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

Sanjit Nath Banerjee
Pintu Banerjee
Krishna Banerjee
Ashim Banerjee
Sumita Sinha

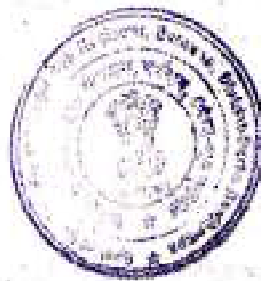
GREEN APPY
Sourmitra Halder
Mousmita Halder
Partners

Additional District Sub-Registrar
BURDWAN

DEVELOPMENT AGREEMENT

18 APR 2024

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Green Appy
Barashpur N 24 Pongana
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7 MAR 2024
2000 42000



Sub-Registrar
BUNDRA

18 APR 2024

Sambhu Nath Banerjee

Pintu Bandopadhyaya

Krishna Banerjee

Ashim Banerjee

Susmita Sinha

GREEN APPY

Saumitra Halder

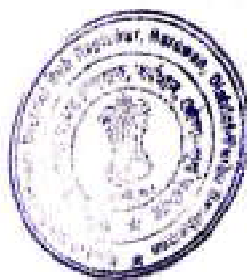
Mounita Halder
Partners

THIS AGREEMENT is executed on this 18th day of April 2024

By and Amongst

1. MR. SAMBHU NATH BANERJEE, PAN: ALCPB4128M, S/o- Late Kashinath Banerjee, resident of 3 No. Sankhari pukur, near Kali Mandir, P.O.- Sripalli, P.S.-Burdwan Sadar, Dist.- Purba Bardhaman, Pin- 713103. 2. MR. PINTU BANDOPADHAYYA, PAN: ASPPB6769G, S/o- Late Kashinath Bandopadhyaya, resident of Chotonilpur, Ambagan Nutan Colony, P.O.- Sripalli, P.S.- Burdwan Sadar, Dist.- Purba Bardhaman, Pin- 713103. 3. MRS. KRISHNA BANERJEE, PAN: AXEPB1716F, W/o- Late Amulya Banerjee, resident of Officer's Colony, Bosebagan, P.O.- Sripalli, P.S.- Burdwan Sadar, Dist.- Purba Bardhaman, Pin-713103. 4. MR. ASHIM BANERJEE, PAN: AGGPB5843E, S/o- Late Amulya Kumar Banerjee, resident of Officer's Colony, Bosebagan, P.O.- Sripalli, P.S.- Burdwan Sadar, Dist.- Purba Bardhaman, Pin-713103. 5. MRS. SUSMITA SINHA, PAN: CRWPS7379R, W/o- Mr. Parimal Krishna Sinha, resident of Officer's Colony, Bosebagan, P.O.- Sripalli, P.S.- Burdwan Sadar, Dist.- Purba Bardhaman, Pin- 713103, All by nationality Indian, all by faith Hindu, hereinafter jointly referred to as the **LANDOWNERS** (Which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include each of their heirs, legal representatives, executors, administrators and/or assigns etc.) as the **ONE PART**.

AND



ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ
ಬೆಂಗಳೂರು

18 APR 2024

Sambhunath Banerjee
Linki Banerjee
Krishna Banerjee
Ashim Banerjee
Sumita Sinha

GREEN APPY, a Partnership Firm, PAN: AALFG0513D, having its registered office at Premises No. 205, Rampada Halder Road, Beniapara, Monirampore, Barrackpore, North 24 Parganas, Pin- 700120, West Bengal, India; represented by its Partners, viz., (a) MR. SOUMITRA HALDER, PAN: ABHPH2544N, S/o- Late Sujay Krishna Halder, by nationality-Indian, by occupation-Business, resident of Vill & P.O.- Nabagram, P.S.- Jamalpur, District:-Purba Bardhaman, Pin - 713166, West Bengal, and (b) MRS. MOUMITA HALDER, PAN: ADJPH8811J, W/o- Mr. Soumitra Halder, by nationality-Indian, by occupation-Business, resident of Vill & P.O.- Nabagram, P.S.- Jamalpur, District:-Purba Bardhaman, Pin- 713166, West Bengal, hereinafter called and referred to as the **DEVELOPER** (*Which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include its successors, executors, administrators and/or assigns etc.*) of the **OTHER PART**.

WHEREAS the property, more fully described in the FIRST Schedule hereunder originally belongs to one Kashinath Banerjee, who acquired absolute right, title and interest of the property by way of Gift by an Indenture being Deed No. 1/235 for the year'1988 from the Government of West Bengal and the said Deed had been executed by the Additional District Magistrate (L.R.) of Refugee, Relief and Rehabilitation Department, Govt. of West Bengal, Burdwan on behalf of the Governor of West Bengal. Subsequently, during his ownership and possession on mutating his name in the present L.R. R.O.R. by setting up a residential house according to the Building Plan, sanctioned by the Burdwan Municipality, said Kashinath Banerjee along with his family members started to enjoy the FIRST Schedule mentioned property by residing therein. Thereafter, said Kashinath Banerjee died on the 24th of February'1992, leaving behind his wife named Amiya Bala Banerjee, three sons named Sambhunath

Sambhunath Banerjee
Pintu Banerjee
Krishna Banerjee
Ashim Banerjee
Sumanita Sinha

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Banerjee, Pintu Banerjee, and Amulya Kumar Banerjee and four daughters named Usha Chatterjee, Sudha Mukherjee, Saraswati Chatterjee and Tapasi Mukherjee, who became co-sharer of the property, more fully described in FIRST Schedule hereunder in equal proportions.

AND WHEREAS, subsequently, in course of their ej-mal ownership and possession, aforesaid Amiya Bala Banerjee died on 28th October'2002 and theaforesaid Sambhunath Banerjee, Pintu Banerjee and Amulya Kumar Banerjee and Usha Chatterjee, Sudha Mukherjee, Saraswati Chatterjee, and Tapasi Mukherjee had become joint owners of the FIRST Schedule mentioned property each having undefined and un-demarcated 1/7th share therein. Subsequently, aforesaid Usha Chatterjee and Sudha Mukherjee transferred their undefined and un-demarcated 2/7th portions of the property mentioned in the FIRST Schedule hereunder in favour of Sambhunath Banerjee by dint of a Deed of Sale bearing No. 1532 for the year'2008, recorded in the Book No. 1, Vol. No. 60, Pages 46 to 57, registered at the office of the A.D.S.R. Burdwan. It is noteworthy to mention that in the Schedule of the aforesaid Deed of Sale being No.1532 for the year'2008, the R.S. Plot Number had been inadvertently mentioned as '382' & '390(P)' in place of '382/776'. Thereafter, Amulya Kumar Banerjee died on 16.03.2010 leaving behind his wife Krishna Banerjee, Son Ashim Banerjee, and daughter Sushmita Sinha, who jointly became owner of undefined and un-demarcated 1/7th portions of the property more fully described in the FIRST Schedule hereunder as provisions of Hindu Law of Successions.

AND WHEREAS, thereafter, aforesaid Saraswati Chatterjee, and Tapasi Mukherjee transferred 1/3rd portion of their undefined and un-demarcated 2/7th portion of the property, more fully described in the FIRST Schedule hereunder, in favour of Krishna Banerjee, Ashim Banerjee and

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Pintu Banerjee
Krishna Banerjee
Ashim Banerjee
Suman Sinha

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Sushmita Sinha by dint of Deed of Gift being No. 2730 for the year' 2012, recorded in Book No. 1, C.D. Vol. No. 11, Page from 2958 to 2970. Similarly, aforesaid Saraswati Chatterjee, and Tapasi Mukherjee transferred 1/3rd portion of their undefined and un-demarcated 2/7th portion of the property more fully described in the FIRST Schedule hereunder, in favour of Pintu Banerjee by dint of Deed of Gift being No. 2732 for the year' 2012, recorded in Book No. 1, C.D. Vol. No. 11, Page from 2995 to 3013 and remaining 1/3 rd portion of their undefined and un-demarcated 2/7th portion of the property, more fully described in the FIRST Schedule hereunder, in favour of Sambhunath Banerjee, by dint of Deed of Gift being No. 2738 for the year'2012, recorded in Book No. 1, C.D. Vol. No. 11, Pages from 3090 to 3108, all are registered at the office of the A.D.S.R., Burdwan.

AND WHEREAS in the aforesaid mode and manner, by law of inheritance as well as by dint of aforesaid Deed of Sale being No.1532 for the year'2008, recorded in the Book No. 1, Vol. No.-60, Pages 46 to 57, registered at the Office of the A.D.S.R., Burdwan, and by dint of aforesaid three different Deeds of Gifts bearing No. 2730 for the year'2012, 2732 for the year'2012 and 2738 for the year '2012, the Landowner No.1 Sambhunath Banerjee has become owner of undefined and un-demarcated $(1/7 + 2/7 + 2/21) = 11/21$ portion; Landowner No. 2 Pintu Banerjee has become owner of undefined and un-demarcated $(1/7 + 2/21) = 5/21$ portion; and the Landowner No. 3, 4 & 5 jointly have become owners of undefined and un-demarcated $(1/7 + 2/21) = 5/21$ portion, of the property, more fully described in the FIRST Schedule hereunder and they are now possessing and enjoying the property more fully described in the FIRST Schedule hereunder, in ej-mal, on duly mutating their name and share in the present L.R.R.O.R. as co-sharers and for a considerable period of time

Sambhu Nath Banerjee
Chitra Banerjee Chatterjee
Krishna Banerjee
Ashim Banerjee
Swamita Sinha

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have been thinking of developing multi-storied Residential Complex, consisted of several self-contained Flats and Parking spaces on the 'Bastu' class of land, *which is described in details at the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents*, in such manner as may yield them greater advantage and financial benefits. But as the LAND OWNERS herein neither have experience, adequate and appropriate skill and knowledge nor have capacity and ability, both financially and technically, have been searching for competent DEVELOPER. Having learnt of intention of the LAND OWNERS, the DEVELOPER herein, who is a highly reputed Developer, having vast experience, knowledge, and skill in the field of real estate development, upon making inspection and search and having been duly satisfied as to the marketable title of the 'Bastu' class of land, *which is described in details at the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents*, has approached the LAND OWNERS with an offer to develop the same at its own costs and expenses and in such manner which will afford greater financial advantage and benefits to the LAND OWNERS herein.

AND WHEREAS the LAND OWNERS herein having been satisfied with the competency and reputation of the DEVELOPER herein have accepted the offer and agreed to engage the DEVELOPER to develop multi-storied Residential Complex, consisted of several self-contained Flats and Parking spaces together with other amenities and common facilities on the 'Bastu' class of land, *which is described in details at the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents*, on the following terms and conditions.

Samudra Banerjee
Smita Banerjee
Krishna Banerjee
Ashim Banerjee
Sumita Sinha

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Sami & Haldan
Moumita Haldan
Partners

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

ARTICLE- I DEFINITIONS

In these presents, unless there is something in the subject or context inconsistent with:-

- I. LAND:- shall mean 'BASTU' class of Land measuring an area of 3857.8 Sq. ft, more or less, *more fully described in the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents.*
- II. BUILDING: shall mean proposed multi-stored Residential complex, consisting of several self-contained Flats and Parking spaces together with other common amenities and facilities which the parties hereto have proposed to erect or upon the land, *more fully described in the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents*, according to the building plan to be sanctioned by the Burdwan Municipality.
- III. BUILDING PLAN shall mean the plan to be sanctioned for the construction and development of the proposed Multi-stored Residential Complex by the Burdwan Municipality and shall include such modification or alternation as may be made by the DEVELOPER herein from time to time.
- IV. COMMON AREA AND FACILITIES: shall include Open Space of four sides of the complex, passage-ways, driveways, corridors, lifts, stairways, landings, water reservoir, pump room, generator space/room, community room, meter room, transformer and other spaces and facilities, whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the Complex,



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Indira Banerjee
Krishna Banerjee
Ajay Banerjee
Sumita Sinha

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Saumitra Halder
Moumita Halder
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as stated in details in the FOURTH Schedule hereunder, meant for use of Land Owners/ Developer and all occupiers.

- V. LAND OWNERS' ALLOCATION SHALL MEAN:- 42% of the total build up area of the proposed multi-storied Residential Complex to be built in accordance with building plan to be sanctioned by the Burdwan Municipality, consisted of several self-contained Flats and Parking spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, *more fully described in the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents* TOGETHER WITH rights upon common areas and facilities. Aforesaid allocation of 42% will be distributed among the LANDOWNERS according to their respective shares. *That mode of adjustment of aforesaid allocation will be decided later on and to be recorded by executing separate supplementary agreements between the Land Owners and Developer herein, if necessary.*
- VI. DEVELOPER'S ALLOCATION SHALL MEAN:- 58% of the total build up area of the proposed multi-storied Residential Complex to be built in accordance with building plan to be sanctioned by the Burdwan Municipality, consisted of several self-contained Flats and Parking spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, *more fully described in the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents* TOGETHER WITH rights upon common areas and facilities. *That mode of adjustment of aforesaid allocation will be decided later on and to be recorded by executing separate supplementary agreements between the Land Owners and Developer herein, if necessary.*
- VII. ARCHITECT/STRUCTURAL ENGINEER/CIVIL ENGINEER shall mean any qualified person(s) or firm to be appointed or nominated by the

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Pratik Banerjee
Krishna Banerjee
Abhinav Banerjee
Sumita Sinha

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Developer at its own cost as architect or Structural Engineer and Civil Engineer of the Complex to be constructed on the land, more fully described in the FIRST Schedule hereunder.

- VIII. FLOOR AREA RATIO:- shall mean the floor area ratio available for construction of the proposed Residential Complex according to prevailing law considering total area of the land measuring 3857.8 Sq. ft., more or less.
- IX. CARPET AREA:- shall mean the area as defined in Section 2(k) of the Real Estate (Regulation and Development) Act' 2016.
- X. COVERED/BUILD UP AREA: shall mean the Carpet Area of the flats and open terrace plus the thickness of the external walls and pillars PROVIDED THAT if any external wall and pillar be common between two Flats then one - half of the area under such wall and pillar shall be included in each Flats.
- XI. SUPER BUILT-UP AREA: Shall mean in context to a flat, as the area of the flats, computed by adding an agreed fixed percentage of 25% (Twenty Five Percent) with Built-up area/Covered area and such will be used and utilized only for selling purpose.
- XII. UNDIVIDED SHARE:- shall mean the undivided proportionate share in the FIRST Schedule mentioned land attributable to each flat and parking space comprised in the said Residential Complex and the common portions held by and/or here in agreed to be sold to the prospective Purchaser.
- XIII. CO-OWNER: shall according to its context mean and include all persons who acquire or agree to acquire self-contained Flats and Parking spaces in the proposed Residential Complex including the Land Owners and Developer in relation to self-contained Flats and Parking spaces which are not to be alienated.

Santha Nath Banerjee
Chaiti Banerjee
Anishna Banerjee
Abhim Banerjee
Sumita Sinha

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- XIV. Flats and Parking spaces: shall mean the Flats and Parking spaces intended to be built and/or constructed and/or the covered area capable of being enjoyed and occupied for residential purpose.
- XV. COMMON EXPENSES: shall include all expenses to be incurred by the Co-owners for the maintenance, management and up keeping of the proposed residential complex for common purposes.
- XVI. COMMON PURPOSES: shall mean purpose of managing and maintaining the proposed residential complex and in particular the common areas and portions, collection and disbursement of common expenses for common portion and areas 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 Flats and Parking spaces exclusively and the common portion in common.
- XVII. ENCUMBRANCES: shall mean charges, liens, lispendence, claims, liabilities, trusts, demands, acquisition and requisition.
- XVIII. SINGULAR NUMBER shall include the plural.
- XIX. TIME shall mean the period by which construction shall be completed by the Developer. The Developer shall complete the construction on or within 36(Thirty Six) months from the date of sanction of building plan by the Burdwan Municipality
- XX. FORCE MAJEURE shall mean and include Flood, Earthquake, Riot, War, storm, Civil Commotion, State wide Strike, Pandemic, Natural Calamities, Unavoidable circumstances or Other irresistible force or any other act and circumstances beyond reasonable control of the party affected hereby but shall not include normal bad weather or processions etc.

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Santhia Banerjee
Krishna Banerjee
Ashin Banerjee
Sumita Sinha

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ARTICLE-II:-RIGHTS AND OBLIGATIONS

1. That being satisfied about the marketable title and possession of the LANDOWNERS, the DEVELOPER herein has entered this agreement with the LAND OWNERS. If any defect in respect of title and possession of the LANDOWNERS be transpired, the LANDOWNERS shall rectify the same at an earliest at the cost of the DEVELOPER.
2. The LANDOWNERS shall keep original title deeds, Record of Rights and other relevant documents in respect of the land, more fully described in FIRST Schedule hereunder, in their custody. They shall provide copies of the same to the DEVELOPER as well as allow inspections by the DEVELOPER and/or its nominees or their solicitors, as and when asked for.
3. The DEVELOPER herein shall develop the proposed multi-storied Residential cum Commercial Complex in accordance with building plan sanctioned by the Burdwan Municipality and other appropriate Department and Authorities of Govt. West Bengal. The DEVELOPER in consultation with the LAND OWNERS shall be entitled to cause all such changes or modifications in the building plan, as may be required by the Burdwan Municipality or any Government authority to obtain sanction, Permission, clearance and approval as aforesaid.
4. The DEVELOPER shall abide by all laws, rules and regulations of the West Bengal Real Estate Regulatory Authority, Government of West Bengal, local bodies as the case may be and shall be answerable and responsible for any deviation and/or breach of any laws, bye laws rules and regulations.
5. The DEVELOPER shall at its own cost construct and complete the proposed multi-storied residential complex in the FIRST Schedule mentioned land in accordance with sanctioned building plan without any

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Rishi Bandyopadhyay
Krishna Banerjee
Ashim Banerjee
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Partners

hindrance or disturbance by or on behalf of the LANDOWNERS or any person claiming under them on or within 36 (Thirty Six) months, computed from the date of sanction of Building Plan. *In case the DEVELOPER fails to complete the said project within such stipulated period, the same may be extended not beyond further six (6) months.*

6. The DEVELOPER undertakes to construct the proposed multi-storied Residential complex in accordance with sanctioned building plan and ensures that the proposed complex will be made of I.S.I. materials only. The DEVELOPER further undertakes to pay damages and penalties payable to the authority (ies) concerned any deviation thereof.
7. The DEVELOPER shall be entitled to use the name of the LANDOWNERS to apply for obtaining quota entitlements for cements, steel, bricks and other building materials as may be required for the construction of the proposed residential complex.
8. The DEVELOPER shall be entitled to apply for and obtain temporary and/or permanent connection of water, sewerage, electricity power, telephone and/or gas and other public utility services and facilities as think proper at its own cost. The LAND OWNERS shall sign, execute and deliver all papers and applications and approval enabling the DEVELOPER to obtain such public utility services and facilities.
9. The DEVELOPER shall pay all expenses to be incurred towards sanction of the building plan including expenses towards fees of the Architect, Structural Engineer, Civil Engineer and soil testing etc. whatsoever shall become necessary for the purpose of construction of the proposed multi-storied building.
10. That the LAND OWNERS agreed that after execution of this Development Agreement, they shall not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the land mentioned in the FIRST Schedule hereunder or portion thereof

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except in the manner as expressly provided. Similarly, the DEVELOPER herein shall not in any manner encumber, mortgage, transfer, let out or otherwise deal with or dispose of the land mentioned in the FIRST Schedule hereunder or portion thereof except in the manner as expressly provided.

11. In carrying out the said development work and/or construction of the proposed multi-storied residential complex herein agreed, the DEVELOPER shall keep the LAND OWNERS indemnified from and against all claims or compensations.
12. In consideration of this instant agreement, the DEVELOPER shall deliver peaceful vacant physical possession of the LANDOWNERS' allocation, free from all encumbrances, completed in all respects TOGETHER WITH other common areas and facilities and to retain, enjoy and transfer the DEVELOPER'S allocation without any interruption(s) from the LAND OWNERS or any person(s) claiming under the LAND OWNERS.
13. The LANDOWNERS will execute and register Power of Attorney in favour of the DEVELOPER at the cost of DEVELOPER thereby authorizing and empowering the DEVELOPER to construct the proposed multi-storied Residential Complex, in accordance with building plan sanctioned by the Burdwan Municipality, smoothly. By virtue of the said Power of attorney, the DEVELOPER shall have the right to enter Agreement for Sale and subsequently execute and register formal Deed of Sale/Deed of Conveyance to sell, transfer or otherwise dispose of DEVELOPER's allocation to any intending purchaser along with undivided proportionate share of FIRST schedule mentioned land together with right of Common amenities and facilities, without consent of the LAND OWNERS. The LAND OWNERS have no control or say

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Sumita Sinha

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regarding sell of the DEVELOPER'S allocation. The DEVELOPER shall retain entire consideration amount of its allocation in its account.

14. THE LAND OWNERS' shall have exclusive right to deal with or transfer their respective allocation in the proposed multi-storied Residential Complex along with proportionate undivided share of FIRST Schedule mentioned land TOGETHER WITH common amenities and facilities and in favour of any intending purchaser (s) thereby entering agreement for sale as well as by executing and registering formal Deed of Sale/Deed of Conveyance. The DEVELOPER shall have no power to interfere or control regarding sell of the LAND OWNERS' allocation. But in course of construction and before receiving possession of their respective allocation, if the LAND OWNERS enter agreement for sale with intending Purchaser(s) in respect of their respective allocation in that event DEVELOPER shall also join and execute agreement for sale and formal Deed of Sale/Deed of Conveyance as CONFIRMING PARTY along with the LAND OWNERS herein. The LAND OWNERS will directly accept the consideration amount of their allocation from intending purchaser(s) and the DEVELOPER has no right to receive any consideration amount in respect of LAND OWNERS' allocation.

15. The occupancy or completion certificates shall be collected by the DEVELOPER before delivery of possession to the LAND OWNERS. The DEVELOPER shall not be entitled to handover physical possession of its allocation at the proposed building in favour of any propose purchaser(s) before delivery of physical possession of the LANDOWNERS' allocation.

16. The LAND OWNERS shall bear and pay all rates and taxes in respect of the FIRST Schedule mentioned land till giving vacant possession and soon thereafter the DEVELOPER shall bear and pay all rates and taxes in respect of the said land till delivery of possession of their respective allocated flats and parking spaces ALONG WITH other common areas

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Sankar Nath Banerjee
Krishna Banerjee
Abhin Banerjee
Suranita Sinha

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and facilities, completed in all respects TOGETHER WITH completion certificate to the LAND OWNERS in accordance with law.

17. As soon as the construction of said multi-storied Residential Building shall be completed, in accordance with sanctioned building Plan, the DEVELOPER shall give written notice to the LAND OWNERS to take possession of their respective allocation and at all times thereafter the LAND OWNERS shall be exclusively responsible for payment of all taxes and charges, whatsoever, payable in respect of LAND OWNERS' allocation. Similarly, as and from the said date, the DEVELOPER shall be responsible for the said taxes payable in respect of the DEVELOPER'S allocation. The said taxes, if levied, on the proposed complex, as a whole, then in such event it shall be apportion ate on pro-rata basis.
18. On and from the date of service of the notice to take physical possession, the LAND OWNERS, their nominee(s), as the case may be, in respect of LAND OWNERS' allocation shall also be responsible to pay on demand to the DEVELOPER or its nominee(s) or the Apartment Owners' Association, the service charges for the common amenities, facilities and utilities in the complex. The said charges shall include premium of insurance of the Complex, if required, water, fire and scavenging charges, taxes, lights, sanitation operation, repair and renewals, security guards' salary and management of common facilities including replacement, repair and maintenance charges and expenses for the all of common wiring, pipes, electric and mechanical equipments, switch, gear, transformers, generators, pumps, motors and other electrical and mechanical installations, appliances and equipment of lift, stair ways, corridors, halls, passage ways and other common facilities, whatsoever. Similarly, as and from the said date the DEVELOPER or its nominees or Purchaser(s) of flat(s) and Car Parking spaces shall also be responsible

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Rishi Banerjee
Krishna Banerjee
Ashim Banerjee
Sumita Sinha

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Maumita Halder
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to pay and bear proportionate share of the service charges for facilities of their respective portions.

19. The DEVELOPER shall form an Apartment Owners Association for maintenance of the common areas, portions, facilities and essential services in such manner and form as may be required at the said proposed multi-storied Residential Complex. The Developer shall cause all Purchasers, occupiers or their assigns to join in and be bound by the rules and regulations of the Association.

ARTICLE-III: MISCELLANEOUS

1. The LAND OWNERS and the DEVELOPER have entered the instant agreement purely on principal to principal basis and nothing state herein shall be deemed or construed as **Joint Venture** between the LAND OWNERS and the DEVELOPER.
2. *That in future adjustment of respective allocation of the LAND OWNERS AND DEVELOPER will be amicably resolved by executing supplementary agreement(s) between the LAND OWNERS and DEVELOPER.*
3. The LAND OWNERS OR DEVELOPER, as the case may be, shall not be considered to be in breach of any obligation, if compelled to suspend, by existence of force majeure.
4. If, on calculation, it is found that the area which the LANDOWNERS or the DEVELOPER are/is entitled to, as per mandate of the instant agreement as their/its allocation, is not possible to be allocated in that event the benefited party shall pay prevailing market price against per sq. ft. for the difference area to the loser party.
5. In case if an intending purchaser want to purchase an area, which falls partly under the DEVELOPER's allocation as well as partly on the OWNERS' allocated area, then the DEVELOPER and the concerned

*Samthla with sanerjee
Ginti Bando padayya*

*Krishna Banerjee
Ashim Banerjee
Suomita Sinha*

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*Securities Haldar
Mounita Haldar
Partners*

OWNER shall sit together and arrive at an agreement to fulfill the requirement of the intending purchaser. In that event the concerned OWNER as well as the DEVELOPER shall share part payment or payment, which shall be received from the purchaser, proportionately.

6. The LAND OWNERS can appoint person to look after the progress and standard of construction and the Developer will have no objection to that.
7. In case of any dispute or difference, which may arise between the LAND OWNERS and the DEVELOPER herein or their legal heir(s), successors and representatives in relation to this agreement shall be referred to ARBITRATOR, to be nominated by the Parties herein mutually and the decision of the said ARBITRATOR shall be final and binding upon the Parties. The seat and venue of the Arbitration proceeding shall be within area of Town & P.s.- Burdwan Sadar, District- Purba Bardhaman. This clause shall be deemed to be submission within the meaning of the Indian Arbitration and Conciliation Act'1996 including its statutory modification, amendment and re-enactment.

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of the land, having total area of 3857.8 Sq.ft., more or less, situated at the Dist.- Purba Bardhaman, P.s.- Burdwan Sadar, Mouza- Shankhari Pukur, J.L. No.38, appertaining to L.R. Khatian Nos.- 1804, 1542, 4170, 4172, 4171, comprised in C.S. Plot No.382, R.S. Plot No. 382/776, L.R. Plot No. 987, Class- Bastu, within the area of Burdwan Municipality, Ward No.15, Holding No. 161, Mahalla -Dhamrai, which is duty defined, demarcated and identified by RED border in the Sketch map annexed with this presents which is butted and bounded by :-

Am.

ON THE NORTH :- 23 ft. Municipality Road.
ON THE SOUTH :- "DOBA" of Santosh Ganguly & Ors.
ON THE EAST :- House of Pulak Das.
ON THE WEST :- House of Panchanan Chakraborty.

SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

42% of the total build up area of the proposed multi-storied Residential Complex to be built in accordance with building plan to be sanctioned by the Burdwan Municipality, consisted of several self-contained Flats and Parking spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, *more fully described in the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents* TOGETHER WITH rights upon common areas and facilities.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER ALLOCATION)

58% of the total build up area of the proposed multi-storied Residential Complex to be built in accordance with building plan to be sanctioned by the Burdwan Municipality, consisted of several self-contained Flats and Parking spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, *more fully described in the FIRST Schedule hereunder and duly defined, demarcated and identified by RED border in the Sketch map annexed with this presents* TOGETHER WITH rights upon common areas and facilities.

Sunil Kumar Banerjee
Pili Khandopadhyaya

Krishna Banerjee
Ashim Banerjee

Sumita Sinha

GREEN APPY

Sumita Halder
Mounita Halder

Partners

FOURTH SCHEDULE ABOVE REFERRED TO

(COMMON AREA)

- I. Defined and Demarcated 'BASTU' class of land, measuring an area of **3857.8 Sq. ft.**, more or less, more fully described in the FIRST Schedule herein above.
- II. Water reservoir, top roof of the each block or building, tank on the roof, staircase, septic tank, water tank, Meter room & pump room, outside wall etc.
- III. Foundation column, girders, beams, supports, main Walls, corridors, lobbies, stair, landing of the Stair, lift, stair-ways, fire escapes, lighting arrangement in the common areas and gate, entrances and exists of the complex but *excluding the corridors and lobbies, if any, within flats.*
- IV. Storage space meant for common use or for the use and enjoyment of the occupiers of the Complex.
- V. The four side open spaces, not meant for exclusive use and enjoyment of any particular occupier of flat, which is to be kept open to sky as per provisions of law and as to be shown in the sanctioned building plan.
- VI. All other parts of the building necessary or convenient to its existence, maintenance and safety as well as normally forming part of the main building not being exclusively held and enjoyed by any flat owners.

FIFTH SCHEDULE ABOVE REFERRED TO

(COMMON EXPENSE)

- I. Costs of maintenances, operating, replacing, white washing, painting, decorating and renewing the main structure, water tanks, septic tanks also the outer walls of the complex including all outer plumbing and sanitary pipes and fittings and electric lines to all common areas etc.

Sonthevith Banerjee
Girish Banerjee
Krishna Banerjee
Jishu Banerjee
Suman Sinha

GREEN APPY
Sumanita Halder
Mounita Halder
Partners

- II. The expenses of repairing, maintaining, white washing and colour washing of the main structure of the building of the complex including the exterior of the building of complex and also the common area of building of the complex.
- III. The cost of clearing and lighting of the entrance of the complex, passages and spaces around four sides of the complex, lobby, corridors, staircase and other common areas.
- IV. Municipal Taxes and Land Rents in respect of his/her/their respective allocation shall be paid by the occupiers of the complex, proportionately up to the date of mutation of his/her/their respective allocation in his/her/their name/name(s), from the date of getting physical possession of the flat(s) and parking spaces.

SIXTH SCHEDULE

(JOBS TO BE DONE BY THE DEVELOPER)

Foundation and Super-structure:-The building shall be designed on reinforced cement concrete foundation with RCC Columns, Beams based on computerized programme and/or as per specification of the Architect/Structural Engineer/Civil Engineer, duly sanctioned by the Burdwan Municipality/other Competent Authority.

Building :- R.C.C frame structure Building.

Wall:- Brick wall with cement mortar, outer wall 10 inch, inner or Partition wall 5 inch.

Window:-Aluminium window fitted with glass and necessary accessories.

Main Doors:-Frame- Malyasian Sal, Shutter/Palla- Flash Door Material with necessary accessories including lock, handle, chitkani, hasblot, stopper etc.

Internal Doors:- Frame- Malyasian Sal and Flash Door Material with necessary accessories including lock, handle, chitkani, hasblot, stopper etc.



Sumita Nath Banerjee
Preeti Banerjee
Krishna Banerjee
Ashim Banerjee
Sumita Sinha

GREEN APPY
Sumita Halder
Moumita Halder
Partners

Flooring:- Standard Marble/Vitrified Tiles flooring.

Kitchen:- Black stone cooking platform fitted with sink and work self 2 inch height glazed tiles all over the cooking platform. Marble/ Vitrified Tiles flooring.

Toilet :- Standard tiles flooring and walls.

Water Supply:- PVC pipe with standard fittings in kitchen/toilet.

Sources of Water Supply:- Overhead tank along with Electrically operated pump.

Painting :- Inside and outside of each building of the complex shall be finished with standard colour.

And

Other works to be done extra as per quotation basis.

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

SIGNED AND SEALED at Purba Bardhaman

In presence of Witnesses:-

1. Mr. Nazimul Islam Halder.
2. Mr. Lt. Nazimul Haque Halder.
3. Mr. Parobalita Danga.
P.O. - Sripally, P.S. - Bardhaman.
Dist - Purba Bardhaman.
Pin - 713103.

Sudip Sarkar
S/O Lt. S.P. Sarkar.,
Wll. + P.O. = Nabagram.
Dist. = Purba Bardhaman.
P.S. = Jamaru.
Pin = 713166

Sambhu Nath Banerjee
Rishi Bandopadhyaya.
Krishna Banerjee
Ashim Banerjee
Susmita Sinha

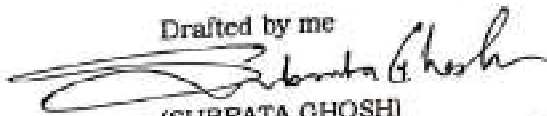
Signature of LAND OWNERS

GREEN APPY
Soumitra Halder
Mousmida Halder

Partners

Signature of the DEVELOPER

Drafted by me

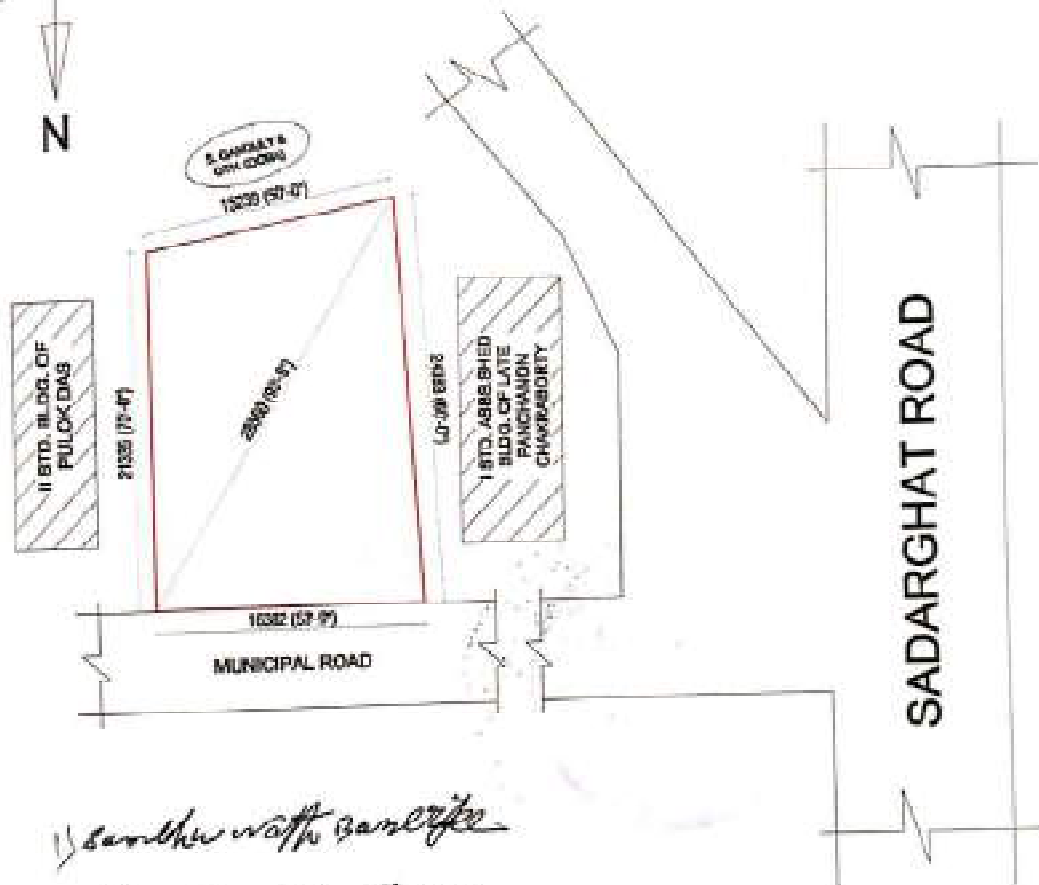


(SUBRATA GHOSH)

Advocate

Enrolment No - WB/1325/2002

MAP OF LAND DEFINE AND DEMARCATED LAND OF 358.5 SQ.MT. (3857.80 SQ.FT), WHICH IS MARKED IDENTIFIED BY "RED" COLOUR, LOCATED AT DIST.- PURBA BARDHAMAN, P.S- BURDWAN SADAR, MOUZA- MAKHARIPUKUR, MAHALLA- DHAMRAI, J.L NO- 38, APPERTAINING TO L.R KH. NO- 1804, 1542, 4170, 4171, 4172, 4173, 4174, 4175, 4176, 4177, 4178, 4179, 4180, 4181, 4182, 4183, 4184, 4185, 4186, 4187, 4188, 4189, 4190, 4191, 4192, 4193, 4194, 4195, 4196, 4197, 4198, 4199, 4200, 4201, 4202, 4203, 4204, 4205, 4206, 4207, 4208, 4209, 4210, 4211, 4212, 4213, 4214, 4215, 4216, 4217, 4218, 4219, 4220, 4221, 4222, 4223, 4224, 4225, 4226, 4227, 4228, 4229, 4230, 4231, 4232, 4233, 4234, 4235, 4236, 4237, 4238, 4239, 4240, 4241, 4242, 4243, 4244, 4245, 4246, 4247, 4248, 4249, 4250, 4251, 4252, 4253, 4254, 4255, 4256, 4257, 4258, 4259, 4260, 4261, 4262, 4263, 4264, 4265, 4266, 4267, 4268, 4269, 4270, 4271, 4272, 4273, 4274, 4275, 4276, 4277, 4278, 4279, 4280, 4281, 4282, 4283, 4284, 4285, 4286, 4287, 4288, 4289, 4290, 4291, 4292, 4293, 4294, 4295, 4296, 4297, 4298, 4299, 4300, 4301, 4302, 4303, 4304, 4305, 4306, 4307, 4308, 4309, 4310, 4311, 4312, 4313, 4314, 4315, 4316, 4317, 4318, 4319, 4320, 4321, 4322, 4323, 4324, 4325, 4326, 4327, 4328, 4329, 4330, 4331, 4332, 4333, 4334, 4335, 4336, 4337, 4338, 4339, 4340, 4341, 4342, 4343, 4344, 4345, 4346, 4347, 4348, 4349, 4350, 4351, 4352, 4353, 4354, 4355, 4356, 4357, 4358, 4359, 4360, 4361, 4362, 4363, 4364, 4365, 4366, 4367, 4368, 4369, 4370, 4371, 4372, 4373, 4374, 4375, 4376, 4377, 4378, 4379, 4380, 4381, 4382, 4383, 4384, 4385, 4386, 4387, 4388, 4389, 4390, 4391, 4392, 4393, 4394, 4395, 4396, 4397, 4398, 4399, 4400, 4401, 4402, 4403, 4404, 4405, 4406, 4407, 4408, 4409, 4410, 4411, 4412, 4413, 4414, 4415, 4416, 4417, 4418, 4419, 4420, 4421, 4422, 4423, 4424, 4425, 4426, 4427, 4428, 4429, 4430, 4431, 4432, 4433, 4434, 4435, 4436, 4437, 4438, 4439, 4440, 4441, 4442, 4443, 4444, 4445, 4446, 4447, 4448, 4449, 4450, 4451, 4452, 4453, 4454, 4455, 4456, 4457, 4458, 4459, 4460, 4461, 4462, 4463, 4464, 4465, 4466, 4467, 4468, 4469, 4470, 4471, 4472, 4473, 4474, 4475, 4476, 4477, 4478, 4479, 4480, 4481, 4482, 4483, 4484, 4485, 4486, 4487, 4488, 4489, 4490, 4491, 4492, 4493, 4494, 4495, 4496, 4497, 4498, 4499, 4500, 4501, 4502, 4503, 4504, 4505, 4506, 4507, 4508, 4509, 4510, 4511, 4512, 4513, 4514, 4515, 4516, 4517, 4518, 4519, 4520, 4521, 4522, 4523, 4524, 4525, 4526, 4527, 4528, 4529, 4530, 4531, 4532, 4533, 4534, 4535, 4536, 4537, 4538, 4539, 4540, 4541, 4542, 4543, 4544, 4545, 4546, 4547, 4548, 4549, 4550, 4551, 4552, 4553, 4554, 4555, 4556, 4557, 4558, 4559, 4560, 4561, 4562, 4563, 4564, 4565, 4566, 4567, 4568, 4569, 4570, 4571, 4572, 4573, 4574, 4575, 4576, 4577, 4578, 4579, 4580, 4581, 4582, 4583, 4584, 4585, 4586, 4587, 4588, 4589, 4590, 4591, 4592, 4593, 4594, 4595, 4596, 4597, 4598, 4599, 4600, 4601, 4602, 4603, 4604, 4605, 4606, 4607, 4608, 4609, 4610, 4611, 4612, 4613, 4614, 4615, 4616, 4617, 4618, 4619, 4620, 4621, 4622, 4623, 4624, 4625, 4626, 4627, 4628, 4629, 4630, 4631, 4632, 4633, 4634, 4635, 4636, 4637, 4638, 4639, 4640, 4641, 4642, 4643, 4644, 4645, 4646, 4647, 4648, 4649, 4650, 4651, 4652, 4653, 4654, 4655, 4656, 4657, 4658, 4659, 4660, 4661, 4662, 4663, 4664, 4665, 4666, 4667, 4668, 4669, 4670, 4671, 4672, 4673, 4674, 4675, 4676, 4677, 4678, 4679, 4680, 4681, 4682, 4683, 4684, 4685, 4686, 4687, 4688, 4689, 4690, 4691, 4692, 4693, 4694, 4695, 4696, 4697, 4698, 4699, 4700, 4701, 4702, 4703, 4704, 4705, 4706, 4707, 4708, 4709, 4710, 4711, 4712, 4713, 4714, 4715, 4716, 4717, 4718, 4719, 4720, 4721, 4722, 4723, 4724, 4725, 4726, 4727, 4728, 4729, 4730, 4731, 4732, 4733, 4734, 4735, 4736, 4737, 4738, 4739, 4740, 4741, 4742, 4743, 4744, 4745, 4746, 4747, 4748, 4749, 4750, 4751, 4752, 4753, 4754, 4755, 4756, 4757, 4758, 4759, 4760, 4761, 4762, 4763, 4764, 4765, 4766, 4767, 4768, 4769, 4770, 4771, 4772, 4773, 4774, 4775, 4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788, 4789, 4790, 4791, 4792, 4793, 4794, 4795, 4796, 4797, 4798, 4799, 4800, 4801, 4802, 4803, 4804, 4805, 4806, 4807, 4808, 4809, 4810, 4811, 4812, 4813, 4814, 4815, 4816, 4817, 4818, 4819, 4820, 4821, 4822, 4823, 4824, 4825, 4826, 4827, 4828, 4829, 4830, 4831, 48

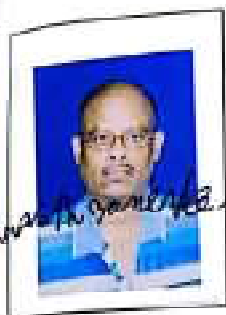


- 1) Gauri with Banerjee
- 2) Gintu Banerjee
- 3) Krishna Banerjee
- 4) Ashim Banerjee
- 5) Susmita Sinha

Bidhas Pal
BIDHAS PAL
CIVIL ENGINEER
MOB.-9735888260
REG. NO.-BM/CBE-11/21-22/55

DRAWN BY

Finger Prints of MR. SAMBHU NATH BANERJEE



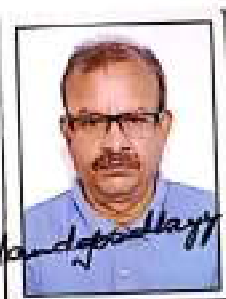
Sambhu Nath Banerjee

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

Sambhu Nath Banerjee

Signature of MR. SAMBHU NATH BANERJEE ✓

Finger Prints of MR. PINTU BANDOPADHAYYA



Pintu Bandopadhyaya

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

Pintu Bandopadhyaya

Signature of MR. PINTU BANDOPADHAYYA ✓

Finger Prints of MRS. KRISHNA BANERJEE



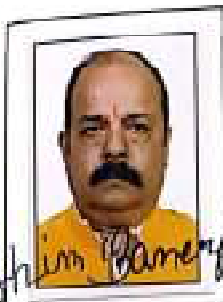
Krishna Banerjee

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

Krishna Banerjee

Signature of MRS. KRISHNA BANERJEE ✓

Finger Prints of MR. ASHIM BANERJEE



Ashim Banerjee

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

Ashim Banerjee

Signature of MR. ASHIM BANERJEE

Finger Prints of MRS. SUSMITA SINHA



Susmita Sinha

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

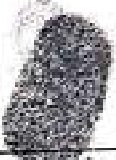
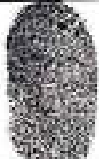
Susmita Sinha

Signature of MRS. SUSMITA SINHA

Finger Prints of MR. NAZRUL ISLAM MALICK



Nazrul Islam Mallick

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

Nazrul Islam Mallick
Signature of MR. NAZRUL ISLAM MALICK

Finger Prints of MR. SOUMITRA HALDER



Soumitra Halder

GREEN APPY

Soumitra Halder
Partners

Signature of MR. SOUMITRA HALDER

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

Finger Prints of MRS. MOUMITA HALDER



Moumita Halder

GREEN APPY

Moumita Halder
Partners

Signature of MRS. MOUMITA HALDER

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

भारत सरकार
 GOVT OF INDIA
 विभाग
 DEPARTMENT
 SAMBU NATH BANERJEE
 SAMBU NATH BANERJEE
 959
 ACCOUNT NUMBER
 ALCPB4128M
 Sambhu Nath Banerjee
 10483008

भारत सरकार
 GOVT OF INDIA
 विभाग
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Sambhu Nath Banerjee

विभाग
DEPARTMENT
KRISHNA BANERJEE
K. NATH GHATTERJEE
1716F



भारत सरकार
GOVT. OF INDIA



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प्लॉट नं. 1, सेक्टर 11, सी.डी. भवन
नई दिल्ली - 110 014

Krishna Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUSMITA SINHA
AMULYA BANERJEE

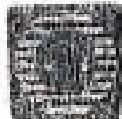
18/10/1968

Permanent Account Number

CHWPS7375R

Signature

Signature



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Plot No. 3, Sector 11, Chandigarh
New Mumbai - 400 614.

इस कार्ड को खोने/प्राप्त हो चुकना सूचित करें/वापस करें :
आयकर PAN सेवा यूनिट, उत्तरेड
प्लॉट नं. 3, सेक्टर 11, चण्डीगढ़
नई मुंबई - 400 614

Susmita Sinha

आयकर विभाग

INCOME TAX DEPARTMENT

PINTU BANDOPADHAYYA

KASHINATH BANDOPADHAYYA

20/02/1962

(Permanent Account Number)

ASPPB6769G

Pintu Bandopadhyaya

(Signature)



भारत सरकार

GOVT. OF INDIA



Pintu Bandopadhyaya



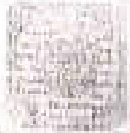
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHIM BANERJEE
ANWULA BANERJEE
10/12/1972
Permanent Account Number
AGGPB5843E

Asim Banerjee
Signature



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Income Tax, PAN Services Unit, ITTTSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/प्राप्त होने की सूचना सूचित करें/वापस करें :

आयकर वि. सेवा यूनिट, ए.टी.टी.एस.आई.,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

Asim Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADJPH8811J

नाम / Name
MOUMITA HALDER

पिता का नाम / Father's Name
AJIT KUMAR PAUL

जन्म की तारीख
Date of Birth
1968/1979

Moumita Halder
हस्ताक्षर / Signature

10282000



Moumita Halder

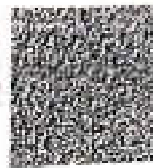
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABHPH2544N



नाम / Name
SOUMITRA HALDER

पिता का नाम / Father's Name
SUNAY KRISHNA HALDER

जन्म की तारीख
Date of Birth
25/12/1988

Soumitra Halder
हस्ताक्षर / Signature

10/02/2020

Soumitra Halder

Major Information of the Deed

Deed No :	I-0203-02366/2024	Date of Registration	18/04/2024
Query No / Year	0203-2000920307/2024	Office where deed is registered	
Query Date	12/04/2024 7:23:52 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	MIRZA RAJA BEGG BURDWAN, Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9434469033, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs: 1/-	Rs. 53,04,486/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs: 7 000/- (Article:48(G))	Rs. 7/- (Article:E)		
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: UMR W15, Mouza: Sankharipukur, .
Ward No: 15, Ji No: 38, Pin Code : 713103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	R3-362/776	RS-1804	Bashu	Bashu	3857.6 Sq Ft	1/-	53,04,486/-	Width of Approach Road: 23 FT.
Grand Total :					8,8408Dec	1 /-	53,04,486 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SAMBHUNATH BANERJEE (Presentant) Son of Late KASHINATH BANERJEE Executed by: Self, Date of Execution: 18/04/2024 , Admitted by: Self, Date of Admission: 18/04/2024 ,Place : Office		 Captured	
		18/04/2024	L1 18/04/2024	18/04/2024
3 NO SANKHARIPUKUR, 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 , PAN No.: ALxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/04/2024 , Admitted by: Self, Date of Admission: 18/04/2024 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr PINTU BANDOPADHAYYA Son of Late KASHINATH BANDOPADHAYYA Executed by: Self, Date of Execution: 18/04/2024 , Admitted by: Self, Date of Admission: 18/04/2024 ,Place : Office		 Captured	
18/04/2024	18/04/2024	18/04/2024	18/04/2024
3 NO SANKHARIPUKUR, 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-1XX2 , PAN No.: ASxxxxxx9G, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/04/2024 , Admitted by: Self, Date of Admission: 18/04/2024 ,Place : Office			
Mrs KRISHNA BANERJEE Wife of Late AMULYA KUMAR BANERJEE Executed by: Self, Date of Execution: 18/04/2024 , Admitted by: Self, Date of Admission: 18/04/2024 ,Place : Office		 Captured	
18/04/2024	18/04/2024	18/04/2024	18/04/2024
BOSEBAGAN OFFICERS COLONY, 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 , PAN No.: AXxxxxxx6F, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/04/2024 , Admitted by: Self, Date of Admission: 18/04/2024 ,Place : Office			
Mr ASHIM BANERJEE Son of Late AMULYA KUMAR BANERJEE Executed by: Self, Date of Execution: 18/04/2024 , Admitted by: Self, Date of Admission: 18/04/2024 ,Place : Office		 Captured	
18/04/2024	18/04/2024	18/04/2024	18/04/2024
BOSEBAGAN 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 , PAN No.: AGxxxxxx3E, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/04/2024 , Admitted by: Self, Date of Admission: 18/04/2024 ,Place : Office			
Mrs SUSMITA SINHA Wife of Mr PARIMAL SINHA Executed by: Self, Date of Execution: 18/04/2024 , Admitted by: Self, Date of Admission: 18/04/2024 ,Place : Office		 Captured	
18/04/2024	18/04/2024	18/04/2024	18/04/2024

BOSEBAGAN OFFICERS COLONY, 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-1XX8 , PAN No.:
 CRxxxxxx9R, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of
 Execution: 18/04/2024
 , Admitted by: Self, Date of Admission: 18/04/2024 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GREEN APPY 205 RAMPADA, HALDER ROAD BENIAPARA MONIRAMPORE BARRACKPORE, City:- Not Specified, P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120 , PAN No.: AAxxxxxx3D, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SOUMITRA HALDER Son of Late SUJAY KRISHNA HALDER Date of Execution - 18/04/2024, , Admitted by: Self, Date of Admission: 18/04/2024, Place of Admission of Execution: Office	Photo  Apr 18 2024 12:17PM	Finger Print  LR 18/04/2024	Signature  18/04/2024
	NABAGRAM, City:- Not Specified, P.O:- NABAGRAM, P.S:-Jamalpur, District:-Purba Bardhaman, West Bengal, India, PIN:- 713166, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ABxxxxxx4N, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GREEN APPY (as PARTNER)			
2	Name Mrs MOUMITA HALDER Wife of Mr SOUMITRA HALDER Date of Execution - 18/04/2024, , Admitted by: Self, Date of Admission: 18/04/2024, Place of Admission of Execution: Office	Photo  Apr 18 2024 11:16PM	Finger Print  LR 18/04/2024	Signature  18/04/2024
	NABAGRAM, City:- Not Specified, P.O:- NABAGRAM, P.S:-Jamalpur, District:-Purba Bardhaman, West Bengal, India, PIN:- 713166, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx1J, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GREEN APPY (as PARTNER)			

Identifier Details :

Identifier	Photo	Finger Print	Signature
Mr NAZRUL ISLAM MALLICK Son of Late NAZAL HAQUE MALLICK BARGBALIDANGA, City:- Not Specified, P.O:- BURDWAN, P.S:-Bardhaman District-Purba Bardhaman, West Bengal, India, PIN:- 713103		 Captured	
	18/04/2024	18/04/2024	18/04/2024
Identifier Of Mr SAMBHUNATH BANERJEE, Mr PINTU BANDOPADHAYYA, Mrs KRISHNA BANERJEE, Mr ASHIM BANERJEE, Mrs SUSMITA SINHA, Mr SOUMITRA HALDER, Mrs MOUMITA HALDER			

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mr SAMBHUNATH BANERJEE	GREEN APPY-1.76816 Dec
2	Mr PINTU BANDOPADHAYYA	GREEN APPY-1.76816 Dec
3	Mrs KRISHNA BANERJEE	GREEN APPY-1.76816 Dec
4	Mr ASHIM BANERJEE	GREEN APPY-1.76816 Dec
5	Mrs SUSMITA SINHA	GREEN APPY-1.76816 Dec

On 18-04-2024

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (3) of Indian Stamp Act 1899.

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

Presented for registration at 11:25 hrs. on 18-04-2024, at the Office of the A.D.S.R. Bardhaman by Mr. SAMBHNATH BANERJEE, 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 53,04,485/-

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

Execution is admitted on 18/04/2024 by 1. Mr SAMBHNATH BANERJEE, Son of Late KASHINATH BANERJEE, 3 NO SANKHARIPUKUR, P.O: SRIPALLY, Thana: Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 2. Mr PINTU BANDOPADHAYYA, Son of Late KASHINATH BANDOPADHAYYA, 3 NO SANKHARIPUKUR, P.O: SRIPALLY, Thana: Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 3. Mrs KRISHNA BANERJEE, Wife of Late AMULYA KUMAR BANERJEE, BOSEBAGAN OFFICERS COLONY, P.O: SRIPALLY, Thana: Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession House wife, 4. Mr ASHIM BANERJEE, Son of Late AMULYA KUMAR BANERJEE, BOSEBAGAN OFFICERS COLONY, P.O: SRIPALLY, Thana: Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business, 5. Mrs SUSMITA SINHA, Wife of Mr PARIMAL SINHA, BOSEBAGAN OFFICERS COLONY, P.O: SRIPALLY, Thana: Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession House wife

Indetified by Mr NAZRUL ISLAM MALLICK, .. Son of Late NAZAL HAQUE MALLICK, BAROBALIDANGA, P.O: BURDWAN, Thana: Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 18-04-2024 by Mr SOUMITRA HALDER, PARTNER, GREEN APPY (Others), 205 RAMPADA HALDER ROAD BENIAPARA MONIRAMPURE BARRACKPORE, City:- Not Specified, P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120

Indetified by Mr NAZRUL ISLAM MALLICK, .. Son of Late NAZAL HAQUE MALLICK, BAROBALIDANGA, P.O: BURDWAN, Thana: Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Muslim, by profession Law Clerk

Execution is admitted on 18-04-2024 by Mrs MOUMITA HALDER, PARTNER, GREEN APPY (Others), 205 RAMPADA HALDER ROAD BENIAPARA MONIRAMPURE BARRACKPORE, City:- Not Specified, P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120

Indetified by Mr NAZRUL ISLAM MALLICK, .. Son of Late NAZAL HAQUE MALLICK, BAROBALIDANGA, P.O: BURDWAN, Thana: Bardhaman

.. Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/04/2024 - 7:12PM with Govt. Ref. No. 192024250018152888 on 17-04-2024, Amount Rs: 7/-, Bank: SBI EPay (SBIPay), Ref. No. 6430585277929 on 17-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 7,000/- and Stamp Duty paid by Stamp Rs. 6,000.00/-, by online = Rs 6,000/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no 5148, Amount: Rs.1,000.00/-, Date of Purchase: 12/03/2024, Vendor name: Krishna Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/04/2024 7:12PM with Govt. Ref. No: 192024250018152688 on 17-04-2024, Amount Rs: 6,000/-, Bank: SBI EPay (SBIPay), Ref. No. 6410585277929 on 17-04-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2024, Page from 61831 to 61879
being No 020302366 for the year 2024.



[Handwritten signature]

Digitally signed by SANJIT SARDAR
Date: 2024.04.25 11:40:56 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 25/04/2024

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