as son of deceased Nani Gopal Bose), Ratan Kumar Bose (as son of deceased Nani Gopal Bose), Dolly Dey (as daughter of deceased Nani Gopal Bose), Paly Dutta (as daughter of deceased Nani Gopal Bose) and Dipak Bose (as son of deceased Nani Gopal Bose).

AND WHEREAS said Ashalata Bose, Swapan Kumar Bose, Biplab Kumar Bose, Ratan Kumar Bose, Dolly Dey, Paly Dutta and Dipak Bose became 1/7th shareholder for each one and also became the absolute joint owner and possessor of the Schedule mentioned property as the intestate successor or Legal heirs of deceased Nani Gopal Bose. And also, they became the absolute owner cum possessor of the first schedule mentioned property left behind by the deceased Nani Gopal Bose.

AND WHEREAS during the enjoyment of undivided 1/7th share and absolute right, title and possession over the schedule mentioned property without any interference of any third party said Ashalata Bose, W/o- Lt. Nani Gopal Bose died (on 15-02-2001) leaving behind her intestate successor or Legal heirs (as per the Doctrine of HINDU SUCCESSION ACT, 1956) namely Swapan Kumar Bose (as son of deceased Ashalata Bose), Biplab Kumar Bose (as son of deceased Ashalata Bose), Ratan Kumar Bose (as son of deceased Ashalata Bose), Dolly Dey (as daughter of deceased Ashalata Bose), Paly Dutta (as daughter of deceased Ashalata Bose) and Dipak Bose (as son of deceased Ashalata Bose).

AND WHEREAS said Swapan Kumar Bose, Biplab Kumar Bose, Ratan Kumar Bose, Dolly Dey, Paly Dutta and Dipak Bose became 1/6th joint shareholder for each one for the share left by Ashalata Bose and also

became the absolute joint owner and possessor of the Schedule mentioned property as the intestate successor or Legal heirs of deceased Ashalata Bose. And also, they became the absolute owner cum possessor of the schedule mentioned property left behind by the deceased Ashalata Bose.

AND WHEREAS during the enjoyment of specifically demarcated absolute right, title and possession over the first schedule mentioned property without any interference of any third party said Jiban Chandra Bose died (on 04-06-1983) leaving behind his intestate successor or Legal heirs (as per the Doctrine of HINDU SUCCESSION ACT, 1956) namely Basanti Bose (as wife of deceased Jiban Chandra Bose), Monimoy Bose (as son of deceased Jiban Chandra Bose), Subhas Chandra Bose (as son of deceased Jiban Chandra Bose), Jagannath Bose (as son of deceased Jiban Chandra Bose), Rabindra Nath Bose (as son of deceased Jiban Chandra Bose), Arabinda Bose (as son of deceased Jiban Chandra Bose), Shankar Nath Bose (as son of deceased Jiban Chandra Bose), Debashis Bose (as son of deceased Jiban Chandra Bose), Subir Kumar Bose (as son of deceased Jiban Chandra Bose), Kaberi Dey (as daughter of deceased Jiban Chandra Bose) and Chandana Bakshi (as daughter of deceased Jiban Chandra Bose).

AND WHEREAS said Basanti Bose, Monimoy Bose, Subhas Chandra Bose, Jagannath Bose, Rabindra Nath Bose, Arabinda Bose, Shankar Nath Bose, Debashis Bose, Subir Kumar Bose, Kaberi Dey and Chandana Bakshi became 1/11th joint share holder for each one and also became the absolute joint owner and possessor of the Schedule mentioned property as the intestate successor or Legal heirs of deceased Jiban Chandra Bose. And also, they became the absolute owner cum possessor of the schedule mentioned property left behind by deceased Jiban Chandra Bose.

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AND WHEREAS said Basanti Bose, Monimoy Bose, Subhas Chandra Bose, Jagannath Bose, Rabindra Nath Bose, Arabinda Bose, Shankar Nath Bose, Debashis Bose, Subir Kumar Bose, Kaberi Dey and Chandana Bakshi transferred their right, title, interest, possession and ownership in

favour of Biplab Kumar Bose and Ratan Kumar Bose by virtue of a Deed of sale being No. 1-4012 registered in the year of 1997 at D.S.R. Burdwan.

AND WHEREAS said Biplab Kumar Bose and Ratan Kumar Bose became the absolute owner and possessor of the schedule mentioned property (which was specifically demarcated in the Partition Deed No. 1 - 255 registered in the year of 1961 at D.S.R. Burdwan and duly obtained by this partition in favour of deceased Jiban Chandra Bose).

AND WHEREAS the above-mentioned process said Swapan Kumar Bose, Biplab Kumar Bose, Ratan Kumar Bose, Dolly Dey, Paly Dutta and Dipesh Kumar Bose and Debika Ghosh all became the absolute joint owner and possessor of the First Schedule mentioned property as per their share allocation and recorded their names in L.R.R.O.R and enjoying the first schedule mentioned property by paying all necessary revenue and Taxes in their name to the competent authority.

AND WHEREAS there is a large portion of definite demarcated land measuring 9.75 Decimals (A Little More or Less) with dilapidated Structure being the Schedule mentioned Property which is unmaintained and which is more specifically described below and thereby all the OWNERS together jointly have taken decision to construct a multi-storied building inclusive of Flats/Residential Units/ and Parking Spaces by constructing building and to develop the premises i.e., the land which is more specifically described in the Schedule below and which is not being looked after by the OWNERS due to their habitation uncertainty in the City of Burdwan and occupational and family oriented and physical dilemma and thereby the OWNERS have jointly and unanimously have taken decision to demolish and dismantle the existing structure and to construct of Commercial cum Residential building comprised of Multiple Flats/Residential Units/Car Parking Spaces and to develop the premises i.e., the property which is more specifically described in the First Schedule below.

AND WHEREAS the OWNERS neither have the capacity nor have the ability both financially and technically and also nor have any experience

nor has the adequate and appropriate skill and knowledge to develop or to construct the new multi-storied building thereon inclusive of Flats/Residential Units and Car Parking Spaces.

AND WHEREAS The owners desirous of construction of a multistoried building containing several self contained flats, over the said holding as per sketch enclosed in the agreement, but for want of time, experience and fund is unable to proceed with such a project.

WHEREAS the owners were in need of an organization, who would take up the project and start and complete the building by taking all sorts of steps for developing the said property and start and completing the proposed building by providing fund from its own sources.

WHEREAS the Developer is engaged in civil construction and development of immovable properties, the Owners have approached the developer to take up the project and complete the same by providing fund.

WHEREAS the Developer has agreed to take up the project for development of the said Holding and to provide fund for the said project thereupon and to start and complete the same.

WHEREAS the owners and Developer, after due discussion over the modus operandi and terms and conditions of development, have mutually agreed to the terms and conditions appearing hereinafter.

WHEREAS the Developer has agreed to enter into an agreement on the representation of the owners that they are the absolute owner-in possession of the said property and entitled to enter into this agreement.

WHEREAS the Developer has already submitted a scheme for construction of multistoried building consisting of several flats /parking spaces on the basis of sanctioned building plan and the developer will take all initiative to sanction in respect whereof is to be obtained from the Burdwan Municipality on terms that the developer would make construction of proposed building and with the authority and power to procure the cost of construction from the intending purchasers of

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flat/unit/parking space, within Developers allocation from intending purchaser of flat/ parking space.

WHEREAS the aforesaid owners has accepted the said proposal of the Developer and hereby agree to appoint the developer for developing the property over the said Holding more fully described in the First schedule, hereunder written by making construction of the proposed multistoried building comprising several flats/parking spaces, whom the Developer would procure on its own and such intending purchaser shall pay consideration money to the developer, for the undivided proportionate and impartible share of the land out of the land described in the first Schedule, hereunder written including common space, save and except the area out of the total constructed area and open Parking Space available including common space to be sanctioned by the Burdwan Municipality which will be kept exclusively for the owners written in details in CL. 1.9.

Thereafter the OWNERS of the First Part and the DEVELOPER MAHAPRABHU CONSTRUCTION represented by its Partners Alope Pal and Sambhu Nath Chandra jointly executed an Agreement for Development Cum Power of Attorney which was duly registered at the office of the D.S.R.- II Burdwan, bearing no 020208402 under C.D. Vol. no 0202-2024, Pages from 194506 to 194591 for the year 2024.

Thereafter the Developer after obtaining an approved sanctioned Building Plan from Burdwan Municipality bearing no SWS-OBPAS/1201/2025/0446 Dated 11. 06. 2025 for construction of a multistoried Building over the said Property and according to the said Building Plan, the Developer has started construction work in conformity with the said Building Plan.

Thereafter during the subsistence of the said Development Agreement Cum Power of Attorney, one of the owner namely DIPESH KUMAR BOSE s/o Lt. Dipak Kumar Bose died intestate on 11. 06 2025 leaving behind his widow RUPA BOSE and only daughter DIPLEKHA BOSE as his legal heirs and representative and both of them become the joint owners of the property, each having 50% joint undivided share over the said

property left by the deceased Dipesh Kumar Bose.

Thereafter the Development Agreement Cum Power of Attorney which was duly registered at the office of the D.S.R- II Burdwan bearing no 020208402 under C.D. volume no 0202-2024, Pages from 194506 to 194591 for the year 2024 stood ineffective for the sad demise of Dipesh Kumar Bose s/o Lt. Dipak Kumar Bose.

Thereafter after becoming the joint owners as per their share, said Rupa Bose and Diplekha Bose entered into this Agreement along with others owners of the said Property mentioned schedule below free from all encumbrances.

NOW THIS AGREEMENT WITNESSETH AND IT'S HEREBY AGREED BY AND BETWEEN THE PARTIES as follows:-

ARTICLE -1

DEFINATIONS

Unless in this presents there is something in the subject or context inconsistent with.

1.1 HOLDING shall mean the premises at holding no 86 (Old Holding no 6834) Mahalla Officers Colony, P.O. Sri Pally, Burdwan ward no-14 under Burdwan Municipality, Dist. - Purba Burdwan.

1.2 OWNER (S) shall mean **1. MR. RATAN KUMAR BOSU, PAN AMUPB9286H** S/o Lt. Nani Gopal Bosu, by Nationality - Indian, by faith- Hindu, by profession - Retired Person, resident of Sripally, P.O.- Sripally, P.S.- Bardhaman Sadar & Dist Purba Bardhaman, Pin-713103, W.B.

2. MR. SWAPAN KUMAR BOSE, PAN - AQMPB2591D S/o Lt. Nanigopal Bose, by Nationality-Indian, by faith-Hindu, by profession- Business, resident of Officers Colony, P.O.- Sripally, P.S.- Bardhaman Sadar & Dist. - Purba Bardhaman, Pin 713103, W.B.

3.MRS. DOLLY DEY, PAN - ADEPD3915G D/o Lt. Nani Gopal Bose, by Nationality – Indian, by faith- Hindu, by profession – others, resident of Sripally, P.O.- Sripally, P.S.- Bardhaman Sadar & Dist. - Purba Bardhaman, Pin – 713103, W.B.

4. MR. BIPLAB KUMAR BOSE, PAN - ADIPB6298G S/o Lt. Nani Gopal Bose, by Nationality – Indian, by faith- Hindu, by profession – others, resident of Ichlabad, P.O.- Sripally, P.S.- Bardhaman Sadar, Dist. - Purba Bardhaman, Pin – 713103, W.B.

5.MRS. PALY DUTTA, PAN - DZZPD2031P D/o Lt. Nani Gopal Bose, by Nationality – Indian, by faith- Hindu, by profession – others, resident of Sripally, P.O.- Sripally, P.S.- Bardhaman Sadar & Dist. - Purba Bardhaman, Pin – 713103, W.B.

6. MRS. DEBIKA GHOSH, PAN- BAVPG4277M D/o - Lt. Dipak Kumar Bose, by Nationality – Indian, by faith- Hindu, by profession – others, resident of Sripally, P.O.- Sripally, P.S.- Bardhaman Sadar& Dist. - Purba Bardhaman,

7.MRS. RUPA BOSE, PAN- BCJPB9324G, W/o Lt. Dipesh Kumar Bose, by Nationality-Indian, by faith-Hindu, by profession- House-wife , Residing at- 40/A, Priynath Midhya Road, P.O. & P.S. – Belgharia, Dist. – North 24 Parganas, West Bengal, PIN – 700056, W.B.

8. MISS DIPLEKHA BOSE, PAN- EZBPB9549B D/O Lt. Dipesh Kumar Bose, By Nationality Indian, By Faith Hindu, By Occupation Service, Residing at- 40/A, Priynath Midhya Road, P.O. & P.S. – Belgharia, Dist. – North 24 Parganas, West Bengal, PIN – 700056, W.B. hereinafter called and referred as the **OWNERS CUM LANDLORD** (which expression or shall unless excluded her/his/their respective heirs, executors, administrators, legal representative and assigns.

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1.3 DEVELOPER shall mean "**MAHAPRABHU CONSTRUCTION**" (A Partnership Firm having been incorporated under the Partnership Act, 1932) having its Regd. Office at 90/9/A G. T. Road (West), P.O. & P.S.

RISHRA. Dist. Hooghly, Pin 712248, PAN. ABMFM2991F; represented by its Partners Namely **SRI ALOKE PAL**, S/O Late Phani Bhusan Pal, by Faith Hindu, by Nationality INDIAN, Occupation-Business, Residing at 90/9/A G.T. Road (West) Rishra, Hooghly, Pin 712248; **PAN.BZFPP5492L**; **SRI SAMBHU NATH CHANDRA**, S/o Late Panchu Gopal Chandra, by caste Hindu, by profession Business, Nationality - INDIAN, resident of 90/15 G.T. Road (West), P.O. & P.S. Rishra, Dist. Hooghly, **PAN. ACEPC7788F**, hereinafter called and termed and referred as the DEVELOPER (which express on shall unless excluded its/his/her respective Partners, Heirs, Executor, Administrators, Legal Representative and Assignees.

1.4 BUILDING shall mean proposed multistoried building (Ground Plus three Storied or more) to be constructed at the said Holding with necessary additional structures in accordance with the plan /plans to be sanctioned by Burdwan Municipality and/or other appropriate Authority or Authorities for construction of residential flats/floors on the said holding which shall include parking spaces, in the Building.

1.5 ARCHITECT shall mean any technically experienced qualified person or persons of firm or to be appointed by the developer as Architect of the said building to be constructed on the said holding.

1.6 BUILDING PLAN shall mean the plan/drawings bearing no. SWS-OBPAS/1201/2025/0446 Dated 11. 06. 2025 of the new proposed Ground plus three or more storied building, to be constructed on the said holding, to be prepared by the architect and submitted to Burdwan Municipality for construction of the new Ground plus three or more storied building with such other variation or modification and / or alteration as may be mutually agreed upon between the parties hereto and duly sanctioned by the authorities concerned.

1.7 COMMON FACILITIES/PORTIONS shall include paths, passages, stairways, pump, stair hall, meter space and common meter, other spaces and facilities whatsoever required for the establishment, location, common enjoyment, provision, management and/ or maintenance of the buildings as shall be determined by the Developer and the owners of the

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building or otherwise required and the developer shall continue to manage and control all affairs until an association or management committee is formed and take charge of the same.

1.8 CONSTRUCTED SPACE shall mean the space in the building available for independent use and the occupation including the space demarcated for common facilities.

1.9 OWNERS ALLOCATION shall mean, that in consideration of the schedule property the owners will get as follows: -

1) One of the Land owner namely RARAN KUMAR BOSE will get one no open parking space measuring an area 115sft. On the Ground Floor in the said Building.

2) Land owner namely SWAPAN KUMAR BOSE will get one no 1 BHK Flat (bearing Flat no 1/C) towards North-East side of the Building on the First Floor, measuring a Carpet area 303 sft., Covered area 378 sft, Super Built-up area 473 sft. Within the Building namely MAHAPRABHU RESIDENCY.

TOGETHER WITH undivided proportionate share of Land as well as common facilities thereon.

3) Land owner namely Biplab Kumar Bose will also get one no 1 BHK Flat (bearing Flat no 2/C) towards North-East side of the Building, on the second floor, measuring a Carpet area 303 sft. Covered Area 378 sft. super Built-up area 473 sft. Within the said building namely MAHAPRABHU RESIDENCY. TOGETHER WITH undivided proportionate share of land as well as common facilities thereon.

In addition to that BIPLAB KUMAR BOSE will also get one no open Parking space for 1 no two wheeler vehicle measuring an area 30 sft. on the ground floor of the said Building.

4) Land owner namely PALY DUTTA will get non- refundable cash amounting Rs. 1, 00, 000/- (Rupees One Lac only).

5) Land Owner namely DOLLY DEY will get cash amounting to Rs. 1,00,000/- (Rupees One Lac only) which is non refundable and non returnable.

6) Land Owner namely DEBIKA GHOSH will get cash amounting to Rs. 1, 00,000/- (Rupees One Lac Only) which is non-refundable and non-returnable.

7) Land owner namely RUPA BOSE will get cash amounting to Rs. 1, 00, 000/- (Rupees One Lac only) which is non-refundable and non-returnable.

8) Land owner namely DIPLEKHA BOSE will also get cash amounting to Rs. 1,00,000/- (Rupees One Lac only) which is non-returnable and non-refundable.

1.10 DEVELOPER ALLOCATION shall mean remaining constructed covered area out of the total constructed area available in the proposed Ground Plus three Storied or more Building except the owners allocated area mentioned in Cl. 1.9 to be constructed on the said holding including remaining open parking area on the ground floor save and except the owners allocated parking area of the said holding which will be exclusively used as open Parking space, **TOGETHER WITH** undivided proportionate share in the land comprised on the said holding **TOGETHER WITH** undivided proportionate share in the common parts and facilities and the same shall be constructed with sufficient modern fittings and fixtures subject to sanction of total F.A.R. **TOGETHER WITH** right over the roof for its and fixing up overhead tank with water distribution line etc. and other necessity of the building.

1.12 SALEABLE SPACE means the space in the Building which will be allotted to the Developer save and except owners allocation in the building along with undivided proportionate share in the Building, including common facilities and parking spaces.

1.13 COVERED AREA shall mean the plinth area of the said flat /parking space including the bathroom 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 units /flats/ then one half of the area under which wall shall be included in each flat.

1.14 UNDIVIDED SHARE shall mean the undivided proportionate share in the land attributable to each flat/parking space comprised on a portion in the said holding and the common portions held by and /or herein agreed to be sold to the respective purchaser.

1.15 TRANSFEREE shall mean the person, firm, limited co. Association or person to whom may space in the building to be transferred.

1.16 TRANSFER with its grammatical variations shall mean and include transfer by possession and by others means adopted for effecting what is understood as a transfer of space in multistoried building to purchasers thereof and will include the meaning of the said terms as defined in the income tax Act, 1961 and the transfer of property act.

1.17 CO-OWNER shall according to its context mean and include all person who acquire or agree to acquire unit/flat/parking space in the building including the developer for the units /flat/ parking spaces not alienated or agreed to be alienated.

1.18 FLAT UNIT shall mean the flats and or other space or spaces intended to be built and or constructed and /or covered area capable or being occupied.

1.19 COMMON EXPENSES shall include all expenses to be incurred by the co-owners for the maintenance, management and upkeep of building on a portion of the said holding for common purposes.

1.20 COMMON FACILITIES AND AMEINITIES shall mean the hall, corridor, ways, stairways, stair, passage, ways, drive ways and common toilets meter room or meter space, septic tank boundary wall, Overhead Tank, pump, tube-well and other facilities which may be mutually agreed upon between the parties/management of the building in common.

1.21 COMMON PURPOSE shall mean the purpose of managing and maintaining the building on a portion of the said holding and in particular the common portions, collection and disbursement of common expenses for common portions, 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 portion in common.

1.22 ADVOCATE shall mean such person whom the developer may appoint in due course of time.

1.23 WARD IMPARTING singular number shall mean plural number and vice versa.

1.24 TIME OF COMPLETION will be for 24 (Twenty) months from the date of sanction of Building Plan by the Burdwan Municipality save and except Act of God & force majeure etc. The owners shall extend maximum six months slack period in excess of the aforesaid period. However beyond the said stipulated maximum period as indicated herein above including the slack period, the developer yet to sought for further accommodation or extension of time to hand over full allocation of the owners failing which a sum of 10,000/= (Ten thousand only) in total will have to pay per month jointly to the owners of the property.

ARTICLE- II

PERMISSION TO CONSTRUCT

2.1 That in pursuance of the said agreement and subject to mutual obligations as are herein after stated between the parties hereto, the owners hereby appoint the developer as the exclusive developer for the purpose of undertaking the development of the said holding.

ARTICLE- III

PLANS AND OTHERS

3.1 That the owners has absolutely seized and possessed of and /or otherwise well and sufficiently entitled to the portion of the said property is free from all sorts of encumbrances, charges, demand, liens attachments and leis pendency's of whatsoever nature as the same is not affected by any scheme or proceedings or notice for acquisition or requisition by the central, state or any local body or authority.

3.2 That the owners has not entered into or presently binding into any

agreement for sale and / or development Agreement in respect of the said portion of the holding or any part of it with any person or party or any Firm. .

3.3 That the owners shall make out marketable title to the schedule property mentioned hereunder free from all encumbrances up to the satisfaction of the developer or their advocate.

3.4 That the owners shall hand over (which were not yet been handed over yet) the copies of all relevant Original documents, settlement records, Municipal Tax Receipt (Current), ground rent receipt and other relevant documents to the developer within 7 days from the date of this agreement.

3.5 That the developer has already prepared at their own cost a map or plan **bearing no. SWS-OBPAS/1201/2025/0446** which is already sanctioned by the Burdwan municipality in the name of the present owners or their nominee (herein after called the plan) for the purpose of construction, erection and completion of new ground plus three storied building on the said holding .

3.6 That the developer acting on behalf of and as Attorney of the owners, shall from time to time submit all further plans and /or applications and other documents and papers with the consent of the architect and do all further acts, deeds and things as may be required or otherwise relevant for the purpose and /or otherwise to obtain all such clearances, sanctions ,permissions and/or authorities as shall be necessary for the construction of the building on a portion of the said holding expeditiously and without delay.

3.7 That the applications, plans and other papers and documents referred to hereinabove shall be submitted by or in the name owners. All fees and other expenses incurred and /or to be incurred relating to the preparation of the plans by the architect, sanction fees charged or to be charged by the Burdwan municipality and supervision in the course of construction of the building by the architect shall be borne and paid by the developer. All other costs and charges and expenses related to the construction of the building shall also be borne and paid by the developer.

3.8 That the developers have every right to modify or alter the building plan and also have right to submit supplementary building plan for the purpose of completion of construction of the multistoried building over the schedule property mentioned hereunder subject to prior discussion with the owners and if in any case any consent in writing or signature of the owner is required for said purpose the owner shall sign the same and also shall co-operate in all matters in respect of getting supplementary sanction of building plan.

3.9 That the owners shall be entitled to periodically supervise the progress of construction of the new building to be constructed at the said holding.

3.10 That at the time of preparation of the Principal Land Development Agreement bearing Deed no 020208402 under C,D, Vol. no 0202- 2024 Pages from 194506 to 19444591 for the year 2024, the R.S. Plot no was wrongly written as 69/2072 in place of R.S. Plot no 43/2072. The actual R. S. Plot no will be 43/2072.

ARTICLE - IV

COST OF CONSTRUCTION / COMPLETION

4.1 That the entire cost of construction of the said new building or whatsoever nature shall be borne-by the developers. Such cost shall include the cost of all service amenities, fittings and fixtures, all overheads 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 permissions and approvals. The owner shall not be required to contribute any amount on that behalf.

ARTICLE - V

POSSESSION AND PAYMENT

5.1 That the developer shall be entitled to collect and realize full

consideration money from the Developer's allotment from the intending purchasers of flat/parking spaces, price of the undivided proportionate share and interest in the land as would be proportionate to the Developers allocation of the constructed area with common parts and common areas.

5.2 That the developer shall be entitled to collect the price of the undivided proportionate and impartible share or interest in the said land and cost of construction so far it relates to their allocation.

5.3 That the flats will not be considered as complete unless the developer has given notice to this effect to the flat owners or the association, that the building is completed and there after the said building shall be deemed to be completed in all regards.

ARTICLE -VI

DEVELOPERS OBLIGATION

6.1 The developer shall not make any deviation of sanctioned plan in construction of the said building of the said holding without the consent of the owners.

6.2 That after handing over possession of the owners allocation, within 24 months, from the date of obtaining sanction of building plan from the Burdwan Municipality the developer shall also co-operate with the owners to mutate the name of the owner in the record of Burdwan Municipality in respect of the allocated flats/parking space to the owners at the cost of the owner, and the owner and the Developer shall sign all papers and execute necessary documents for such purpose.

6.3 That the said individuals amongst Land Owners/Vendors herein, if intended to transfer their respective allocated flats/car parking spaces or any portion thereto the said individual Land Owner/Vendor secure necessary buyer for disposal of his/her/their respective flats/car parking spaces at his/her/their absolute discretion and shall fix and take full consideration and/or enter into agreement, execute final deed of conveyance/sale etc. to his/her/their choice able buyer without libeling the developer which the Developer shall neither oppose or object

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nor be permitted to oppose or object in any way or manner whatsoever.

ARTICLE- VII

SPACE ALLOCATION

7.1 That the owner and the developer allocation has already demarcated amongst themselves and a plan duly demarcating both the owners and the developers allocation of the constructed area has been already made and signed by the parties hereto.

7.2 That the owners and developer shall be entitled to deal with sell, transfer, grant leases and/or in any way to dispose of their respective allotment and to receive, realize and collect all sale proceed, rents, issues and profits arising there from and for which no further consent of the other party shall be required. Be it noted that the Land Owners/Vendors will not be entitled to receive or to claim or to demand any money neither from the Developer nor from the prospective buyers of the flats, super built up area, parking and other spaces for the part or portion of Developer's allocation in the said Building to be erected on the land specified in the First schedule hereunder.

ARTICLE- VIII

DELIVERY OF POSSESSION

8.1 The developer hereby agrees to deliver possession of the owner's allocation after completing the building in all respect within 24 months from the date of sanction of the plan. The developer shall not incur any liability for the delay in the delivery of possession by reason of civil commotion or for any Act of God or due to any injunction or prohibitory orders. In any of the aforesaid event, the developer shall be entitled to corresponding extension of further time of six months from the date of withdrawal of restriction order for delivery of the said owners' allocation. If the Developer for his negligence or for the reasons under his control or for internal disputes of their own fails to deliver the possession to the owners within stipulated period, then for default period, the Developer

should pay as stated in CL no 1.24

8.2 That immediately after completion of the new building and delivery of possession of the owners allocation, the owner shall execute deed or deeds of conveyance in respect of the Developers allocation including undivided share of interest on the land of such part or parts as shall be required by the developer in favor of its prospective buyer/s as nominated by the developer.

8.3 That after taking possession of their allocated flats/Parking Spaces in accordance with the Agreement, the owners after receiving notice from the Developer, and after perusing the draft of the Deed, shall co-operate with the Developer to transfer the portion i.e. flats/ parking spaces allotted to the Developer, in favor of the nominee or nominees of the Developer by executing Deed of conveyance. If the Developer transfers their allocated portion to any third party, as constituted Attorney of the owners, the Developer before executing the Deed of conveyance as constituted Attorney of the owners, shall notify the same to the owners.

ARTICLE -IX

ARCHITECTS, ENGINEERS ETC.....

9.1 That for the purpose of the development of the said holding the developer shall alone be responsible to appoint architect for the said proposed building and the certificate given by the architect regarding the materials to be used for construction, erection and completion of the new proposed building and also specification for the purpose of construction and/or workmanship and completion of the building shall be final conclusive and binding of the parties.

9.2 Be it noted that if any accident/mishap happens/occurs during the construction or after completing the construction of the proposed Ground plus three storied Building or after handing over the possession of respective flats to the intending purchaser/purchasers, due to use of low/poor quality/substandard materials or poor workmanships or for poor supervision and construction of the Architecture appointed by the Developer, in that event the Developer shall be sole responsible/liable

before all the Authorities as well as before the eye of Law.

ARTICLE-X

INDEMNITY

10.1 The developer shall be fully responsible for any deviation or unauthorized construction or accident or mishap or any kind of proceeding instituted by the intending purchaser/ purchasers in connection with the proposed multistoried residential complex while making the construction and /or after completion of the construction and in no event the owners shall incur any liability in respect thereof. The developer shall indemnify and keep indemnified the owners against all losses, liabilities, cost or claims, actions or proceedings thus arising.

10.2 The stamp duty, registration charges and any other impositions & expenses in connection with the preparation and execution of the deeds of conveyance and/or other documents relating to developer's allocation shall be entirely borne by the developer or its nominee or nominees, likewise the stamp duty registration charge and any other impositions& 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 its nominee or nominees.

10.3 The owners will not be liable for any act, deed matter, thing or consideration received by the Developer from the prospective purchaser regarding the developer's allocation and likewise the Developer shall not be liable for any act, deed, matter or thing done or caused to be done by the owner in respect of his allocation.

10.4 The owners shall not be liable to pay any municipal tax in respect of the developer's allocation and likewise the developer shall not be liable to pay any municipal tax in respect of the owner's allocation after handing over of possession of owner's allocation to the owners.

ARTICLE-XI

MAINTENANCE

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11.1 The developer shall be liable to pay and bear all current taxes, rates and other outgoing payable in respect of the portion of the said holding from the date of handing over possession by the owners till the owners allocation is handed over by the Developer after completing the building in all respect.

11.2 The owners and the developer from the date of delivery of possession of the owner's allocation, maintain their portion at their own costs in good repair and tenable condition and shall not do or suffer to be done anything in or to the portion of said holding and/or common areas and passages of the said building which may be against law or which will cause obstruction or interference to the user of such common areas.

11.3 That after the said building is completed and the owners allocation is delivered by the Developer shall form an Association with the owners and occupants of the various flats of their share in the said building along with the owners with such rules and regulation as the developer shall think fit and proper maintenance of the said building and the owners shall be liable to make payment proportionate share of the maintenance charges payable in respect thereof .

11.4 That until such time proper Association is formed; the Developer shall continue to remain responsible for the maintenances and rendition of the common service subject however to the owners making payment of the proportionate share of the maintenance charges and all other outgoing payment in respect thereof..

ARTICLE-XII

OBLIGATIONS OF THE OWNERS

12.1 The owners shall grant a power of attorney in favor of the developer or their nominee to enable them to proceed with obtaining of the sanction of plans, sanctions in respect of the building to be constructed on the said holding and authorizing the developer to represent the owners before Burdwan municipality and other statutory authorities. The said power of attorney shall continue to be in force so long as this

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agreement subsists and till the completion of the project.

12.2 The owners shall sign and execute necessary applications, papers, and documents and do all acts, deeds and things as may be required in order to legally and effectively vest in the developer or its nominee title to the developer's allocation in the said portion of the holding and for completing the construction work of the building. This Power of Attorney also shall continue to be in force, so long as this Agreement subsist and till the completion of the project.

12.3 The owners shall execute Supplementary Agreement with the Developer for any further amendments, alternations or modifications, which is not possible to state at present.

12.4 The owners hereby further agree and undertake not do any act, deeds or thing whereby the developer may be prevented from constructing the proposed building and completing the same subject to the provision of clause 3.9.

12.5 The owners hereby agree and undertake not to cause any interference or hindrance in the work of construction of the building on the said portion of the holding by the developer.

12.6 That in the even constructed area to (out of the total area available) be allotted amongst the Owners as stated in CL. 1.9 no by way of compulsory allocation (For all the Land owners/Vendors herein) are found deficient from their entitlement of constructed area of the construction in the whole Building to be developed the balance of the deficit area to be entitled by the Land owners shall be payable in terms of cash consideration as per prevailing market rate by the Developer AND similarly in the event the total area as aforesaid as stated in CL. No by way of compulsory allocation (For all the Land Owners/Vendors herein) exceed from their total entitlement of share of construction of the whole building to be developed the balance of the excess area will be payable in terms of cash consideration as per prevailing market rate by the Land Owners/ Vendors too.

12.7 The owners herein declare and confirmed that there is no suit or

other legal proceeding connecting or relating to the said portion of the holding of the owner pending or institute in court of law which may prevent the owners to execute this agreement with the present developer.

12.8 That the owners shall give all facilities to the developer for peaceful entry and vacant possessions of the said portion of the holding for the purpose of carrying out/or implementation and/or construction of the proposed multistoried building in the portion of the said holding mentioned in this agreement.

12.9 That there is no impediment of any nature what so ever for the owner to the Developer herein with the development of the said portion of the holding in any manner herein agreed and/ or the construction of the said building as per the building plan to be sanctioned by the Burdwan Municipality and the owner herein indemnified the Developer from any dispute or arising out of the ownership of the owners.

ARTICLE-XIII

HOUSE-RENT

13.1 That the Developer on the other Part will arrange and provide temporary alternative accommodation for the owner namely Swapan Kumar Bose. These accommodations should be within the limit of Burdwan Municipal area subject to approve by the owner. The rent of the same will be borne by the developer alone and it will continue till handing over their possession in the said Building.

ARTICLE- XIV

Breach and consequence

14.1 In the event of either party to this agreement committing breach of

any of their obligations under this agreement the aggrieved party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved party on account of such breach from the party committing the breach .

ARTICLE -XV

RESTRICTIONS

15.1 That in the said Building to be developed on the Land specified in the First schedule hereunder written neither party hereof shall use his/her/their/its respective allocation in the Building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor shall use the same in such manner which might have cause any nuisance or hazard to the other occupiers of the building or which is immoral in the eye of law.

15.2 That neither Party hereof shall demolish any wall or other structure in his/her/their/it respective allocation in the said Building or any portion thereof or make any structural alteration therein without the previous written consent of the co-owners of the Building and that too obviously not without the approval of Architect, Engineer to be working in project or in his absence by any qualified Architect, and Engineer.

15.3 That both Land Owner/Vendor herein and the Developer or their respective nominees/assignees shall keep the interior walls, floors, sewers, drains, pipes and other fitting and fixture of their respective allocation in the said Building to be developed on the said First schedule property in good habitable condition so that the same may not cause any damage to the said Building or any part.

15.4 That neither Party herein shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about any of the said building or in the compounds corridors or any other portion or portions of the said building to be developed.

15.5 that either party shall permit other's agent, workmen and representatives at all reasonable times or enter into other's allocation

specified in the said building to be developed by the Developer herein and every party thereof for the purpose of repairing, maintaining rebuilding, cleaning and keeping the proposed building and its common areas in good order and condition.

ARTICLE XVI

CONSIDERATION MONEY

16.1 That the sale proceed of the remaining flats or apartments or car parking spaces or other super built up areas for developer's allocations other than the said Land Owners/Vendor and as mentioned in Second schedule hereunder written shall be considered as "**CONSIDERATION MONEY**" against the cost of construction in the proposed building to be developed on the Land mentioned in schedule hereunder written including other charges if any ancillary and incidentals thereto to be incurred by the Developer for such construction including cost for providing common facilities & services etc.

ARTICLE XVII

NAME OF THE BUILDING

17.1 The Building to be developed on the property of the First schedule mentioned herein should be named as **MAHAPRABHU RESIDENCY**

EXTRA FLOOR OVER G+3

18.1 That if any extra area is available over the existing Rule over G+3 in future, in that case the owners will be entitled to get 25% area on the Top Floor which will be settled in due course of time.

JURISDICTION

18.1 Courts at Burdwan shall have the jurisdiction to try and entertain all actions, suits and proceeding arising out of this agreement.

THE PROPERTY IS BUTTED AND BOUNDED BY

ON THE NORTH: - 17 feet wide Road

ON THE SOUTH:- Property of others & unnamed Municipality Road.

ON THE EAST: - R.S. Plot No 43/2072 & Tank.

ON THE WEST: - 10 feet wide unnamed Municipal Road.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Bastu land measuring 9.8 decimal be the same a little more or less, Mouja - Ichalabad, J.L. No. 75, Under R.S. Plot no. -43/2072, L.R. Plot no 63, L.R. Khatian nos 13866, 13982, 13983, 13985, 13986, 15255, 15256, 13988 measuring an area 9.8 Decimal more or less in Mahalla - Officers Colony, P.O. Sri Palli under ward no 10, P.O. Sri Palli, within the ambit of Burdwan Municipality, Dist. Purba Burdwan.

R.S. PLOT	L.R. PLOT	L.R. KHATIAN	AREA IN DECIMAL	OWNER
43/2072	63	13866	4.4 DEC.	RATAN KR. BOSE
43/2072	63	13982	1.1 DEC	SWAPAN KR. BOSE
43/2072	63	13985	1.1 DEC	DOLLY DEY
43/2072	63	13983	1.1 DEC	BIPLAB KR. BOSE
43/2072	63	13986	1.1 DEC	PALY DUTTA
43/2072	63	13988	0.5 DEC	DEBIKA GHOSH
43/2072	63	15255	0.25 Dec	RUPA BOSE
43/2072	63	15256	0.25 DEC	DIPLEKHA BOSE
TOTAL AREA			9.8 DECIMALS	

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNERS ALLOCATED AREA)

1) One of the Land owner namely RARAN KUMAR BOSE will get one no open parking space measuring an area 115sft. On the Ground Floor in the said Building.

2) Land owner namely SWAPAN KUMAR BOSE will get one no 1 BHK Flat (bearing Flat no 1/C) towards North-East side of the Building on the First Floor, measuring a Carpet area 303 sft., Covered area 378 sft, Super Built-up area 473 sft. Within the Building namely MAHAPRABHU RESIDENCY.

TOGETHER WITH undivided proportionate share of Land as well as common facilities thereon.

3) Land owner namely Biplab Kumar Bose will also get one no 1 BHK Flat (bearing Flat no 2/C) towards North-East side of the Building, on the second floor, measuring a Carpet area 303 sft. Covered Area 378 sft. super Built-up area 473 sft. Within the said building namely MAHAPRABHU RESIDENCY. **TOGETHER WITH** undivided proportionate share of land as well as common facilities thereon.

In addition to that BIPLAB KUMAR BOSE will also get one no open Parking space for 1 no two wheeler vehicle measuring an area 30 sft. on the ground floor of the said Building.

Rest of the owner namely Dolly Dey, Polly Dutta, Debika Ghosh, Rupa Bosc, Diplekha Ghosh will get as stated in Cl. No. 1.9

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

Remaining entire covered area (excepting the owners allocated area) out of the total constructed area in Ground plus three storied Building **TOGETHER WITH** undivided proportionate share of land and facilities, and remaining open parking space **SAVE AND EXCEPT** the owners allocated area of the open car parking space in the ground floor.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(COMMON PARTS)

1. Stair Cases
2. Stair Case landings
3. Passage for entrance
4. Passage in between different blocks
5. Pump (Deep Tube Well of adequate capacity to ensure round the clock)
6. Electric Meter & Electric Meter Space
7. Common Room
8. Septic Tanks
9. Boundary Walls with entrance Gate.
10. Underground water reservoirs (if any)
11. Overhead Water Tank
12. Transformer and space (if any)

THE FIFTH SCHEDULE ABOVE REFERRED TO**SPECIFICATION OF CONSTRUCTION OF THE FLAT**

- | | |
|-----------------------------------|--|
| 1. Building Structure | ∴ Reinforced cement concrete (1:2:4) |
| 2. Main Walls and Partition Walls | ∴ 200mm./250mm thick cement and brick work for main walls and 125mm. thick and 75 mm. thick cement brick work (1:4) for flat separating wall and partition |

- walls inside the flat respectively.
3. Flooring : 1'-9" X 2' -6" cut piece Vitrified Floor tiles for all rooms verandah Hall, kitchen Bath/Toilet
4. Skirting and Dado : The height not exceeding 150 mm high and the dado not exceeding 2000 mm high. (for toilet Glaze tiles will be used, up to a height of 6 ft. from skirting)
5. Plastering : Plastering to external walls will be of 20mm. thick in 1:5 cement sand mortar. Plastering to internal walls will be 15 mm. thick in 1:6 cement sand mortar and the plastering to ceiling will be 10 mm. thick in 1:4 cement sand mortar.
6. Woodwork and joinery : 100 mm. x 50 mm. sal Wood or equivalent section for door frame, 32 mm. thick solid core flush door. Thickness of the shutter will be 32 mm. Main Door shutter for the owners will be made of quality flush door.
7. M. S. Grill works : All windows will be aluminums framed with necessary hard ware fittings.

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The grill - works for the windows will be completely separately fixed.

The balcony balustrades (if any) will be M.S. Flat. The Glasses of the windows will be ground glass or frosted glass.

8. Painting

: All the internal wall surfaces and the ceiling will be finished with Plaster of parish.

The external wall surfaces will be finished with cement based paint. All the wooden surfaces and the steel surfaces will be finished with enamel paint after necessary priming coat.

9. Finishing works for Ground Floor. finished

: The Parking areas will be

With neat cement finish.

10. Hardware fittings and fixtures

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

11. Electrical Works

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

points,
Point.

Each Bed Room Two light

One Plug point, One Fan

Living Room cum dining 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

12. 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

CPW

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.

13. 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 cut pieces marble (1'6" x 1'6"). One basin with tap will be installed at Dining Hall.

14. Kitchen Space

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

15. Over Head Tank

P.V.C.

IN WITNESS WHEREOF the Parties set and subscribes their respective hands on the day month and year above written first.

Be it noted that self attested photographs and finger print of the parties are annexed herewith which will be treated as a part and parcel of this agreement.

SIGNED AND DELIVERED

IN WITNESS WHEREOF the Parties set and subscribes their respective hands on the day month and year above written first.

Be it noted that self attested photographs and finger print of the parties are annexed herewith which will be treated as a part and parcel of this agreement.

SIGNED AND DELIVERED


In presence of

1. Subir Sankar
S/o Lt. S.P. Sankar
vill. + P.O. = Nabalgram
P.S. = Jarnai Pur
Dist. = Purba Bardhaman
Pin - 73166

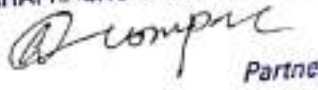
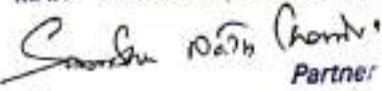
Bela Bose.

- W/o Biplab Kumar Bose.
Officer's Colony.
Sreepally, Burdwan.

SIGNATURE OF THE OWNER (S)

1. Ratan Kumar Bose.
2. Swapan Kumar Bose
Dakshin
3. 
4. L.T.I Biplab Kumar Bose. By the Pen of
5. Palya Bose.
6. Bela Bose.
7. Bela Bose
8. Diplexha Bose

SIGNATURE OF THE DEVELOPER

1. MAHAPRABHU CONSTRUCTION

Partner
2. MAHAPRABHU CONSTRUCTION

Partner

স্বাক্ষরিত ও সীলিত
সন্তিময় রয়
Advocate

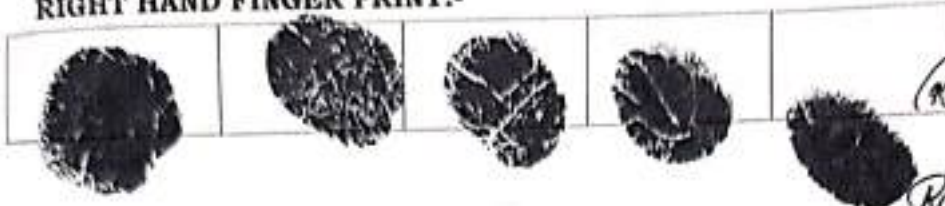
(SANTIMOY ROY)
Advocate
Burdwan Dist. Judge's Court
E.No.-WB/1091/2001, Bar Council of W.B.

SPECIMEN FORM FOR TEN FINGER PRINTS & PHOTO

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-

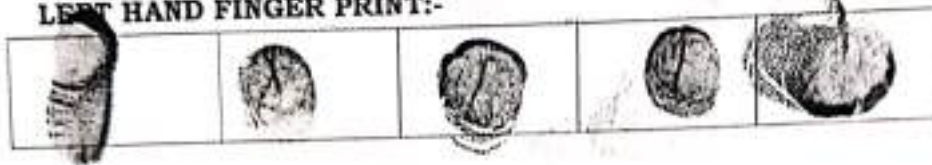


Ratan Kumar Bose

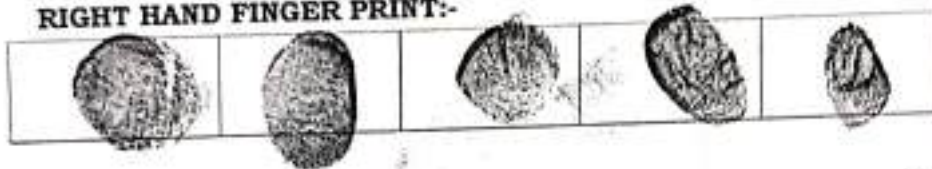
Ratan Kumar Bose

SIGNATURE

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-

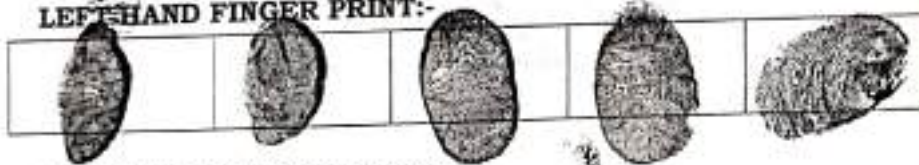


Swapn Kumar Bose

Swapn Kumar Bose

SIGNATURE

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-



Bela Bose

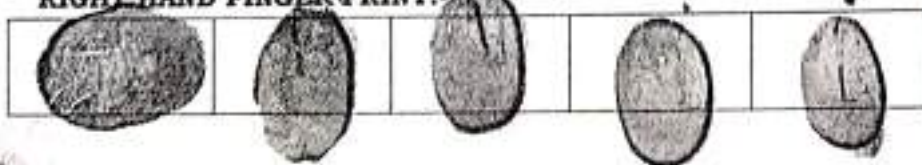
Bela Bose

SIGNATURE

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-



L. T. I. Biplab Kumar Bose
by the pen of
SIGNATURE

Bela Bose.



SPECIMEN FORM FOR TEN FINGER PRINTS & PHOTO

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-



Paly Dutta

Paly Dutta

Signature

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-



Debika Talash

Signature

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-



Rupa Bose

Signature

SPECIMEN FORM FOR TEN FINGER PRINTS & PHOTO

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-



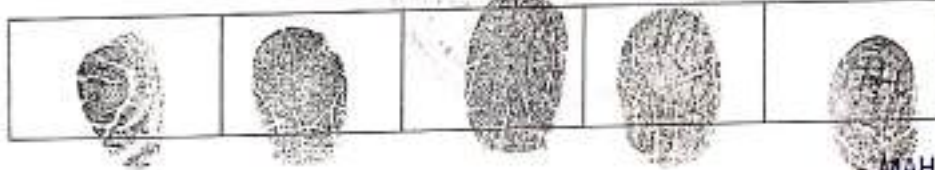
Diplekha Bose

Diplekha Bose
Signature

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-



Signature

MAHAPRABHU CONSTRUCTION

Signature Partner

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-



Signature

MAHAPRABHU CONSTRUCTION

Signature Partner

SIGNATURE & FINGER PRINT OF THE WITNESS

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-



Sudip Sankar

Sudip Sankar

SIGNATURE



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/39/271/561267



নির্বাচকের নাম : স্বপন কুমার বসু
Elector's Name : Swapan Kumar Bose
বিরোধীর নাম : নরীগোপাল বসু
Father's Name : Narigopal Bose
বিশ/SEX : পু/ M
জন্ম তারিখ : 22/03/1948
Date of Birth :

WB/39/271/561267

স্বাক্ষর
Signature of the Officer in Charge

Address:
OFFICERS COLONY, SRIPALLI, BURDWAN
(SADAR) BURDWAN-713103

Date: 27/11/2015

250 নম্বর অফিসে স্বাক্ষর করে ফর্মের
অধিকাংশ অংশ পূরণ
Facsimile Signature of the Electoral
Registration Officer for
250-Burdwan Dakshin Constituency

ধন্যবাদে এই ফর্ম প্রদান করা হয়েছে। এতে কোন
ত্রুটি থাকলে তাই পরিষ্কার করে নেওয়া হবে।
In case of change in address, question this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Swapon Kumar Bose

आयकर विभाग
INCOME TAX DEPARTMENT

भारत, सरकार
GOVT. OF INDIA

SWAPAN KR BOSE
NANGOPAL BOSE
22/03/1948
Permanent Account Number
AQMPB2591D

Signature



Swapan Kumar Bose

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AMUPB8286H



नाम / Name
RATAN KUMAR BOSU

पिता का नाम / Father's Name
NANI GOPAL BOSU

जन्म की तारीख /
Date of Birth
12/02/1955

हस्ताक्षर / Signature

12/02/2023

Ratan Kumar Bosu.



ভাৰতৰ নিৰ্বাচন কমিছন
নিৰ্বাচন পত্ৰ
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/39/271/551505



নিৰ্বাচকৰ নাম : বহনকুমাৰ বসু

Elector's Name : Bahankumar Bose

পিতাৰ নাম : নগীন্দ্রনাথ বসু

Father's Name : Nagnindra Bose

লিংগ/সঙ্গ : পু/ M

জন্ম তারিখ : 00/00/1961
Date of Birth

WB/39/271/551505

গণক:

ধৰ্মাধিকাৰীৰ নাম: বহনকুমাৰ বসু
বাস: পুৰীয়া, বৰদহা, পুৰীয়া, পুৰীয়া
পিন: 753103

Address:

PURIA PASTAR SANGHOGASTHAH WASTE
P. O. PURIA PASTAR, BARDHAMAN,
BURDWAN, W. BENGAL, INDIA
PIN-753103

Date: 15/02/19

পত্ৰ: ইলেক্ট্ৰনিক পদ্ধতিত
নিৰ্বাচকৰ নাম: বহনকুমাৰ বসু

Facsimile Signature of the Electoral
Registration Officer for

250 Burdwan Dakshin Constituency

ভাৰতৰ নিৰ্বাচন কমিছনৰ পৰা
প্ৰাপ্ত পত্ৰ। ইয়াত ভাৰতৰ নিৰ্বাচন
কমিছনৰ পৰা প্ৰাপ্ত পত্ৰৰ
স্বাক্ষৰ আছে।

এই পত্ৰখন ভাৰতৰ নিৰ্বাচন কমিছনৰ
পৰা প্ৰাপ্ত পত্ৰ। ইয়াত ভাৰতৰ
নিৰ্বাচন কমিছনৰ পৰা প্ৰাপ্ত
পত্ৰৰ স্বাক্ষৰ আছে।

Ratan Kumar Bose

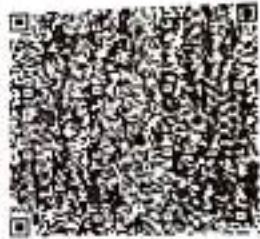
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी सेवा संख्या कार्ड
Permanent Account Number Card

ABMFM2991F



नाम / Name
MAHAPRABHU CONSTRUCTION

निगमन / गठन की तारीख
Date of Incorporation/Formation
01/08/2019

आयकर विभाग  **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADEPD3915G



नाम / Name
DOLLY DEO

पिता का नाम / Father's Name
NANI GOPAL BOSE

जन्म तिथि / Date of Birth
02/02/1946

Dolly Deo
हस्ताक्षर / Signature

UTITSL

Income Tax EAN Services Unit, UTITSL
Plot No. 2, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
Telephone Number : 022-40800999

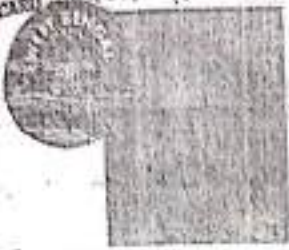
इस कार्ड से सहायता/सहायता के लिए संपर्क करें/सहायता के लिए संपर्क करें, UTITSL
पता: प्लॉट नं. 2, सेक्टर 11, नवी मुंबई
फोन नं. 022-40800999

For Income Tax Related Queries
E-Mail: help@vacced@income.gov.in
inquiry@vacced@income.gov.in

Dolly Deo

COMMISSION OF INDIA
निर्वाचन आयोग

Form No. 39/271/561031



Elector's Name : BIPLAB BASU

निर्वाचक का नाम : बिप्लब बासु

Father/Mother's

Husband's Name : NANDO PAL BASU

पति/माता/पिता का नाम : नन्दोपाल बासु

Sex : M

लिंग : पुरुष

Age as on 1.1.1985 : 40

1111111-40 पुरुष : 80

Address KHALABAD
SHRIPALLI
BURDWAN

जिल्ला
ईलाहाबाद
श्रीपाली
बर्दवान

Bela

Facsimile Signature
Electoral Registration Officer
निर्वाचन आयोग अधिकारी

For 271-BURDWAN (B) - Assembly Constituency
२७१-बर्दवान (ब) निर्वाचन क्षेत्र

Place : BURDWAN

स्थान : बर्दवान

Date : 26/02/95

तारीख : २६/०२/९५

L. T. I. Biplab Kumar Bose
by The Pen of
Bela Bose.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

पारपो लेखा संख्या कार्ड
Permanent Account Number Card
0ZZPD2031P

नाम / Name
PALY DUTTA

पिता का नाम / Father's Name
MANI GOPAL BOSE

जन्म तिथि / Date of Birth
01/01/1965

हस्ताक्षर / Signature
Paly Dutta



Paly Dutta



ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন


IDENTITY CARD WB/19/132/456335
 পরিচয় পত্র




Elector's Name : DUTTA PALY
 নির্বাচকের নাম : বর পালি
 Father/Mother/
 Husband's Name : ANUP
 পিতা/মাতা/স্বামীর নাম : অনুপ
 Sex : F
 লিঙ্গ : মহিলা
 Age as on 1.1.1995 : 30
 ১.১.১৯৯৫-এ বয়স : ৩০

Paly Dutta


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD WB/23/151/ 174134
পরিচয় পত্র

Elector's Name : DEBIKA GHOSH
নির্বাচকের নাম : দেবীকা ঘোষ
Father/Mother/
Husband's name : SHARAJ
পিতা/মাতা/
স্বামীর নাম : শরাজ
Sex : FEMALE
লিঙ্গ : মহিলা
Age as on 1.1.1995 : 29
১.১.১৯৯৫ বয়স : ২৯

Debika Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

DEBIKA GHOSH
DIPAK KUMAR BOSE

22/12/1971
Permanent Account Number
BAVPG4277M

Debika Ghosh
Signature

भारत सरकार
GOVT. OF INDIA



17060011

Debika Ghosh

भारत के निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
निर्वाचन आयोग का चयनकर्ता Election's Photo Identity Card

TBI1282963



नाम: रुपा बासु
पति/पति: दीपेश कुशर बासु
पति/पति: दीपेश कुशर बासु
लिंग: महिला
Date of Birth / Age: 40



Rupa Basu

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RUPA BOSE

KARUNA NANDI

31/08/1977

Permanent Account Number

BCJPB9324G

Rupa Bose

Signature



11037092

Rupa Bose





Diplekha Bose

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EZBPB9549B



नाम / Name
DIPLEKHA BOSE

पिता का नाम / Father's Name
DPESH KUMAR BOSE

जन्म की तारीख
Date of Birth
25/11/2001

Diplekha Bose
हस्ताक्षर / Signature

27012020

diplekha Bose

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ALOKE PAL

PHANI BHUSAN PAL

18/07/1955
Permanent Account Number

BZFPP5492L

Aloke Pal
Signature



Aloke Pal





भारतीय निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ANS/389252



निर्वाचक नाम : असोक पाण्डे

Elector's Name : Ashok Paul

पिता का नाम : फाथुशान पाण्डे

Father's Name : Faathushan Paul

लिंग/पैसा : M / M

जन्म तिथि : 12/07/1955
Date of Birth

Pranay Paul
Self attested
A. Pranay Paul

ANS2389252

रिश्दा, रिश्दा, रिश्दा, इली-712248

Address:
RISHDA, RISHDA, RISHDA,
HOOGHLY-712248

Date: 12/07/2021

(म) - धरणी निर्वाचन क्षेत्र के लिए
अधिकारी का नाम

Forwards: Signature of the Electoral
Registration Officer for

185 - Dhenkanal Constituency

किसी भी कारण से इस पहचान कार्ड को खोना या नष्ट होना या बदलना या किसी भी कारण से बदलना या नष्ट होना या किसी भी कारण से बदलना या नष्ट होना।
In case of change of address mention the Card No.
in the relevant form for a changing your name as per
full at the changed address and to obtain the card
with same number
218 / 1006

शुद्ध लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACEPC7788F



नाम / NAME
SHAMBHU NATH CHANDRA

पिता का नाम / FATHER'S NAME
PANCHUGOPAL CHANDRA

जन्म तिथि / DATE OF BIRTH
13-01-1955

हस्ताक्षर / SIGNATURE
Shambhu Nath Chandra

B. Das
असस आय. व. व. १४-०३
COMMISSIONER OF INCOME-TAX, W.B. - XI

Shambhu Nath Chandra


ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ANS2389286



নির্বাচকের নাম : শম্ভু নাথ চন্দ্র
Elector's Name : Sambhu Nath Chandra
বিতার নাম : পৌরসভা India
Father's Name : Panthu Gopal Chandra
লিঙ্গ/সঙ্গ : পুং / M
জন্ম তারিখ : 13/01/1955
Date of Birth :

Sambhu Nath Chandra

ANS2389286

ইমেল:

9015, বি.টি রোড পশ্চিম, রিশরা, চিৎড়া,
হুগলি-712248

Address:

9015, G.T ROAD PASHCHIM, RISHRA,
RISHRA, HOOGHLY-712248

Date: 12/01/2020

186 - ষ্টোরম্পুর বিধান সভার নির্বাচন
অফিসের স্মারক কার্ডের

Facsimile Signature of the Electoral
Registration Officer for

186 - Sraampur Constituency

এই কার্ড পরিবর্তন হলে নতুন ষ্টোরম্পুর বিধান সভার
কার্ডের নং এবং ষ্টোরম্পুর বিধান সভার পরিচয়
সংক্রান্ত সকল তথ্য পরিবর্তন করতে হবে।

In case of a change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

218 / 1021


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 WB/39/274/135223




নির্বাচকের নাম : সুদীপ সরকার
 Elector's Name : Sudip Sarkar
 পিতার নাম : শঙ্কর প্রসাদ সরকার
 Father's Name : Sankar Prasad Sarkar
 লিঙ্গ/Sex : পূ/ M
 জন্ম তারিখ : 11/01/1975
 Date of Birth : 11/01/1975

WB/39/274/135223
 ঠিকানা:
 নাবাগ্রাম মাল পাড়া, নাবাগ্রাম, জামালপুর, বর্ধমান- 713166

Address:
 NABAORAM MAL PARA, NABAORAM,
 JAMALPUR, BURDWAN- 713166



Date: 28/12/2014
 262-জামালপুর (সংসদীয়া আসন) নির্বাচন অফিসের নির্বাচন
 নিয়ন্ত্রক অফিসার দ্বারা স্বাক্ষরিত
 Facsimile Signature of the Electoral
 Registration Officer for
 262-Jamalpur (SC) Constituency

(যদি পরিবর্তন হলে সূত্র নিম্নের সেক্টর পূরণ করে পুনঃ পত্র
 সংগ্রহ করে নতুন ঠিকানা পরিবর্তন করতে হবে এবং পত্রটি
 পরিবর্তন করে উত্তর করতে হবে)
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Sudip Sarkar

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



192025260470409138

GRN Details

GRN: 192025260470409138
GRN Date: 11/02/2026 13:30:29
BRN: 9956997761027
Gateway Ref ID: CHW1201284
GRIPS Payment ID: 110220262047040911
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIPay Payment Gateway
BRN Date: 11/02/2026 13:30:44
Method: State Bank of India NB
Payment Init. Date: 11/02/2026 13:30:29
Payment Ref. No: 2000382543/2/2026
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr S N Chandra
Address: Burdwan
Mobile: 8444077293
Period From (dd/mm/yyyy): 11/02/2026
Period To (dd/mm/yyyy): 11/02/2026
Payment Ref ID: 2000382543/2/2026
Dept Ref ID/DRN: 2000382543/2/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000382543/2/2026	Property Registration- Stamp duty	0030-02-103-003-02	30010
2	2000382543/2/2026	Property Registration- Registration Fees	0030-03-104-001-16	5400
3	2000382543/2/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			Total	35710

IN WORDS: THIRTY FIVE THOUSAND SEVEN HUNDRED TEN ONLY.

PAID

ভারত সরকার
Government of India
বীপল কুমার বোস
Biplab Kumar Bose
পিতা : ননী গোপাল বোস
Father : NANI GOPAL BOSE
জন্মতারিখ / DOB : 23/01/1953
পুরুষ / Male

5027 5719 9271



আধার - সাধারণ মানুষের অধিকার

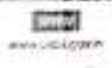
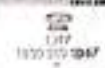


ভারত সরকার
Unique Identification Authority of India

ঠিকানা
5/0 ননী গোপাল বোস,
অধিকাংশ নলেটী, টুপলী,
বর্ধমান, উত্তরপ্রদেশ,
713103

Address
5/0 Nani Gopal Bose, 4/000
 colony, SHIPALLY, Bardhaman,
Bardhaman, Orissa, West Bengal
713103

5027 5719 9271



L.T.I Biplab Kumar Bose.
by The Pen of
Bela Bose.

Major Information of the Deed

Deed No :	I-0202-01120/2026	Date of Registration	11/02/2026
Query No / Year	0202-2000382543/2026	Office where deed is registered	
Query Date	11/02/2026 1:13:24 PM	D.S.R. - II Purba Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	SANTIMOY ROY BURDWAN DISTRICT JUDGES COURT, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 8444077293, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4306] Other than Immovable Property, Sale [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 8/-	Rs. 78,99,397/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 35,010/- (Article:48(g))	Rs. 5,432/- (Article:E, E, A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		






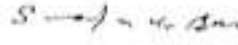
Land Details :



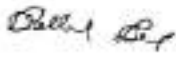


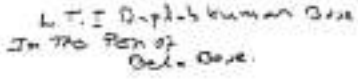



District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Officers Colony, Mouza: Ichhlabad, .
Ward No: 10, Holding No:86 JI No: 75, Pin Code : 713103



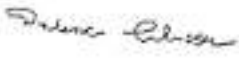
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-63 (RS :-)	LR-13886	Bastu	Bastu	4.4 Dec	1/-	35,46,668/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
L2	LR-63 (RS :-)	LR-13982	Bastu	Bastu	1.1 Dec	1/-	8,86,667/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
L3	LR-63 (RS :-)	LR-13985	Bastu	Bastu	1.1 Dec	1/-	8,86,667/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
L4	LR-63 (RS :-)	LR-13983	Bastu	Bastu	1.1 Dec	1/-	8,86,667/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
L5	LR-63 (RS :-)	LR-13986	Bastu	Bastu	1.1 Dec	1/-	8,86,667/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
L6	LR-63 (RS :-)	LR-13988	Bastu	Bastu	0.5 Dec	1/-	4,03,031/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,

LR-16256	Bastu	Bastu	0.26 Dec	1/-	2,01,516/-	Width of Approach Road: 17 FT, Adjacent to Metal Road.
LR-16256	Bastu	Bastu	0.26 Dec	1/-	2,01,516/-	Width of Approach Road: 17 FT, Adjacent to Metal Road.
TOTAL :			0.52Dec	0/-	78,99,397/-	
Grand Total :			0.52Dec	0/-	78,99,397/-	



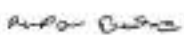
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RATAN KUMAR BOSU (Presentant) Son of Late NANI GOPAL BOSU Executed by: Self, Date of Execution: 11/02/2026 Admitted by: Self, Date of Admission: 11/02/2026 ,Place : Office	 <small>11022026</small>	 <small>11022026</small>	 <small>11022026</small>
SRIPALLY, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: AMxxxxxx611,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/02/2026 Admitted by: Self, Date of Admission: 11/02/2026 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr SWAPAN KR BOSE Son of Late NANIGOPAL BOSE Executed by: Self, Date of Execution: 11/02/2026 Admitted by: Self, Date of Admission: 11/02/2026 ,Place : Office	 <small>11022026</small>	 <small>11022026</small>	 <small>11022026</small>
OFFICERS COLONY, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: AQxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/02/2026 Admitted by: Self, Date of Admission: 11/02/2026 ,Place : Office				

Name	Photo	Finger Print	Signature
Mrs DOLLY DEY Daughter of Late NANI GOPAL BOSE Executed by: Self, Date of Execution: 11/02/2026 , Admitted by: Self, Date of Admission: 11/02/2026 ,Place : Office	 11/02/2026	 LTI 11/02/2026 Captured	 11/02/2026
SRIPALLY, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ADxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/02/2026 , Admitted by: Self, Date of Admission: 11/02/2026 ,Place : Office			
4 Mr BIPLAB KUMAR BOSE Son of Late NANI GOPAL BOSE Executed by: Self, Date of Execution: 11/02/2026 , Admitted by: Self, Date of Admission: 11/02/2026 ,Place : Office	 11/02/2026	 LTI 11/02/2026 Captured	 11/02/2026
ICHLABAD, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: ADxxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/02/2026 , Admitted by: Self, Date of Admission: 11/02/2026 ,Place : Office			
5 Mrs PALY DUTTA Daughter of Late NANI GOPAL BOSE Executed by: Self, Date of Execution: 11/02/2026 , Admitted by: Self, Date of Admission: 11/02/2026 ,Place : Office	 11/02/2026	 LTI 11/02/2026 Captured	 11/02/2026
SRIPALLY, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: DZxxxxxx1P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/02/2026 , Admitted by: Self, Date of Admission: 11/02/2026 ,Place : Office			

Name	Photo	Finger Print	Signature
Mrs DEBIKA GHOSH Daughter of Late DIPAK KUMAR BOSE Executed by: Self, Date of Execution: 11/02/2026 , Admitted by: Self, Date of Admission: 11/02/2026 ,Place : Office		 Captured	
11/02/2026	LTI 11/02/2026	11/02/2026	

SRIPALLY, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: BAxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/02/2026 , Admitted by: Self, Date of Admission: 11/02/2026 ,Place : Office

7	Name	Photo	Finger Print	Signature
	Mrs RUPA BOSE Wife of Late DIPESH KUMAR BOSE Executed by: Self, Date of Execution: 11/02/2026 , Admitted by: Self, Date of Admission: 11/02/2026 ,Place : Office		 Captured	
	11/02/2026	LTI 11/02/2026	11/02/2026	

40/A, PRIYANATH MIDDYA ROAD,, City:- Not Specified, P.O:- BELGHARIA, P.S:-Belgharia, District:- North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: BCxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/02/2026 , Admitted by: Self, Date of Admission: 11/02/2026 ,Place : Office

8	Name	Photo	Finger Print	Signature
	Miss DIPLEKHA BOSE Daughter of Late DIPESH KUMAR BOSE Executed by: Self, Date of Execution: 11/02/2026 , Admitted by: Self, Date of Admission: 11/02/2026 ,Place : Office		 Captured	
	11/02/2026	LTI 11/02/2026	11/02/2026	







40/A PRIYANATH MIDDYA ROAD,, City:- Not Specified, P.O:- BELGHARIA, P.S:-Belgharia, District:- North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-2XX1 , PAN No.:: EZxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/02/2026 , Admitted by: Self, Date of Admission: 11/02/2026 ,Place : Office

Developer Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	MAHAPRABHU CONSTRUCTION 60/6/a G.T. ROAD (WEST)), City:- Not Specified, P.O:- RISHRA, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712248 Date of Incorporation:XX-XX-2XX9 , PAN No.:: ABxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

	Name	Photo	Finger Print	Signature
	Mr ALOKE PAL Son of Late PHANI BHUSAN PAL Date of Execution - 11/02/2026, Admitted by: Self, Date of Admission: 11/02/2026, Place of Admission of Execution: Office	 Feb 11 2026 4:34PM	 Captured L11 11020226	 11020226
	90/9/A G.T. ROAD (WEST),, City:- Not Specified, P.O:- RISHRA, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712248, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No.:: BZxxxxxx2L, Andhaar No Not Provided by UIDAI Status : Representative, Representative of : MAHAPRABHU CONSTRUCTION (as PARTNER)			
2	Mr SAMBHU NATH CHANDRA Son of Late PANCHU GOPAL CHANDRA Date of Execution - 11/02/2026, Admitted by: Self, Date of Admission: 11/02/2026, Place of Admission of Execution: Office	 Feb 11 2026 4:37PM	 Captured L11 11020226	 11020226
	90/15 G.T. ROAD (WEST),, City:- Not Specified, P.O:- RISHRA, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712248, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No.:: ACxxxxxx8F, Andhaar No Not Provided by UIDAI Status : Representative, Representative of : MAHAPRABHU CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUDIP SARKAR Son of Late SHANKAR PRASAD SARKAR NABAGRAM, City:- Not Specified, P.O:- NABAGRAM, P.S:-Jamulpur, District:- Purba Bardhaman, West Bengal, India, PIN- 713166			
Identifier Of Mr RATAN KUMAR BOSU, Mr SWAPAN KR BOSE, Mrs DOLLY DEY, Mr BIPLAB KUMAR BOSE, Mrs PALY DUTTA, Mrs DEBIKA GHOSH, Mrs RUPA BOSE, Miss DIPLEKHA BOSE, Mr ALOKE PAL, Mr SAMBHU NATH CHANDRA			
Mrs BELA BOSE Wife of BIPLAB KUMAR BOSE OFFICERS COLONY, City:- Not Specified, P.O:- SRIPALLY, P.S:- Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN- 713103	 11/02/2026	 Captured 11/02/2026	 11/02/2026

Mr RATAN KUMAR BOSU, Mr SWAPAN KR BOSE, Mrs DOLLY DEY, Mr BIPLAB KUMAR BOSE, Mrs PALY DUTTA, Mrs DEBIKA GHOSH, Mrs RUPA BOSE, Miss DIPLEKHA BOSE, Mr ALOKE PAL, Mr SAMBHU NATH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RATAN KUMAR BOSU	MAHAPRABHU CONSTRUCTION-4.4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KR BOSE	MAHAPRABHU CONSTRUCTION-1.1 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs DOLLY DEY	MAHAPRABHU CONSTRUCTION-1.1 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr BIPLAB KUMAR BOSE	MAHAPRABHU CONSTRUCTION-1.1 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs PALY DUTTA	MAHAPRABHU CONSTRUCTION-1.1 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs DEBIKA GHOSH	MAHAPRABHU CONSTRUCTION-0.5 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs RUPA BOSE	MAHAPRABHU CONSTRUCTION-0.25 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Miss DIPLEKHA BOSE	MAHAPRABHU CONSTRUCTION-0.25 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Officers Colony, Mouza: Ichhlabad, , Ward No: 10, Holding No:86 JI No: 75, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 63, LR Khatian No:- 13866	Owner:রতন কুমার বসু, Gurdian:শ্রী রতন কুমার বসু, Address:পিক, Classification:বস, Area:0.04400000 Acre,	Mr RATAN KUMAR BOSU
L2	LR Plot No:- 63, LR Khatian No:- 13982	Owner:স্বপন কুমার বসু, Gurdian:শ্রী স্বপন কুমার বসু, Address:পিক, Classification:বস, Area:0.01100000 Acre,	Mr SWAPAN KR BOSE
L3	LR Plot No:- 63, LR Khatian No:- 13985	Owner:ডলি দেবী, Gurdian:শ্রী রতন কুমার বসু, Address:পিক, Classification:বস, Area:0.01100000 Acre,	Mrs DOLLY DEY

	LR Plot No:- 63, LR Khatian No:- 13983	Owner:বীপ কুমার বসু , Gurdian:শ্রী বীপ কুমার বসু, Address:বীপ Classification:স্ব, Area:0.01100000 Acre,	Mr BIPLAB KUMAR BOSE
L5	LR Plot No:- 63, LR Khatian No:- 13986	Owner:শ্রী পাল , Gurdian:শ্রী বীপ কুমার বসু, Address:বীপ , Classification:স্ব, Area:0.01100000 Acre,	Mrs PALY DUTTA
L6	LR Plot No:- 63, LR Khatian No:- 13988	Owner:শ্রীমতী দেবী , Gurdian:শ্রী বীপ কুমার বসু, Address:বীপ , Classification:স্ব, Area:0.00500000 Acre,	Mrs DEBIKA GHOSH
L7	LR Plot No:- 63, LR Khatian No:- 15255	Owner:শ্রীমতী রুপা , Gurdian:শ্রী বীপ কুমার বসু, Address:বীপকোঠা , Classification:স্ব, Area:0.00250000 Acre,	Mrs RUPA BOSE
L8	LR Plot No:- 63, LR Khatian No:- 15256	Owner:শ্রীমতী দিপ্লেক্ষা , Gurdian:শ্রী বীপ কুমার বসু, Address:বীপকোঠা , Classification:স্ব, Area:0.00250000 Acre,	Miss DIPLEKHA BOSE

Endorsement For Deed Number : I - 020201120 / 2026

On 11-02-2026

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 14:00 hrs on 11-02-2026, at the Office of the D.S.R. - II Purba Bardhaman by Mr RATAN KUMAR BOSU, 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 78,99,397/-

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

Execution is admitted on 11/02/2026 by 1. Mr RATAN KUMAR BOSU, Son of Late NANI GOPAL BOSU, SRIPALLY, P.O: SRIPALLY, Thana: Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Retired Person, 2. Mr SWAPAN KR BOSE, Son of Late NANIGOPAL BOSE, OFFICERS COLONY, P.O: SRIPALLY, Thana: Bardhaman
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 3. Mrs DOLLY DEY, Daughter of Late NANI GOPAL BOSE, SRIPALLY, P.O: SRIPALLY, Thana: Bardhaman
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Others, 4. Mr BIPLAB KUMAR BOSE, Son of Late NANI GOPAL BOSE, ICHLABAD, P.O: SRIPALLY, Thana: Bardhaman
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Others, 5. Mrs PALY DUTTA, Daughter of Late NANI GOPAL BOSE, SRIPALLY, P.O: SRIPALLY, Thana: Bardhaman
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession House wife, 6. Mrs DEBIKA GHOSH, Daughter of Late DIPAK KUMAR BOSE, SRIPALLY, P.O: SRIPALLY, Thana: Bardhaman
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession House wife, 7. Mrs RUPA BOSE, Wife of Late DIPESH KUMAR BOSE, 40/A, PRIYANATH MIDDYA ROAD, P.O: BELGHARIA, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife, 8. Miss DIPLEKHA BOSE, Daughter of Late DIPESH KUMAR BOSE, 40/A PRIYANATH MIDDYA ROAD, P.O: BELGHARIA, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife

Identified by Mrs BELA BOSE, .. BIPLAB KUMAR BOSE, OFFICERS COLONY, P.O: SRIPALLY, Thana: Bardhaman
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession House wife

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

Execution is admitted on 11-02-2026 by Mr ALOKE PAL, PARTNER, MAHAPRABHU CONSTRUCTION (Partnership Firm), 90/9/a G.T. ROAD (WEST)), City:- Not Specified, P.O:- RISHRA, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712248

Identified by Mrs BELA BOSE, .. BIPLAB KUMAR BOSE, OFFICERS COLONY, P.O: SRIPALLY, Thana: Bardhaman
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession House wife

Execution is admitted on 11-02-2026 by Mr SAMBHU NATH CHANDRA, PARTNER, MAHAPRABHU CONSTRUCTION (Partnership Firm), 90/9/a G.T. ROAD (WEST)), City:- Not Specified, P.O:- RISHRA, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712248

Identified by Mrs BELA BOSE, .. BIPLAB KUMAR BOSE, OFFICERS COLONY, P.O: SRIPALLY, Thana: Bardhaman
.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,432.00/- (A(1) = Rs 5,000.00/- ,E = Rs 400.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 5,400/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/02/2026 1:30PM with Govt. Ref. No: 192025260470409138 on 11-02-2026, Amount Rs: 5,400/-, Bank: SBI EPay (SBIPay), Ref. No. 9956997761027 on 11-02-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Verified that required Stamp Duty payable for this document is Rs. 35,010/- and Stamp Duty paid by , by Stamp Rs 3,000.00/-, by online = Rs 30,010/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
 2. Stamp: Type: Impressed, Serial no 4317, Amount: Rs.5,000.00/-, Date of Purchase: 31/12/2025, Vendor name: T Pal
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/02/2026 1:30PM with Govt. Ref. No: 192025260470409138 on 11-02-2026, Amount Rs: 30,010/-, Bank: SBI EPay (SBIEPay), Ref. No. 9956997761027 on 11-02-2026, Head of Account 0030-02-103-003-02



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II Purba Bardhaman
Purba Bardhaman, West Bengal

