

3576/25

L-355312



L 632172

पश्चिम बंगाल WEST BENGAL

10-55  
136/358/25  
19/5/25

Jyoti Mukherjee

Sumantra Mukherjee

Self Mukherjee

An al Bhushan Mukherjee

Burdhaman Dream House  
Construction Private Limited

16-1 year Am Mandat.

Director

Burdhaman Dream House  
Construction Private Limited

Tanvir Haque

Director

Burdhaman Dream House  
Construction Private Limited

Arshad Begum

Director

Burdhaman Dream House  
Construction Private Limited

Sobhan Yamin

Director

Notarized and the Disposal  
Sheet's and the Signature Sheet's  
attached to this document  
are part of the Document.

DEVELOPMENT AGREEMENT

Additional District Sub-Register  
BURDWAN  
19 MAY 2025

THIS DEED OF DEVELOPMENT AGREEMENT MADE ON THIS  
19th DAY OF MAY, 2025  
BETWEEN

19/5/25

Bu  
Adm.

Sl. No. 1841 Date 19/05/2025  
Name Buradon Dreamy House  
Address Parlun Rd Buradon Construction Pvt. Ltd  
Value of Stamp 5000/-  
Date of Purchase from Durgapur  
Treasury 25 APR 2025  
ADSR Office Mantar, Burdwan  
Vendor ASIM KUMAR GOSWAMI  
L. No.-1/97-98  
Mantar, Burdwan



Additional District Sub-Registrar  
BURDWAN

19 MAY 2025

*Jayanta Mukherjee*

*Sumanta Mukherjee*

*Bipal Mukherjee*

*Amal Bhusan Mukherjee*

Burdhaman Dream House  
Construction Private Limited

*Hd. Year Am Mandi*

Director

Burdhaman Dream House  
Construction Private Limited

*Tarun Hogue*

Director

Burdhaman Dream House  
Construction Private Limited

*Aashish Bhowmik*

Director

Burdhaman Dream House  
Construction Private Limited

*Sabon Yanti*

Director

1 **JAYANTA MUKHERJEE (PAN : AEEP3562M)**, Son of Manindra Bhusan Mukherjee, by Nationality : Indian, by Caste : Hindu, by Profession : Service, resident of Bahirsarbomongala, Panjabi Para, P.O - Burdwan PS. Burdwan, District : Purba Bardhaman, PIN - 713101, West Bengal

2. **SUMANTA MUKHERJEE (PAN : BOGPM8172L)**, Son of Manindra Bhusan Mukherjee, by Nationality : Indian, by Caste : Hindu, by Profession : Private Service, resident of Bahirsarbomongala, Panjabi Para, P.O - Burdwan PS. Burdwan, District : Purba Bardhaman, PIN - 713101, West Bengal

3. **BIPALB MUKHERJEE (PAN : CQYPM1008A)**, Son of Bimal Bhusan Mukherjee, by Nationality : Indian, by Caste : Hindu, by Profession : Service, resident of Bahirsarbomongala, Panjabi Para, P.O - Burdwan PS. Burdwan, District : Purba Bardhaman, PIN - 713101, West Bengal

4. **AMAL BHUSAN MUKHERJEE (PAN : ADWPM5972A)**, Son of Manindra Bhusan Mukherjee, by Nationality : Indian, by Caste : Hindu, by Profession : Retired Person, resident of Devaloke Nest Ground Floor Flat No F-4, Ramchandrapur, North Banhugli Narendrapur, District-South 24 pargana, PIN - 700103, West Bengal herein after referred to as the land **OWNERS/EXECUTANT** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs executors, administrators, executors, legal representatives and assigns) of the party of the **FIRST PARTS**

AND

Jaynal Mukherjee

Sumanta Mukherjee

Bilal Mukherjee

Amal Ghosh Mukherjee

Burdhaman Dream House  
Construction Private Limited

Md. Yeas Arun Mondal

Director

Burdhaman Dream House  
Construction Private Limited

Tanzim Hoque

Director

Burdhaman Dream House  
Construction Private Limited

Arshiara Begum

Director

Burdhaman Dream House  
Construction Private Limited

Sabnam Tan

Director

**BURDHAMAN DREAM HOUSE CONSTRUCTION  
PRIVATE LIMITED** (a Company incorporated Under

Companies Act) **PAN- AALCB5831C** having registered office  
at 7 Yasin Road, Parkas Road, Post Office & Police Station-  
Burdwan, District- Purba Bardhaman, Pin- 713101 represented  
by its Director 1. **Md Yeas Arun Mondal (PAN-  
AKZPM4620R)** Son of Late Jaynal Mondal, by Nationality  
Indian, by Caste Muslim, by Occupation Business resident of  
Chowghuria, Post Office- Khalishpur, Police Station- Kalna,  
District- Purba Bardhaman, Pin- 713422.

2. **TANZIM Hoque (PAN- BGLPH4903B)** S/o Nazmul  
Hoque by Nationality Indian, by Caste Muslim, by Occupation  
Business resident Bahirsarbomongala Para, Post Office &  
Police station- Burdwan District- Purba Bardhaman, Pin-  
713101

3. **ARSHIARA BEGUM (PAN- CQWPB9835J)** W/O Iniyat Hossain  
by caste Muslim, by Nationality Indian, by Occupation- Business,  
resident of Pirbaharam, Dangapara, Post Office - Natunganj Police  
Station- Burdwan, District- Purba Bardhaman, Pin- 713104

4. **SABNAM YASMIN (PAN- ANPPY1526K)** D/O Syed Badruddoza  
by caste Muslim, by Nationality Indian, by Occupation- Business,  
resident of Goda, Sahidatala, Post Office - Lakurdi Police Station-  
Burdwan, District- Purba Bardhaman, Pin- 713102 herein after called the  
**DEVELOPER** (which terms or expression shall unless excluded by or

*Jayanta Mukherjee*  
*Sumanta Mukherjee*  
*Bishal Mukherjee*  
*Amal Bhushan Mukherjee*  
 Burdhaman Dream House  
 Construction Private Limited  
*Hel. year Am Mondy*  
 Director  
 Burdhaman Dream House  
 Construction Private Limited  
*Taxim Hogue*  
 Director  
 Burdhaman Dream House  
 Construction Private Limited  
*Ashwini Begun*  
 Director  
 Burdhaman Dream House  
 Construction Private Limited  
*Salman Tahir*  
 Director

repugnant to the subject or context be deemed to mean and include his heirs executors, administrators, executors, legal representatives and assigns) of the party of the **SECOND PART**

WHEREAS the Schedule mentioned property Comprising RS Plot No 1672, LR Plot No 4444 under LR Khatian no 10344, 10345, 10343, 21745 & 21859 measuring an area more or less 9 decimals of Bastu class of land of mouza- Bahirsarbomongala, J.L No 42, within P.S- Burdwan, District- Purba Bardhaman within limit of Burdwan Municipality originally belonged to one Malay Bhusan Mukherjee who purchased the same by a Registered Deed of Sale being No 7601 for the Year 1960 registered at Burdwan Sadar Sub Registry office, which was Registered in Book-I, Volume No 67, page 256 to 257 registered. That during the enjoyment of the above referred property, Malay Bhusan Mukherjee transferred the schedule mentioned property measuring an area 744 sqft in favour of Jayanta Mukherjee by a Registered Deed of Gift being No 3815 for the Year 2000, which was Registered at ADSR Burdwan, Registered in Book-I, Volume No 117, Page 59 to 64. That during the enjoyment of the above referred property, Malay Bhusan Mukherjee transferred the schedule mentioned property measuring an area 560 sqft in favour of Sumanta Mukherjee by a Registered Deed of Gift being No 3989 for the Year 2003, which was Registered at ADSR Burdwan, Registered in Book-I, Volume No 125, Page 86 to 92. That subsequently during the enjoyment of the above referred property, Malay Bhusan Mukherjee transferred the schedule mentioned property measuring an area 1.30 decimals in favour of Sumanta Mukherjee by a Registered Deed of Gift being No 6365 for the Year 2020, which was Registered at ADSR Burdwan, Registered in Book-I, Volume No 0203-2020, Page 157239 to 157257. That during the enjoyment of the above referred property, Malay Bhusan Mukherjee transferred the schedule mentioned property measuring an area 774 sqft in favour of Amal Bhusan Mukherjee by a Registered Deed of Gift being No 4467 for the Year 2003, which was Registered at ADSR Burdwan, Registered in Book-I, Volume No 140, Page 138 to 144. That during the enjoyment of the

Jayanta Mukherjee  
Sumanta Mukherjee

Biplab Mukherjee

Amal Bhushan Mukherjee

Burdhaman Dream House  
Construction Private Limited

Hel-Yean An-Mong

Director  
Burdhaman Dream House  
Construction Private Limited

Tauzin Hoque

Director

Burdhaman Dream House  
Construction Private Limited

Arshina Begum  
Director

Burdhaman Dream House  
Construction Private Limited

Sabon-Tain

Director

above referred property, Malay Bhushan Mukherjee transferred the schedule mentioned property measuring an area 662 sqft in favour of Biplab Mukherjee by a Registered Deed of Gift being No 4312 for the Year 2005, which was Registered at ADSR Burdwan, Registered in Book-I, Volume No 154, Page 33 to 41.

As such First Parts of this Development Agreement jointly own and possessed the Schedule mentioned property measuring an area more or less 7.50 decimals by way of the aforesaid Registered Deeds of Gifts & their name have been duly recorded in LR Record of Rights Under LR khatian no 10344, 10345, 10343, 21745 & 21859. which has been duly framed and published under relevant provision of law and binding upon all the person.

That during the enjoyment of the above referred property, Jayanta Mukherjee, Sumanta Mukherjee, Biplab Mukherjee & Amal Bhushan Mukherjee obtained approved Building sanction Plan from Burdwan Municipality vide Building Permit No SWS-OBPAS/1201/2022/1271 DATED 20/01/2023 for Construction of G+ III storied Residential Building.

**AND WHEREAS** the party of the First Parts herein after called the owners and occupiers, seized and possessed at and/or otherwise well and sufficiently entitled to all that the piece and parcel of Bastu Class land Comprising RS Plot No 1672, corresponding LR Plot no LR Plot No 4444 measuring an area more or less 3270 sqft or 7.50 decimals of mouza- Bahirsarbomongala, J.L No 42 under Burdwan Municipality along with easement rights upon all common passages which is more fully and particularly described in "First" A Schedule hereunder written hereinafter called and referred to as the said schedule property within the jurisdiction at the office of the Additional District Sub-Registrar, Burdwan which is more fully written and hereinafter referred to as "said property".

**AND WHEREAS** the owners being desirous of developing the said property into a multi storied residential building over the land with

Jyoti Mukhiya  
Sumantra Mukherjee

Bilal Mukherjee

Anaoshushan Mukhiya  
Burdhaman Dream House  
Construction Private Limited

Hel Jyoti An Mukhiya  
Director

Burdhaman Dream House  
Construction Private Limited

Tanvir Haque

Director

Burdhaman Dream House  
Construction Private Limited

Aashish Begum  
Director

Burdhaman Dream House  
Construction Private Limited

Saban Tanvir  
Director

structure were in a look out to appoint a real estate developer for the same and approached the Developer and represented to the Developer as follows :

- a) The owners have the full absolute ownership right of the "First" schedule property and in their peaceful possession thereof.
- b) The said properties are free from all encumbrances, charge, liens, lispendens, mortgage, attachments and have no acquisitions or requisitions and/or any civil, criminal proceedings is/are not pending before any Learned Court under its Jurisdiction, claims and demands subject to bank liability.
- c) The owners have not entered into any agreement or contract with any person or persons / company or companies in connection with the said properties or any part thereof or its development / transfer prior to the execution of this agreement.

**AND WHEREAS** the owners are now intending to develop the said property and having no sufficient fund for deferring the cost of the development and also to meet other lawfully expenditure decided to develop the said property.

**AND WHEREAS** the owners have been in search of person/persons competent to take over the charge of Development of the said property and construct a G+ III storied Residential Building as Per sanction Plan issued by Burdwan Municipality vide Building Permit No SWS-OBPAS/1201/2022/1271 dated 20/01/2023.

**AND WHEREAS** due to various reasons, shortage of fund and of experience in the matter the land owner approached to Developer here in to construct make of a building unto and maximum height, permissible by Burdwan Municipality vide Building Permit No SWS-OBPAS/1201/2022/1271 dated 20/01/2023 accordance with law.

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Asu.

*Jagadit Mukherjee*  
Sumantra Mukherjee

*Asit Kumar Mukherjee*

*Anand Bhushan Mukherjee*

Burdhaman Dream House  
Construction Private Limited

*Md Yeas Arun Mondal*  
Director

Burdhaman Dream House  
Construction Private Limited

*Tazim Hoque*  
Director

Burdhaman Dream House  
Construction Private Limited

*Arshiara Begum*  
Director

Burdhaman Dream House  
Construction Private Limited

*Sabana Tahir*  
Director

**AND WHEREAS** the Developer has assured the owners that he has adequate funds, know how, expertise and all means to undertake development of the building in the manner agreed hereunder.

**AND WHEREAS** upon discussion and negotiations it was agreed between the parties that the owners would contribute their said property for development and the Developer would develop the said property at his own costs and expenses and the parties would be entitled to specific identified allocations in the building so developed by the Developer at the said properties on certain terms and conditions.

**AND WHEREAS** the parties do hereby record into written the terms and conditions agreed by and between them in connection with the development of the said properties of their respective allocations in the building and their respective rights and obligations in respect of the same as hereinafter contained.

**AND WHEREAS** the Developer **BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED** (a Company incorporated Under Companies Act) **PAN-AALCB5831C** having registered office at 7 Yasin Road, Parkas Road, Post Office & Police Station- Burdwan, District- Purba Bardhaman, Pin- 713101 represented by its Director 1. **Md Yeas Arun Mondal (PAN- AKZPM4620R)** Son of Late Jaynal Mondal, by Nationality Indian, by Caste Muslim, by Occupation Business resident of Chowghuria, Post Office- Khalishpur, Police Station- Kalna, District- Purba Bardhaman, Pin- 713422. 2. **Tazim Hoque (PAN- BGLPH4903B)** S/o Nazmul Hoque by Nationality Indian, by Caste Muslim, by Occupation Business resident Bahirsarbomongala Para, Post Office & Police station- Burdwan District- Purba Bardhaman, Pin-713101 3. **ARSHIARA BEGUM (PAN- CQWPB9835J)** W/O Iniyat Hossain by caste Muslim, by Nationality Indian, by Occupation-

Jayanti Mukherjee  
Sumantra Mukherjee

Balraj Mukherjee

Amal Bhushan Mukherjee  
Burdhaman Dream House  
Construction Private Limited

Hol. Jean An. Mondal  
Director

Burdhaman Dream House  
Construction Private Limited

Tanvir Hossain  
Director

Burdhaman Dream House  
Construction Private Limited

Aashirrao Bagum  
Director

Burdhaman Dream House  
Construction Private Limited

Sabon Yain  
Director

Business, resident of Pirbaharam, Dangapara, Post Office - Natunganj  
Police Station- Burdwan, District- Purba Bardhaman, Pin- 713104

**4.SABNAM YASMIN (PAN- ANPPY1526K)** D/O Syed Badruddoza  
by caste Muslim, by Nationality Indian, by Occupation- Business,  
resident of Goda, Sahidatala, Post Office - Lakurdi Police Station-  
Burdwan, District- Purba Bardhaman, Pin- 713102 shall construct a G+  
III storied Residential Building as Per sanction Plan issued by Burdwan  
Municipality vide Building Permit No SWS-OBPAS/1201/2022/1271  
dated 20/01/2023.

**AND WHEREAS** the land owners of the said property has accepted the  
proposal of the Developer subject to the terms and conditions herein after  
explicitly described.

**AND WHEREAS** the Land Owners and the Developer after details  
discussion over modus-operandi and all the terms and conditions in  
regard to construct a multi-storied residential building on the said  
property and the Owner having agreed to hand over the possession of the  
FIRST schedule mention property to the Developer Firm for development  
of the property under the terms and condition.

**AND WHEREAS** the Developer have submitted a scheme for  
construction of multi storied building consisting of several flat / units /  
parking spaces on the basis of sanctioned building plan issued by  
Burdwan Municipality vide Building Permit No SWS-  
OBPAS/1201/2022/1271 dated 20/01/2023 on the terms that the  
Developer would make development the First schedule property and to  
construct the proposed multi-storied building described in the First  
schedule mentioned herein under.

**AND WHEREAS** the aforesaid Owner have accepted the said proposal  
of the developer and hereby agreed to appoint the Developer for  
developing the property described in the First schedule hereunder written  
by making construction of the proposed multi-storied residential building  
comprising several flat / unit / car parking spaces as per sanction plan

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Jayanta Mukherjee  
Sumantra Mukherjee

Bilal Mukherjee

Amal Bhushan Mukherjee  
Burdhaman Dream House  
Construction Private Limited  
No. year Amal Mukherjee  
Director

Burdhaman Dream House  
Construction Private Limited  
Tanaim Hagan  
Director

Burdhaman Dream House  
Construction Private Limited  
Aashwini Begun  
Director

Burdhaman Dream House  
Construction Private Limited  
Sobhan Yashin  
Director

issued by Burdwan Municipality vide Building Permit No SWS-OBPAS/1201/2022/1271 dated 20/01/2023.

**AND WHEREAS** thus the said owners and the Developer entered into this agreement in order to develop the property more fully and particularly mentioned and described in the First schedule hereunder written and hereinafter referred to.

**AND WHEREAS** newly construction of flat / unit / parking space shall be made over the First Schedule property after execution of Development Agreement and owners shall bound to vacate the possession of the said Property for successful implementation of newly residential flat/ Units/ Car Parking Space as per sanction plan issued by Burdwan Municipality vide Building Permit No SWS-OBPAS/1201/2022/1271 dated 20/01/2023

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE ARTIES AS FOLLOWS :-**

#### ARTICLE-I

Definitions Unless in these presents there is something in the subject of context inconsistent with

1.1 **PREMISES** shall mean **ALL THAT PIECE AND PARCEL OF BASTU CLASS OF LAND** measuring an area more or less 7.50 decimals appertaining to RS Plot No 1672, LR Plot No 4444, under LR Khatian no 10344, 10345, 21859, 21745 & 10343 of Mouza Bahirsarbomongala, J.L. No 42 in within the Jurisdiction of Burdwan Municipality Holding No 271, Ward no 3, Bahirsarbomongala Road Mahalla, A.D.S.R. Office Burdwan, P.S.-Burdwan Sadar, Dist.-Purba Bardhaman, in the State of West Bengal

1.2. **OWNERS** shall means

**1 JAYANTA MUKHERJEE (PAN : AEEPM3562M),** Son of Manindra Bhusan Mukherjee, by Nationality : Indian, by Caste : Hindu, by Profession : Service, resident of Bahirsarbomongala, Panjabi Para, P.O

*Jaynal Mondal*  
Sumanta Mukherjee

*Bipal Mukherjee*

*Amal Bhushan Mukherjee*  
Burdhaman Dream House  
Construction Private Limited

*Md. Yeas Arun Mondal*  
Director

Burdhaman Dream House  
Construction Private Limited

*Tanay Mondal*  
Director

Burdhaman Dream House  
Construction Private Limited

*Aashish Mondal*  
Director

Burdhaman Dream House  
Construction Private Limited

*Salman Mondal*  
Director

- Burdwan PS. Burdwan, District : Purba Bardhaman, PIN - 713101, West Bengal

2. **SUMANTA MUKHERJEE (PAN : BOGPM8172L)**, Son of Manindra Bhusan Mukherjee, by Nationality : Indian, by Caste : Hindu, by Profession : Private Service, resident of Bahirsarbomongala, Panjabi Para, P.O - Burdwan PS. Burdwan, District : Purba Bardhaman, PIN - 713101, West Bengal

3. **BIPALB MUKHERJEE (PAN : CQYPM1008A)**, Son of Bimal Bhusan Mukherjee, by Nationality : Indian, by Caste : Hindu, by Profession : Service, resident of Bahirsarbomongala, Panjabi Para, P.O - Burdwan PS. Burdwan, District : Purba Bardhaman, PIN - 713101, West Bengal

4. **AMAL BHUSAN MUKHERJEE (PAN : ADWPM5972A)**, Son of Manindra Bhusan Mukherjee, by Nationality : Indian, by Caste : Hindu, by Profession : Retired Person, resident of Devaloke Nest Ground Floor Flat No F-4, Ramchandrapur, North Banhugli Narendrapur, District-South 24 pargana, PIN - 700103, West Bengal (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their heirs, executors, administrators, legal representatives, assigns, nominee or nominees)

1.3 **DEVELOPERS** shall mean **BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED** (a Company incorporated Under Companies Act) **PAN- AALCB5831C** having registered office at 7 Yasin Road, Parkas Road, Post Office & Police Station- Burdwan, District- Purba Bardhaman, Pin- 713101 represented by its Director 1. **Md Yeas ArunMondal (PAN- AKZPM4620R)** Son of Late Jaynal Mondal, by Nationality Indian, by Caste Muslim, by Occupation Business resident of

*Bu*  
*Asu.*

Jyoti Mukherjee  
Sumanta Mukherjee

Ritesh Mukherjee

Amitabh Mukherjee

Burdhaman Dream House  
Construction Private Limited

Relyan Anand  
Director

Burdhaman Dream House  
Construction Private Limited

Tazim Hoque  
Director

Burdhaman Dream House  
Construction Private Limited

Aashirva Begun  
Director

Burdhaman Dream House  
Construction Private Limited

Salma Khan  
Director

Chowghuria, Post Office- Khalishpur, Police Station- Kalna, District- Purba Bardhaman, Pin- 713422. 2. **Tazim Hoque (PAN-BGLPH4903B)** S/o **Nazmul Hoque** by Nationality Indian, by Caste Muslim, by Occupation Business resident Bahirsarbomongala Para, Post Office & Police station- Burdwan District- Purba Bardhaman, Pin-713101 3. **ARSHIARA BEGUM (PAN- CQWPB9835J)** W/O Iniyat Hossain by caste Muslim, by Nationality Indian, by Occupation- Business, resident of Pirmaharam, Dangapara, Post Office - Natunganj Police Station- Burdwan, District- Purba Bardhaman, Pin- 713104 4. **SABNAM YASMIN (PAN- ANPPY1526K)** D/O Syed Badruddoza by caste Muslim, by Nationality Indian, by Occupation- Business, resident of Goda, Sahidatala, Post Office - Lakurdi Police Station- Burdwan, District- Purba Bardhaman, Pin- 713102 (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their heirs, executors, administrators, legal representatives, assigns, nominee or nominees)

**1.4 BUILDING** shall mean multi-storied building project to be constructed over the "First" schedule property of G+ III storied Residential Building as Per sanction Plan issued by Burdwan Municipality vide Building Permit No SWS-OBPAS/1201/2022/1271 dated 20/01/2023 over the "First" schedule property.

**1.5 ARCHITECT** shall mean any technically experienced qualified person/persons of the firm to be appointed by the Developer as Architect for construction of multi-storied building to be constructed over the "First" schedule.

**1.6 BUILDING PLAN** shall mean the plan/drawings of the multistoried building project plan prepared by the Architect and approved by the Burdwan Municipality vide Building Permit No SWS-

Jyoti Pandey  
Sumantra Mukherjee

Bilal Mukherjee

Anand Ghoshan Mukherjee

Burdhaman Dream House  
Construction Private Limited

Hel. Jean Anand  
Director

Burdhaman Dream House  
Construction Private Limited

Tanvir Hossain

Director

Burdhaman Dream House  
Construction Private Limited

Arshioo Begun

Director

Burdhaman Dream House  
Construction Private Limited

Sabina Farin

Director

OBPAS/1201/2022/1271 dated 20/01/2023 for construction of the multi-storied building project over the "FIRST" schedule property with such variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned.

**1.7 COMMON FACILITIES/PORTIONS** shall includes parths, passages, lift roofs, foundations, columns, beams, supports, main wall, corridors, lobbies, entrances & exists, tanks, motors, pump and such 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 Firm and the Owners of the building or otherwise required and the Developer Firm shall continue to manage and control all affairs until an Association or society 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 OWNER'S ALLOCATION** shall mean and include undivided 40% of Flat/Unit/ Area as well as the parking space of the proposed multi-storied project of as per sanctioned building plan issued by Burdwan Municipality vide Building Permit No SWS-OBPAS/1201/2022/1271 dated 20/01/2023 for construction of the multi-storied building project over the "First" schedule property subject to sanction of total F.A.R.

**1.10 DEVELOPER'S ALLOCATION** shall mean excepting the Owners' area the remaining 60% of the Flat/Unit/ Area as well as the parking space of the multi-storied building project to be constructed over the "First" schedule property as per sanctioned building plan issued by Burdwan Municipality vide Building Permit No SWS-OBPAS/1201/2022/1271 dated 20/01/2023 and other Competent Authorities over the "First" schedule property

Jayanti Mukherjee  
Sumanta Mukherjee

Biplab Mukherjee

Amal Bhushan Mukherjee  
Burdhaman Dream House  
Construction Private Limited

Hojan Anand  
Director

Burdhaman Dream House  
Construction Private Limited

Tanvir Hossain  
Director

Burdhaman Dream House  
Construction Private Limited

Aashirra Begum  
Director

Burdhaman Dream House  
Construction Private Limited

Salon Yati  
Director

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.

1.11 **PAYMENT-** That Developer has agreed to pay all the Land owners i.e the First Parts of this Development agreement a sum of Rs 25,00,000/- (Twenty Five Lakhs) in advance, which may adjusted from the owner's allocation. That Developer paid sum of Rs 6,00,000/- to the Land owner no 1 namely Jayanta Mukherjee through Bank, sum of Rs 6,00,000/- to the Land owner no 2 namely Sumanta Mukherjee through Bank, sum of Rs 8,00,000/- to the Land owner no 3 namely Biplab Mukherjee through Bank & sum of Rs 5,00,000/- to the Land owner no 4 namely Bimal Bhushan Mukherjee through Bank i.e Developer pay sum of Rs 25,00,000/- (Twenty Five Lakhs) to the land Owners through Bank. That advance amount of Rs 25,00,000/- (Twenty Five Lkaks) shall be adjusted by the Developer from the Owner's Allocation.

1.12 Before Competition of the Project, the parties to this agreement shall be bound to execute a Registered Supplementary Agreement for the purpose of flat wise demarcation Owner's and developer's allocation according to the sanctioned plan.

1.13 **SALEABLE SPACE** means, the space in the building due provision for common facilities and the spaces required therefore

1.14 **COVERED AREA** shall mean the plinth area of the said Flats/Units/Parking space including the bathrooms and balconies and also thickness of the walls and pillars which includes proportionate share of the plinth area of the common portions.

1.15 **UNDIVIDED SHARE** shall mean the undivided proportionate share in the land attributable to the each Flats/Units/Parking spaces comprised in the

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Jayanta Mukherjee  
Sumantra Mukherjee

Bikash Mukherjee

Anand Bhattacharya Mukherjee  
Burdhaman Dream House  
Construction Private Limited

Nel-Jean Anand  
Director

Burdhaman Dream House  
Construction Private Limited

Tausim Hognu  
Director

Burdhaman Dream House  
Construction Private Limited

Arshvira Begum  
Director

Burdhaman Dream House  
Construction Private Limited

Sabana-Tain  
Director

said property and the common portions held by and/or Floor of the proposed multi-stories project as per sanctioned building plan issued by the Burdwan Municipality over the "First" schedule property subject to sanction of total F A R

1.16 **TRANSFREE** shall mean the person to whom any may space in the building has been transferred or is proposed to be transferred.

1.17 **TRANSFER** with its grammatical variations shall mean and include transfer by possession and by other means adopted for effecting what is understood as a transfer of space in multi-storied building to purchaser/s thereof and will include the meaning of the said terms as defined in the income Tax Act, 1961 and the Transfer of Property Act.

1.18 **CO - OWNER** shall according to its context mean and include all persons who acquire or agree to acquire Flats/Units/Parking Spaces in the Building including the Developer Firm for the Flats/Units/Parking Spaces not alienated or agreed to be alienated.

1.19 **COMMON EXPENSES** shall include all expenses to be incurred by the co-owners for the maintenance, management and upkeep of the building over the schedule property for common purposes.

1.20 **COMMON FACILITIES AND AMENITIES** shall mean the Corridors, Ways, Stair, Stair Passage Ways, Drive Ways, Lift, Roof, Pump, Underground Reservoir Overhead Tank, Meter Space, Septic Tank, Boundary Wall and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, maintenance and/or management of the Building in common.

1.21 **COMMON PURPOSES** shall mean the purpose of managing and maintaining the building over the schedule property and in particular the

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common portions collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the co-owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the common perorations in common.

**1.22 SUPER BUILT-UP AREA** shall mean in context to a Unit/Flat as the area of a Unit/Flat computed by adding an agreed fixed percentage of 25% (twenty Five Percent) of the built-up and/or the covered area of the Unit/Flat.

**1.23 UNIT/FLAT/PARKING SPACE** shall according to the context mean all Purchaser/ Purchasers and/or intending Purchaser/s of different Unit/s/Flats in the Building and shall also include the Developer Firm herein and the Owners herein in respect of such Unit/s/Flat/s/ Parking Space which are retained and/or not alienated and/or not agreed to be alienated of the time being.

## **ARTICLE - II**

### **THE OWNERS HAVE REPRESENTED TO THE DEVELOPER FIRM AS FOLLOWS :-**

- 2.1 That the Owners are the absolute owners of the said property and lawfully entitled to the same and no dispute or proceedings is pending in respect thereof any part or portion thereof.
- 2.2 That there is no arrear of taxes and/or other levies of impositions of the said property due and payable to any statutory authority.
- 2.3 That no proceeding for acquisition of the said property or any portion thereof is pending nor has any notice been received in respect thereof.
- 2.4 That the said land is not a Debottor or Pirottor property or Vested to the State of West Bengal.
- 2.5 That no proceeding of Income Tax Act, Weather Tax Act or any other enactment or law in any way concerning or relating to the

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- said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 2.6 That there is absolutely no impediment or bar in matter of this agreement/undertaking or sale or the said property as contemplated in these present.
- 2.7 That the said property hereunder given for development does not in any way attract the mischief of the Urban Land (Ceiling and Regulation) Act. However, in case of necessity the Owner undertake to procure and produce proper permission or No-Objection from the competent authority under the said Act.
- 2.8 The Owners shall supply all original documentary evidences in respect of the property to the Developer Firm.
- 2.9 The Owners shall extend all co-operation and take all steps lawfully & reasonably necessary for speedy construction of the multi-storied residential building project and pay all arrears of taxes and/or enhancement including penalty, interest etc. on the said property till the date of proper documentary evidence.
- 3.10 The Owners shall vacate the said property/premises within one month from date of execution of the present agreement. The owner shall bound to hand over the possession of First Schedule Property in favour of Developer within one month from the date of Execution of this Development Agreement

### ARTICLE - III

#### THE DEVELOPER FIRM ASSURANCE, REPRESENTS AND CONFIRM AS FOLLOWS :-

- 3.1 The Developer Firm has vast experience relating to construction and sufficient fund and enough competence to complete the building as per terms of this agreement within the stipulated period.
- 3.2 The Developer Firm on good faith is satisfied with regard to the Owners' title over the schedule property according to the oral assurance and representations made by the Owners.
- 3.3 In case there is any damage to the building or unforeseen situation happens to any workmen, laborer's in course of construction, the

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Development Firm will personally liable for the same and shall indemnify the Owners from all costs, consequences and damages arising thereof.

- 3.4 The Owners will not be liable for any act, deeds and things on the part of the Developer Firm regarding construction & development of the property.
- 3.5 The Developer Firm shall at its own costs & expenses apply and obtain all necessary permission certificates from all appropriate authority or authorities as may be required for the purpose of completion of the said building in the said premises.
- 3.6 The Developer Firm shall at his own costs complete the multi-storied building project over the schedule property by amalgamating the entire property into one holding.
- 3.7 The Developer Firm acting on behalf of the Owners as Attorney and shall from time to time submit all further plans and/or applications and other documents and papers with the consent of the Architect and the Owners 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 clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the building expeditiously and without delay.
- 3.8 The applications, plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owners.
- 3.9 That all the fees and other expenses incurred and/or to be incurred relating to the preparation of the plans by the Architect. Sanction fee charged or to be charged by the competent authority and supervision in the course of construction of the Building by the Architect shall be borne and said by the Developer Firm. All other costs and Charges and expenses related by the construction of the building shall also be borne and paid by the Developer Firm.
- 3.10 That the Developer Firm has every right to amalgamate and/or to modify and/or to alter the building plan and also have right to submit supplementary Building Plan for the purpose of completion of construction of the proposed multi-storied residential building project over the "First" schedule property mentioned hereunder without discussion of the Owners and if in any case any consent in

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writing or signature of the Owners are required for the said purpose the Owners shall sign the same and also shall co-operate in all matters in respect of getting supplementary sanction of Building Plan.

#### ARTICLE - IV

##### OCCUPANT

- 4.1 All the areas to be vacated by the Owners in all respect and give permission to the Developer Firm for the purpose of construction of multi-storied building as per sanction of building plan issued by Burdwan Municipality.

#### ARTICLE - V

##### COST OF CONSTRUCTION / COMPLETION

- 5.1 The entire cost of construction of the building or whatsoever nature shall be borne by the Developer Firm and such costs shall include the cost of all service amenities, fittings and fixtures, all over heads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers in respect of the construction costs for the purpose of obtaining all other permissions and approvals. The Owners shall not be required to contribute any amount in that regard.
- 5.2 The developer Firm shall commence construction by amalgamating the entire property as per sanctioned plan of the authority concerned. Except un-avoiding circumstances the Developer shall complete the construction within **3 Years** from the date of Sanction Plan.

#### ARTICLE - VI

##### POSSESSION

- 6.1 The Owners shall put the Developer Firm in the exclusive possession to the said property as agreed upon within one month from the date of execution of the Registered Development.

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- 6.2 That the Developer Firm 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 its Developer's allocation.
- 6.3 The Flats/Units will not be considered as complete unless the Developer Firm has given notice to this effect to the flat owners and the said building shall be deemed to be completed in all regards on receipt of possession by each owners of the flats/units/shops/car parking spaces.

#### ARTICLE - VII

#### DEVELOPER FIRM'S OBLIGATION

- 7.1 The Developer Firm shall complete the multi storied building project **3 (Three) Year** from the date of possession of Schedule A property, failing which the Developer Firm shall compensate to the Owners till the completion of such building in all respect and deliver the possession of the allocation complete in all respect.
- 7.2 Developer Firm shall not make any deviation of sanction plan in construction of the said building over the "First" schedule property without consent of the Owners.
- 7.3 That after Registration of Development Agreement & Development Power of Attorney and after obtained approved sanction Plan Developer are bound to registrar this project before the West Bengal Real Estate Regulatory Authority (WBRERA).

#### ARTICLE - VIII

#### SPACE ALLOCATION

- 8.1 **In respect of Owner's Allocation,** Owners will get 40% of Flat/Unit/ Area as well as the parking space on the proposed multi-storied project of as per sanctioned building plan issued by Burdwan Municipality for construction of the multi-storied building project over the "First" schedule property subject to

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sanction of total F.A.R. & advance amount of Rs 25,00,000/- shall be adjusted by the Developer from owner allocation.

**8.2 In respect of Developer's Allocation,** Developer will get 60% of Flat/Unit/ Area as well as the parking space of the proposed multi-storied project of as per sanctioned building plan issued by Burdwan Municipality and other Competent Authorities for construction of the multi-storied building project over the "First" schedule property subject to sanction of total F.A.R.

**8.3** If any situation arises in future so that it is required to rectify or amend or alter this Development Agreement then on the basis of mutual discussion the parties to this Development Agreement executed supplementary agreement. Before Competition of the Projects both party are bound to execute a Registered Supplementary Agreement for identification of Owner's and Developer's Allocation.

## ARTICLE - IX

### DELIVERY OF POSSESSIION

- 9.1 The Developer Firm hereby agrees to give possession of the Owners' Allocation after completing the multi-storied building project in all respect within project **3 (Four) Year** from the date of issue of possession of the First schedule property. The Developer Firm shall not incur any liability for any delay in the delivery of possession by reason of civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to construction of the Building project. In any of the aforesaid event, the Developer Firm shall be entitled to corresponding extension of further time of 12 months from the date of withdrawal of restriction order for delivery of the said Owners' Allocation or as the case may be.
- 9.2 That the Owners shall execute deed/deeds in respect of the undivided share of interest on the land of such part or parts as shall

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be required by the Developer Firm in favour of the Developer Firm or its prospective Buyer/s as nominated by the Developer Firm.

## ARTICLE - X

### ARCHITECTS, ENGINEERS ETC.

- 10.1 That for the purpose of the Development of the schedule property, the Developer Firm shall be alone responsible to appoint Architect for the proposed building and the certificate given by the Architect regarding the materials to be used for construction, erection and completion of the building and also specification for the purpose of construction and/or workmanship and completion of the building shall be final, conclusive and binding on the parties.
- 10.2 The decision of the Architect regarding the quality of the materials and also the specifications for the purpose of construction will be final, conclusive and binding on the parties.
- 10.3 The Developer Firm shall be solely liable for ensuring safety and strength of the structural, masonry, fittings & fixtures used in the construction of the building and the consequences of any deviation/breach/default in complying with any statutory/engineering requirements shall be to their account and they shall keep the Owners wholly indemnified against any claims/demands on this account.

## ARTICLE - XI INDEMNITY

- 9.1 The Developer Firm shall be fully responsible for any deviation or unauthorized construction or accident or mishap while making any construction and in no event the Owners shall incur any liability in respect thereof. The Developer Firm shall indemnify and keep indemnified the Owners against all losses, liabilities, costs or claims, actions or proceedings thus arising.
- 11.3 That during pendency of the project if any party dies, her/his/their legal heirs/successors/administrators will be bound to obey the

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terms & conditions of the present agreement and will be bound to execute supplementary agreement with the other party.

- 11.4 The Owners shall not be liable to pay any Tax in respect of the Developer Firm's Allocation and likewise the Developer Firm shall not be liable to pay any Tax in respect of the Owners' Allocation.
- 11.5 The Owners agrees and undertakes not to cause any interference or hindrances in the work of construction of the building over the schedule property and shall vacate the possession free from all sorts of encumbrances. If the Owners commit any breach of terms & conditions of the agreement the Owners shall be bound to pay compensation & interest as per banking rate.
- 11.6 The Owners shall personally bear all costs relating to the ownership of their property and if any dispute arises regarding their ownership of the property, at that time the Owners will bear all costs of the suit/case/proceeding. If the Owners fail to conduct the said suit/case/proceeding at that time the Developer Firm as Attorney will conduct the same and the costs of the suit/case along with related expenses will be deducted from the share of the Owners.

#### ARTICLE - XII MAINTENANCE

- 12.1 The Developer Firm shall be liable to pay and bear all current taxes rates and other outgoing payable in respect of the property from the date of handing over possession & after completing the building in all respect.
- 12.2 The Owners and the Developer Firm maintain their portion at their own costs in good condition and shall not do or suffer to be done anything in or to the said property 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.
- 12.3 That after the said building is completed the Developer Firm will form an Association with the owners & occupants of the various flats/units/shops and form such Rules & Regulations as the

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Developer Firm shall think fit and proper for the maintenance of the said building and the Owners shall be liable to make payment of proportionate share of the maintenance charges payable in respect thereof.

- 12.4 That until such Association is formed, the Developer Firm shall continue to remain responsible for the maintenance and rendition of the common services subject however to the Owners making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof.

### ARTICLE - XIII

#### OBLIGATIONS OF THE OWNERS

- 13.1 The Owners shall grant Power of Attorney in favour of the Developer Firm for applying to the competent authority for grant of permission to develop the said property and to construct proposed building in its place as per sanctioned plan and to make & sign all necessary application & papers before any competent authority regarding development & amalgamation of the property, sanction of building plan, permission for water supply, electricity supply, laying down drainage and for other amenities before the Burdwan Development Authority and other competent Authorities and all other statutory authorities and to appoint Architects, Contractors, Structural Engineers, Surveyors, Advocate, Agent or any other professionals as may be required for proposed the project and to enter into make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary.
- 13.2 The Owners shall sign and execute necessary applications, papers, deeds documents and do all acts, deeds and things as may be required in order to legally and effectively devolve to the Developer Firm or its nominee title to the Developer Firm's Allocation over the schedule property and for completing the construction work of the building.
- 13.3 The owners shall also execute Power of Attorney to empower the Developer Firm to negotiate for sale of the proposed

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Flats/Units/Parking space of Developer's allocation and other units at the best price available allotted in favour of the Developer Firm and to enter into an agreement for sale with the intending purchasers in the prescribed form and to execute the sale deed in favour of the prospective purchasers and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the Owners and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority of Developer's allocation.

- 13.4 The Owners shall also execute Power of Attorney to empower the Developer Firm to get a Housing society/Association of the flat purchasers in the said new building registered under the Societies Act of Societies Registration Act or any other acts and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the Registrar and to do all other acts & things necessary for registration of the society and to obtain registration certificate and to engage any advocate or solicitor for the purpose of taking advice and for preparation & execution of documents required to be executed and to pay their fees.
- 13.5 That the Owners shall sign all papers and execute necessary documents for the purpose of completion of the proposed project
- 13.6 The Owners shall execute Supplementary Agreement with the Developer Firm for any further amendments, alterations or modifications of this Deed which are not possible to be stated at present.
- 13.7 The Owners hereby agree and undertake not to let out, grant lease, part with possession, mortgage and/or charge the said property or any portion thereof at any time hereafter during the continuance of this agreement without the written consent of the Developer Firm.
- 13.8 The Owners hereby further agree and undertake not do any act, deed thing whereby the Developer Firm may be prevented from constructing the proposed building and completing the same.
- 13.9 The Owners hereby further agree and undertake not to cause any interference or hindrances in the work of construction of the

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building over the schedule property and shall vacate the possession free from all sorts of encumbrances. If the Owners commit any breach, the Owners shall be bound to pay compensation & interest as per banking rate.

- 13.10 That if and when the local authority permits to extend any further floor over the existing multi-storied building project, the ratio of the allocation of the Owners and the Developer Firm will be same as on this day and the Owners will only be entitled to get their share of the extended portion over the existing building money for their allocation by executing separate supplementary Agreement.
- 13.11 The Owners will personally bear all costs relating to the ownership of their property and if any dispute arises relating their ownership regarding the schedule property at that time the Owners will bear all costs of the suit/case.
- 13.12 The Owners may advise the Developer Firm regarding the qualitative perfection of the construction work. In the event the Owners have any allegations, complaints about the quality of the construction they will immediately lodged such complaint in In writing before the Arbitrator nominated on consent of both the parties whose shall be final and binding upon both the parties. At no stage the Owners shall have any right to direct for stopping the construction or interfering into the construction work in any manner. If the Owners have no complaint at the time of construction it will be presumed that all construction up to such has been done satisfactorily and the Owners shall have no right to complain regarding construction at a subsequent stage. The Owners shall also be bound to certify the developer for having made construction as per declared quality. If any construction work is hampered due to intervention of owners, such intervention shall be deemed to be motivated and mal fide and the Owners shall be liable to compensate the developer with interest for all the loss and damages.
- 13.13 The Developer Firm shall have right to construct Guest Room, Common Room, Association's Office Room, Security Room, Generator Room (if necessary) etc. on the open space in the Ground Floor left beside the Owners' allocation. Such space/room

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may also be used by the Developer/Flat Owners for any other purpose as and when necessity arises. The Owners shall not interfere or raise any objection or make any claim over such left over space or any construction made thereon by the Developer Firm.

#### 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 from the party committing the breach. On the other hand if the Owners fail to remove the encumbrances regarding the schedule property, the Owners will solely be responsible & liable for all financial loss & injury of the Developer Firm.
- 14.2 If the Developer Firm fails to commence the proposed construction within the stipulated period, the time may be extended for another twelve months.
- 14.3 If the Developer Firm fails to carry-on the proposed work within the stipulated period, except by reason of civil commotion or for any Act of God or due to any injunction or Prohibitory of any Court or any matter relating to construction of the building, the Owners shall be entitled to presume that the Developer Firm is unwilling/unable to implement the construction project and shall be entitled to terminate this Agreement by a written notice and to engage any other agency for completion of the project. The Developer Firm shall also be liable to compensate the Owners any loss that may result to the Owners on account of such abandonment of the project work by the Developer Firm.

#### ARTICLE - XV JURISDICTION

- 15.1 Court at Burdwan shall have the jurisdiction to try and entertain all actions, suits and proceedings arising out of this agreement.

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### THE SPECIFICATION OF CONSTRUCTION OF THE FLATS

1. Foundation : R.C.C. Foundation
2. Floor : Marble / Victified
3. Walls : 10 Outside Wall, 5 Flat to flat Partition, 3. Internal partition, Stair Case wall 5
4. Doors : All doors will be Flash doors excluding toilet And kitchen which will be PVC door
5. Kitchen : One Kitchen with Black stone marble cooking Slab, 2 ft. High glaze tiles above Black stone. Marble Sink (Black stone), One exhaust fan-hole.
6. Toilet : Marble finished flooring, Glazed titles upto 5' Height from floor 2 bib cock, one shower.
7. Window : Alluminium channel glass fitting window.
- Plumbing : Outside pipe P.V.C., Conceal pipe P.V.C. (Water connection pipe) P.V.C. Shower (Bathroom) , Deep tube well connected to overhead water tank (for water supply to each flat) .S.W. Line with P.V.C. man hole, Septic Tank RCC. Casting.
8. Sanitary : 1 Pan / commode in each toilet.
9. Electricity : Total Conceal wiring P.V.C. Electricity Board With Switch D.P. Box (one P.V.C. main with indicators ) Ground one iron main switch.
10. Interior Wall: Wall Putty
11. Balcony : Vitrified-tiles or KG finished flooring
12. Electricity point : 20 Electric point in each flat
13. External Boundary : will with Gate Boundary wall will cover a total area with one gate.
14. Stair : Marble finished

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**THE "FIRST" SCHEDULE ABOVE REFERRED TO  
(DESCRIPTION OF LAND)**

1. **ALL THAT** piece and parcel of the Bastu class of land a little more or less 1.70 decimals comprising in R.S. Plot no 1672 L.R. Plot No. 4444 Under LR Khatian no 10344 situate a Mouza - Mouza Bahirsarbomongala, J.L. No.42,  
**(Land Area of the First Part No 1)**
2. **ALL THAT** piece and parcel of the Bastu class of land a little more or less 1.20 decimals comprising in R.S. Plot no 1672 L.R. Plot No. 4444 Under LR Khatian no 10345 situate a Mouza - Mouza Bahirsarbomongala, J.L. No.42,  
**(Land Area of the First Part No 2)**
3. **ALL THAT** piece and parcel of the Bastu class of land a little more or less 1.30 decimals comprising in R.S. Plot no 1672 L.R. Plot No. 4444 Under LR Khatian no 21859 situate a Mouza - Mouza Bahirsarbomongala, J.L. No.42,  
**(Land Area of the First Part No 2)**
4. **ALL THAT** piece and parcel of the Bastu class of land a little more or less 1.50 decimals comprising in R.S. Plot no 1672 L.R. Plot No. 4444 Under LR Khatian no 21745 situate a Mouza - Mouza Bahirsarbomongala, J.L. No.42,  
**(Land Area of the First Part No 3)**
5. **ALL THAT** piece and parcel of the Bastu class of land a little more or less 1.80 decimals comprising in R.S. Plot no 1672 L.R. Plot No. 4444 Under LR Khatian no 10343 situate a Mouza - Mouza Bahirsarbomongala, J.L. No.42,  
**(Land Area of the First Part No 4)**

Total land area more or less 7.50 Decimals appertaining to RS Plot No 1672, LR Plot No 4444, under LR Khatian no 10344, 10345, 21859, 21745 & 10343 of Mouza Bahirsarbomongala, J.L. No 42 in within the Jurisdiction of Burdwan Municipality Holding No 271, Ward no 3, Bahirsarbomongala Road Mahalla, A.D.S.R. Office Burdwan, P.S.-Burdwan Sadar, Dist.-Purba Bardhaman, in the State of West Bengal Butted & Bounded by -

In the North : Property of Swapan Mukherjee

In the South : 30 ft Panjabi Para Road

In the East : 4 ft wide Common Passage

In the West : Property of Shyamal Pal

IN WITNESS WHEREOF the parties have put their respective hands  
on the day month and year as written above.

SIGNED SEALED AND DELIVERED

Witness :-

1) Ashoke K. Ghosh  
S/o Late S. P. Ghosh  
Joint Clerk  
Burdwan Court  
Burdwan

Jyoti Mukherjee  
Sumanta Mukherjee

Bislab Mukherjee

Anand Bhushan Mukherjee

2) Prasanta Sarkar  
Joint Clerk  
Burdwan Court  
Burdwan

Signature of the OWNERS  
i.e. the FIRST PART

Burdhaman Dream House  
Construction Private Limited

Hd. year Anur Mondal  
Director

Burdhaman Dream House  
Construction Private Limited

Tanzim Hossain  
Director

Burdhaman Dream House  
Construction Private Limited

Aashiana Begum  
Director

Burdhaman Dream House  
Construction Private Limited

Sabina Tan  
Director

Signature of the DEVELOPER  
i.e. the SECOND PART

Drafted by me & typed in my Office

Bishwaranjan Mondal  
Advocate, Burdwan Court

E/C.No. - F/618/650/2020

|                              |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Left Hand Impression</b>  | <b>Little</b>                                                                     | <b>Ring</b>                                                                       | <b>Middle</b>                                                                     | <b>Index</b>                                                                       | <b>Thumb</b>                                                                        |
|                              |  |  |  |  |  |
| <b>Right Hand Impression</b> | <b>Thumb</b>                                                                      | <b>Index</b>                                                                      | <b>Middle</b>                                                                     | <b>Ring</b>                                                                        | <b>Little</b>                                                                       |
|                              |  |  |  |  |  |



Md. Yeas Arun Mondol.

Burdhaman Dream House  
Construction Private Limited

SIGNATURE

Md. Yeas Arun Mondol.

Director

|                              |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Left Hand Impression</b>  | <b>Little</b>                                                                       | <b>Ring</b>                                                                         | <b>Middle</b>                                                                       | <b>Index</b>                                                                         | <b>Thumb</b>                                                                          |
|                              |    |    |    |    |    |
| <b>Right Hand Impression</b> | <b>Thumb</b>                                                                        | <b>Index</b>                                                                        | <b>Middle</b>                                                                       | <b>Ring</b>                                                                          | <b>Little</b>                                                                         |
|                              |  |  |  |  |  |



Tanzim Hossain

Burdhaman Dream House  
Construction Private Limited

SIGNATURE

Tanzim Hossain

Director

|                              |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Left Hand Impression</b>  | <b>Little</b>                                                                       | <b>Ring</b>                                                                         | <b>Middle</b>                                                                       | <b>Index</b>                                                                         | <b>Thumb</b>                                                                          |
|                              |  |  |  |  |  |
| <b>Right Hand Impression</b> | <b>Thumb</b>                                                                        | <b>Index</b>                                                                        | <b>Middle</b>                                                                       | <b>Ring</b>                                                                          | <b>Little</b>                                                                         |
|                              |  |  |  |  |  |



Arshiana Begum

Burdhaman Dream House  
Construction Private Limited

SIGNATURE

Arshiana Begum

Director

|                              |                                                                                   |                                                                                   |                                                                                   |                                                                                   |                                                                                     |
|------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Left Hand Impression</b>  | <b>Little</b>                                                                     | <b>Ring</b>                                                                       | <b>Middle</b>                                                                     | <b>Index</b>                                                                      | <b>Thumb</b>                                                                        |
|                              |  |  |  |  |  |
| <b>Right Hand Impression</b> | <b>Thumb</b>                                                                      | <b>Index</b>                                                                      | <b>Middle</b>                                                                     | <b>Ring</b>                                                                       | <b>Little</b>                                                                       |
|                              |  |  |  |  |  |



Burdhaman Dream House  
Construction Private Limited

SIGNATURE

*Sabana Khan*

Director

|                              |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |
|------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Left Hand Impression</b>  | <b>Little</b>                                                                       | <b>Ring</b>                                                                         | <b>Middle</b>                                                                       | <b>Index</b>                                                                        | <b>Thumb</b>                                                                          |
|                              |    |    |    |    |    |
| <b>Right Hand Impression</b> | <b>Thumb</b>                                                                        | <b>Index</b>                                                                        | <b>Middle</b>                                                                       | <b>Ring</b>                                                                         | <b>Little</b>                                                                         |
|                              |  |  |  |  |  |



SIGNATURE

*Joyanti Mukherjee*

|                              |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |
|------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Left Hand Impression</b>  | <b>Little</b>                                                                       | <b>Ring</b>                                                                         | <b>Middle</b>                                                                       | <b>Index</b>                                                                        | <b>Thumb</b>                                                                          |
|                              |  |  |  |  |  |
| <b>Right Hand Impression</b> | <b>Thumb</b>                                                                        | <b>Index</b>                                                                        | <b>Middle</b>                                                                       | <b>Ring</b>                                                                         | <b>Little</b>                                                                         |
|                              |  |  |  |  |  |



SIGNATURE

*Sumanta Mukherjee*

|                             |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |
|-----------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Left Hand Impression</b> | <b>Little</b>                                                                     | <b>Ring</b>                                                                       | <b>Middle</b>                                                                     | <b>Index</b>                                                                       | <b>Thumb</b>                                                                        |
|                             |  |  |  |  |  |
|                             | <b>Thumb</b>                                                                      | <b>Index</b>                                                                      | <b>Middle</b>                                                                     | <b>Ring</b>                                                                        | <b>Little</b>                                                                       |
|                             |  |  |  |  |  |
|                             |                                                                                   |                                                                                   |                                                                                   |                                                                                    |                                                                                     |



*Prakash Mukherjee*

SIGNATURE

|                             |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|-----------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Left Hand Impression</b> | <b>Little</b>                                                                       | <b>Ring</b>                                                                         | <b>Middle</b>                                                                       | <b>Index</b>                                                                         | <b>Thumb</b>                                                                          |
|                             |    |   |   |   |   |
|                             | <b>Thumb</b>                                                                        | <b>Index</b>                                                                        | <b>Middle</b>                                                                       | <b>Ring</b>                                                                          | <b>Little</b>                                                                         |
|                             |  |  |  |  |  |
|                             |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |



*Amal Bhushan Mukherjee*

SIGNATURE

*Amal Bhushan Mukherjee*

|                             |               |              |               |              |               |
|-----------------------------|---------------|--------------|---------------|--------------|---------------|
| <b>Left Hand Impression</b> | <b>Little</b> | <b>Ring</b>  | <b>Middle</b> | <b>Index</b> | <b>Thumb</b>  |
|                             |               |              |               |              |               |
|                             | <b>Thumb</b>  | <b>Index</b> | <b>Middle</b> | <b>Ring</b>  | <b>Little</b> |
|                             |               |              |               |              |               |
|                             |               |              |               |              |               |

SIGNATURE

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AALCB5831C



नाम / Name  
BURDHAMAN DREAM HOUSE CONSTRUCTION  
PRIVATE LIMITED

स्थापना / गठन की तारीख  
Date of Incorporation/Formation  
04/05/2023

2400004

Burdhaman Dream House  
Construction Private Limited

Mel. Jeon Anu Mondol  
Director

Burdhaman Dream House  
Construction Private Limited

Tanzim Haque  
Director

Burdhaman Dream House  
Construction Private Limited

Anshiana Begum  
Director

Burdhaman Dream House  
Construction Private Limited

Salwan Taim  
Director

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BGLPH4903B



नाम / Name  
TANZIM HOQUE

पिता का नाम / Father's Name  
HAZMUL HOQUE

जन्म की तारीख /  
Date of Birth  
03/06/2002

हस्ताक्षर / Signature

Tanzim Hoque.

आयकर विभाग  
INCOME TAX DEPARTMENT  
SABNAM YASMIN  
SYED BADRUDDOZA  
20/05/1992  
Permanent Account Number  
ANPPY1526K  
Sabnam Yasmin  
Signature

भारत सरकार  
GOVT. OF INDIA



Sabnam Yasmin

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number CARD  
AKZPM4620R

MR. Name  
MO YEAS ARUN MONDAL

Father's Name  
JAYNAL MONDAL

Date of Birth  
25/03/1960

Signature

300020

Mo. Yeas Arun Mondal



Just w/ my father's name

SANDRA STOLAN MURHEE

— 1998

Class of 1999  
 1/2/99/1999

10/10/1919

8347573

[illegible]

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

Stimotec Die PAK Services Ltd, Parnassus eGen Technologies Limited  
(formerly: NISSE e-Governance Subcontractors Limited)  
40 East, Singapore, Singapore  
Phone: +65 6333 3333  
Fax: +65 6333 3333  
E-mail: [info@stimotec.com](mailto:info@stimotec.com)

Jayade Miller

कर विभाग  
TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BOGPM8172L



10072003

Sumanta Mukherjee

इस कार्ड के खोले/खोले का प्रयोग सुधारा नहीं/सुधार;  
कार्यका के लिए प्रयोग, अधिकृत और अनधिकृत उपयोग  
(एन के प्रमाणपत्र) (एन के प्रमाणपत्र) (एन के प्रमाणपत्र)  
कोई भी, कर्मचारी, कर्मचारी, कर्मचारी,  
कोई भी, कर्मचारी, कर्मचारी, कर्मचारी,  
कोई भी, कर्मचारी, कर्मचारी, कर्मचारी,



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

Income Tax E.O. Section 114, Planning & Tax Research Unit  
(Directorate of Income Tax, Government of India)  
No. 114, Section 114, Planning & Tax Research Unit  
New Delhi, India  
Phone : 1111111  
Fax : 1111111  
E-mail : 1111111@govt.in

Sumanta Mukherjee

कार विभाग  
INCOME TAX DEPARTMENT  
MUKHERJEE  
MUKHERJEE

भारत सरकार  
GOVT. OF INDIA



1-311015

इस कार्ड को खोले / यदि यह खोया हुआ मिले / खोया  
जाया तो तुरंत सूचना देना, एन एस डी यू  
इंटरनेशनल, एडी स्टोराज, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक की पुराने  
पुणे - 411 016

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

Income Tax PAN Service Unit, NSDL,  
20th floor, Maruti Storage,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016

Tel: 91 20-2721 9090, Fax: 91-20-2721 4081  
e-mail: [eninfo@nsdl.co.in](mailto:eninfo@nsdl.co.in)

Dr. P. S. Mukherjee

स्वाइ लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADWPM5972A



नाम /NAME

AMAL BHUSHAN MUKHERJEE

पिता का नाम /FATHER'S NAME

MANINDRA BHUSHAN MUKHERJEE

जन्म तिथि /DATE OF BIRTH

10-07-1941

हस्ताक्षर /SIGNATURE

Signature of the AC

आयकर आयुक्त (वस्तु: अपा.) कोल.

COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

*Amal Bhushan Mukherjee*

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),  
पी-7,

चौरंगी स्क्वायर,

कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),

P-7,

Chowringhee Square,

Calcutta- 700 069.

GOVT. OF WEST BENGAL  
INDIAN UNION DRIVING LICENCE

No. WB-4120030030255 Issue Dt. 22-09-2003

Name : ASHOK KR GHOSH

S/DW of : LT S PD GHOSH

Address : SUATA  
AUSHORAM  
BURDWAN

Block No. U D.O.B. 21-01-1968

Authorisation to drive the following vehicle class throughout India

|               |            |            |  |  |
|---------------|------------|------------|--|--|
| Vehicle Class | MCWG       | LMV HT     |  |  |
| Issue Dt.     | 22-09-2003 | 25-04-2018 |  |  |
| Veh. No.      | 4883       |            |  |  |
| Expiry        |            |            |  |  |

Holder's Signature

Licensing Authority  
Purba Bardhaman RTO

Valid for : Non Transport 25-01-2023  
Transport

MOA  
Printed on 25-05-2018

Ashok kr. Ghosh

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



192025260070049948

Details

|                   |                     |                     |                         |
|-------------------|---------------------|---------------------|-------------------------|
| GRIPS No:         | 192025260070049948  | Payment Mode:       | SBI Epay                |
| GRIPS Date:       | 19/05/2025 12:55:05 | Bank/Gateway:       | SBIEpay Payment Gateway |
| GRIPS No:         | 4837386514555       | BRN Date:           | 19/05/2025 12:55:16     |
| Gateway Ref ID:   | IGASVLJNL6          | Method:             | State Bank of India NB  |
| GRIPS Payment ID: | 190520252007004993  | Payment Init. Date: | 19/05/2025 12:55:05     |
| Payment Status:   | Successful          | Payment Ref. No:    | 2001361358/2/2025       |
|                   |                     |                     | [Query No*/Query Year]  |

Depositor Details

|                           |                                                    |
|---------------------------|----------------------------------------------------|
| Depositor's Name:         | Mr Burdhaman Dream House Construction Private Ltd. |
| Address:                  | Burdwan                                            |
| Mobile:                   | 7001568154                                         |
| Period From (dd/mm/yyyy): | 19/05/2025                                         |
| Period To (dd/mm/yyyy):   | 19/05/2025                                         |
| Payment Ref ID:           | 2001361358/2/2025                                  |
| Dept Ref ID/DRN:          | 2001361358/2/2025                                  |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2001361358/2/2025 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 130000     |
| 2       | 2001361358/2/2025 | Property Registration- Registration Fees | 0030-03-104-001-16 | 25007      |
| Total   |                   |                                          |                    | 155007     |

IN WORDS: ONE LAKH FIFTY FIVE THOUSAND SEVEN ONLY.

PAID

### Major Information of the Deed

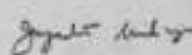
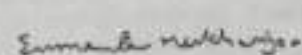
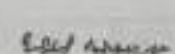
|                                                              |                                                                                                                                                             |                                                               |            |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|------------|
| Deed No :                                                    | I-0203-03553/2025                                                                                                                                           | Date of Registration                                          | 19/05/2025 |
| Query No / Year                                              | 0203-2001361358/2025                                                                                                                                        | Office where deed is registered                               |            |
| Query Date                                                   | 18/05/2025 2:23:56 PM                                                                                                                                       | A.D.S.R. Bardhaman, District: Purba Bardhaman                 |            |
| Applicant Name, Address & Other Details                      | Bishwaranjan Mondal<br>BURDWAN COURT, Thana : Bardhaman<br>District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 8001581424, Status :Advocate |                                                               |            |
| Transaction                                                  |                                                                                                                                                             | Additional Transaction                                        |            |
| [0110] Sale, Development Agreement or Construction agreement |                                                                                                                                                             | [4306] Other than immovable Property, Sale [Rs : 25,00,000/-] |            |
| Set Forth value                                              |                                                                                                                                                             | Market Value                                                  |            |
| Rs. 62,03,000/-                                              |                                                                                                                                                             | Rs. 62,04,548/-                                               |            |
| Stampduty Paid(SD)                                           |                                                                                                                                                             | Registration Fee Paid                                         |            |
| Rs. 1,35,000/- (Article:48(g))                               |                                                                                                                                                             | Rs. 25,007/- (Article:E. A(1))                                |            |
| Remarks                                                      | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                                              |                                                               |            |

### Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Bahirsarbamangala Road, Mouza: Bahirsarbamangala, , Ward No: 3, Holding No:271 JI No: 42, Pin Code : 713101

| Sch No | Plot Number          | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                           |
|--------|----------------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|---------------------------------------------------------|
| L1     | LR-4444 (RS :-1672 ) | LR-10344       | Bastu         | Bastu   | 1.7 Dec      | 14,06,000/-             | 14,06,364/-           | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| L2     | LR-4444 (RS :-1672 ) | LR-10345       | Bastu         | Bastu   | 1.2 Dec      | 9,92,500/-              | 9,92,728/-            | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| L3     | LR-4444 (RS :-1672 ) | LR-21859       | Bastu         | Bastu   | 1.3 Dec      | 10,75,000/-             | 10,75,455/-           | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| L4     | LR-4444 (RS :-1672 ) | LR-21745       | Bastu         | Bastu   | 1.5 Dec      | 12,40,500/-             | 12,40,910/-           | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| L5     | LR-4444 (RS :-1672 ) | LR-10343       | Bastu         | Bastu   | 1.8 Dec      | 14,89,000/-             | 14,89,091/-           | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
|        |                      | TOTAL :        |               |         | 7.5Dec       | 62,03,000 /-            | 62,04,548 /-          |                                                         |
|        |                      | Grand Total :  |               |         | 7.5Dec       | 62,03,000 /-            | 62,04,548 /-          |                                                         |

**Lord Details :**

| Name, Address, Photo, Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                   |                                                                                                               |                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| Name                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Photo                                                                                             | Finger Print                                                                                                  | Signature                                                                                           |
| <b>Mr JAYANTA MUKHERJEE</b><br><b>(Presentant)</b><br>Son of Mr MANINDRA<br>BHUSAN MUKHERJEE<br>Executed by: Self, Date of<br>Execution: 19/05/2025<br>, Admitted by: Self, Date of<br>Admission: 19/05/2025 ,Place<br>: Office                                                                                                                                                                                                                              | <br>19/05/2025   | <br>Captured<br>19/05/2025   | <br>19/05/2025   |
| BAHIR SARBAMANGALA PANJABI PARA, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman<br>, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu,<br>Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX2 , PAN No.:: AExxxxxx2M, Aadhaar<br>No: 54xxxxxxxx7561, Status :Individual, Executed by: Self, Date of Execution: 19/05/2025<br>, Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office            |                                                                                                   |                                                                                                               |                                                                                                     |
| <b>Mr SUMANTA MUKHERJEE</b><br>Son of Mr MANINDRA<br>BHUSAN MUKHERJEE<br>Executed by: Self, Date of<br>Execution: 19/05/2025<br>, Admitted by: Self, Date of<br>Admission: 19/05/2025 ,Place<br>: Office                                                                                                                                                                                                                                                     | <br>19/05/2025 | <br>Captured<br>19/05/2025 | <br>19/05/2025 |
| BAHIR SARBOMONGALA PANJABI PARA, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman<br>, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu,<br>Occupation: Private Service, Citizen of: India Date of Birth: XX-XX-1XX5 , PAN No.:: BOxxxxxx2L,<br>Aadhaar No: 86xxxxxxxx5810, Status :Individual, Executed by: Self, Date of Execution:<br>19/05/2025<br>, Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office |                                                                                                   |                                                                                                               |                                                                                                     |
| <b>Mr BIPLAB MUKHERJEE</b><br>Son of Mr BIMAL<br>MUKHERJEE<br>Executed by: Self, Date of<br>Execution: 19/05/2025<br>, Admitted by: Self, Date of<br>Admission: 19/05/2025 ,Place<br>: Office                                                                                                                                                                                                                                                                | <br>19/05/2025 | <br>Captured<br>19/05/2025 | <br>19/05/2025 |
| BAHIR SARBOMONGALA PANJABI PARA, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman<br>, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu,<br>Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.:: CQxxxxxx8A, Aadhaar<br>No: 58xxxxxxxx3706, Status :Individual, Executed by: Self, Date of Execution: 19/05/2025<br>, Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office            |                                                                                                   |                                                                                                               |                                                                                                     |

| Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Photo                                                                                           | Finger Print                                                                                                       | Signature                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <b>Mr AMAL BHUSHAN MUKHERJEE</b><br>Son of Mr MANINDRA BHUSHAN MUKHERJEE<br>Executed by: Self, Date of Execution: 19/05/2025<br>Admitted by: Self, Date of Admission: 19/05/2025, Place : Office                                                                                                                                                                                                                                                                                | <br>19/05/2025 | <br>Captured<br>LTI<br>19/05/2025 | <br>19/05/2025 |
| DEVALOKE NEST GROUND FLOOR FLAT NO F 4 RAMCHANDRAPUR NORTH, City:- , P.O:- NARENDRAPUR, P.S:-Narkeidanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700103<br>Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth: XX-XX-1XX1<br>PAN No.: ADxxxxxx2A, Aadhaar No: 89xxxxxxxx7520, Status :Individual, Executed by: Self,<br>Date of Execution: 19/05/2025<br>Admitted by: Self, Date of Admission: 19/05/2025, Place : Office |                                                                                                 |                                                                                                                    |                                                                                                   |

#### Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                  |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED</b><br>7 YASIN ROAD PARKAS ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman<br>District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Date of Incorporation:XX-XX-2XX3, PAN No.: AAxxxxxx1C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

#### Representative Details :

| Sl No                                                                                                                                                                                   | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                      |                                                                                                     |              |           |                                                                                                                                                                                         |                                                                                                           |                                                                                                                      |                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|--------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                       | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr MD YEAS ARUN MONDAL</b><br/>           Son of Late JAYNAL MONDAL<br/>           Date of Execution - 19/05/2025, Admitted by: Self, Date of Admission: 19/05/2025, Place of Admission of Execution: Office         </td> <td> <br/>           May 19 2025 2:20PM         </td> <td> <br/>           Captured<br/>           LTI<br/>           19/05/2025         </td> <td> <br/>           19/05/2025         </td> </tr> </tbody> </table> <p>CHOWGHURIA, Village:- CHOWGHURIA, P.O:- KHALISHPUR, P.S:-Kalna, District:-Purba Bardhaman, West Bengal, India, PIN:- 713422, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No.: AKxxxxxx0R, Aadhaar No: 73xxxxxxxx5253 Status : Representative, Representative of : BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)</p> | Name                                                                                                                 | Photo                                                                                               | Finger Print | Signature | <b>Mr MD YEAS ARUN MONDAL</b><br>Son of Late JAYNAL MONDAL<br>Date of Execution - 19/05/2025, Admitted by: Self, Date of Admission: 19/05/2025, Place of Admission of Execution: Office | <br>May 19 2025 2:20PM | <br>Captured<br>LTI<br>19/05/2025 | <br>19/05/2025 |
| Name                                                                                                                                                                                    | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Finger Print                                                                                                         | Signature                                                                                           |              |           |                                                                                                                                                                                         |                                                                                                           |                                                                                                                      |                                                                                                     |
| <b>Mr MD YEAS ARUN MONDAL</b><br>Son of Late JAYNAL MONDAL<br>Date of Execution - 19/05/2025, Admitted by: Self, Date of Admission: 19/05/2025, Place of Admission of Execution: Office | <br>May 19 2025 2:20PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <br>Captured<br>LTI<br>19/05/2025 | <br>19/05/2025 |              |           |                                                                                                                                                                                         |                                                                                                           |                                                                                                                      |                                                                                                     |
| 2                                                                                                                                                                                       | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr TANZIM HOQUE</b><br/>           Son of Mr. NAZMUL HOQUE<br/>           Date of Execution - 19/05/2025, Admitted by: Self, Date of Admission: 19/05/2025, Place of Admission of Execution: Office         </td> <td> <br/>           May 19 2025 2:21PM         </td> <td> <br/>           Captured<br/>           LTI<br/>           19/05/2025         </td> <td> <br/>           19/05/2025         </td> </tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                                                                            | Name                                                                                                                 | Photo                                                                                               | Finger Print | Signature | <b>Mr TANZIM HOQUE</b><br>Son of Mr. NAZMUL HOQUE<br>Date of Execution - 19/05/2025, Admitted by: Self, Date of Admission: 19/05/2025, Place of Admission of Execution: Office          | <br>May 19 2025 2:21PM | <br>Captured<br>LTI<br>19/05/2025 | <br>19/05/2025 |
| Name                                                                                                                                                                                    | Photo                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Finger Print                                                                                                         | Signature                                                                                           |              |           |                                                                                                                                                                                         |                                                                                                           |                                                                                                                      |                                                                                                     |
| <b>Mr TANZIM HOQUE</b><br>Son of Mr. NAZMUL HOQUE<br>Date of Execution - 19/05/2025, Admitted by: Self, Date of Admission: 19/05/2025, Place of Admission of Execution: Office          | <br>May 19 2025 2:21PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <br>Captured<br>LTI<br>19/05/2025 | <br>19/05/2025 |              |           |                                                                                                                                                                                         |                                                                                                           |                                                                                                                      |                                                                                                     |

SSARBOMONGALAPARA, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman  
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Muslim,  
 Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX2, PAN No.: BGxxxxxx3B, Aadhaar  
 No: 6500000008559 Status : Representative, Representative of : BURDHAMAN DREAM HOUSE  
 CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)

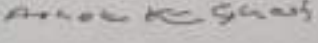
| Name                                                                                                                                                                                           | Photo                                                                             | Finger Print                                                                                  | Signature                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Mrs ARSHIARA BEGUM</b><br>Wife of INIYAT HOSSAIN<br>Date of Execution -<br>19/05/2025, , Admitted by:<br>Self, Date of Admission:<br>19/05/2025, Place of<br>Admission of Execution: Office |  | <br>Captured |  |
| May 19 2025 2:22PM                                                                                                                                                                             | LTI<br>19/05/2025                                                                 | 19/05/2025                                                                                    |                                                                                     |

PIRBAHARAM DANGAPARA, City:- Burdwan, P.O:- NATUNGANJ, P.S:-Bardhaman  
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Female, By Caste: Muslim,  
 Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No.: CQxxxxxx5J, Aadhaar  
 No: 6000000002025 Status : Representative, Representative of : BURDHAMAN DREAM HOUSE  
 CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)

| Name                                                                                                                                                                                                      | Photo                                                                              | Finger Print                                                                                   | Signature                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Mrs SABNAM YASMIN</b><br>Daughter of Mr. SYED<br>BADRUDDOZA<br>Date of Execution -<br>19/05/2025, , Admitted by:<br>Self, Date of Admission:<br>19/05/2025, Place of<br>Admission of Execution: Office |  | <br>Captured |  |
| May 19 2025 2:23PM                                                                                                                                                                                        | LTI<br>19/05/2025                                                                  | 19/05/2025                                                                                     |                                                                                    |

GODA SAHIDTALA, City:- , P.O:- LAKURDI, P.S:-Bardhaman  
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713102, Sex: Female, By Caste: Muslim,  
 Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No.: ANxxxxxx6K, Aadhaar  
 No: 5000000006575 Status : Representative, Representative of : BURDHAMAN DREAM HOUSE  
 CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)

#### Identifier Details :

| Name                                                                                                                                                                                                | Photo                                                                               | Finger Print                                                                                    | Signature                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Mr ASHOK KUMAR GHOSH</b><br>Son of Late SANKAR PRASAD GHOSH<br>BURDWAN COURT, City:- Burdwan,<br>P.O:- BURDWAN, P.S:-Bardhaman<br>District:-Purba Bardhaman, West<br>Bengal, India, PIN:- 713101 |  | <br>Captured |  |
|                                                                                                                                                                                                     | 19/05/2025                                                                          | 19/05/2025                                                                                      | 19/05/2025                                                                            |

Identifier Of Mr JAYANTA MUKHERJEE, Mr SUMANTA MUKHERJEE, Mr BIPLAB MUKHERJEE, Mr MD YEAS ARUN  
 MONDAL, Mr TANZIM HOQUE, Mrs ARSHIARA BEGUM, Mrs SABNAM YASMIN, Mr AMAL BHUSHAN MUKHERJEE

| Transfer of property for L1 |                           |                                                            |
|-----------------------------|---------------------------|------------------------------------------------------------|
| Sl.No                       | From                      | To. with area (Name-Area)                                  |
| 1                           | Mr JAYANTA MUKHERJEE      | BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED-1.7 Dec |
| Transfer of property for L2 |                           |                                                            |
| Sl.No                       | From                      | To. with area (Name-Area)                                  |
| 1                           | Mr SUMANTA MUKHERJEE      | BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED-1.2 Dec |
| Transfer of property for L3 |                           |                                                            |
| Sl.No                       | From                      | To. with area (Name-Area)                                  |
| 1                           | Mr SUMANTA MUKHERJEE      | BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED-1.3 Dec |
| Transfer of property for L4 |                           |                                                            |
| Sl.No                       | From                      | To. with area (Name-Area)                                  |
| 1                           | Mr BIPLAB MUKHERJEE       | BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED-1.5 Dec |
| Transfer of property for L5 |                           |                                                            |
| Sl.No                       | From                      | To. with area (Name-Area)                                  |
| 1                           | Mr AMAL BHUSHAN MUKHERJEE | BURDHAMAN DREAM HOUSE CONSTRUCTION PRIVATE LIMITED-1.8 Dec |

### Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Bahinsarbarnangala Road, Mouza: Bahinsarbarnangala, Ward No: 3, Holding No:271 JI No: 42, Pin Code : 713101

| Sch No | Plot & Khatian Number                    | Details Of Land                                                                                 | Owner name in English as selected by Applicant |
|--------|------------------------------------------|-------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 4444, LR Khatian No:- 10344 | Owner:ম্র জয়ন্তী, Gurdian:ম্র জয়ন্তী, Address:ম্র , Classification:ম্র, Area:0.01700000 Acre, | Mr JAYANTA MUKHERJEE                           |
| L2     | LR Plot No:- 4444, LR Khatian No:- 10345 | Owner:ম্র সুমন্তা, Gurdian:ম্র সুমন্তা, Address:ম্র , Classification:ম্র, Area:0.01200000 Acre, | Mr SUMANTA MUKHERJEE                           |
| L3     | LR Plot No:- 4444, LR Khatian No:- 21859 | Owner:ম্র সুমন্তা, Gurdian:ম্র সুমন্তা, Address:ম্র , Classification:ম্র, Area:0.01300000 Acre, | Mr SUMANTA MUKHERJEE                           |
| L4     | LR Plot No:- 4444, LR Khatian No:- 21745 | Owner:ম্র বিপ্লব, Gurdian:ম্র বিপ্লব, Address:ম্র , Classification:ম্র, Area:0.01500000 Acre,   | Mr BIPLAB MUKHERJEE                            |
| L5     | LR Plot No:- 4444, LR Khatian No:- 10343 | Owner:ম্র অমল, Gurdian:ম্র অমল, Address:ম্র , Classification:ম্র, Area:0.01800000 Acre,         | Mr AMAL BHUSHAN MUKHERJEE                      |

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

Document is under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48  
Stamp Act 1899.

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

Document for registration at 12:55 hrs on 19-05-2025, at the Office of the A.D.S.R. Bardhaman by Mr JAYANTA  
MUKHERJEE, one of the Executants.

**Assessment of Market Value (WB PUVI rules of 2001)**

It is stated that the market value of this property which is the subject matter of the deed has been assessed at Rs  
145-

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

Execution is admitted on 19/05/2025 by 1. Mr JAYANTA MUKHERJEE, Son of Mr MANINDRA BHUSAN  
MUKHERJEE, BAHIR SARBAMANGALA PANJABI PARA, P.O: BURDWAN, Thana: Bardhaman  
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession  
Service, 2. Mr SUMANTA MUKHERJEE, Son of Mr MANINDRA BHUSAN MUKHERJEE, BAHIR SARBOMONGALA  
PANJABI PARA, P.O: BURDWAN, Thana: Bardhaman  
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession  
Private Service, 3. Mr BIPLAB MUKHERJEE, Son of Mr BIMAL MUKHERJEE, BAHIR SARBOMONGALA PANJABI  
PARA, P.O: BURDWAN, Thana: Bardhaman  
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession  
Service, 4. Mr AMAL BHUSHAN MUKHERJEE, Son of Mr MANINDRA BHUSAN MUKHERJEE, DEVALOKE NEST  
GROUND FLOOR FLAT NO F 4 RAMCHANDRAPUR NORTH, P.O: NARENDRAPUR, Thana: Narkeldanga, South  
24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Retired Person  
Indetified by Mr ASHOK KUMAR GHOSH, . . Son of Late SANKAR PRASAD GHOSH, BURDWAN COURT, P.O:  
BURDWAN, Thana: Bardhaman  
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Law  
Clerk

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

Execution is admitted on 19-05-2025 by Mr MD YEAS ARUN MONDAL, DIRECTOR, BURDHAMAN DREAM HOUSE  
CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 7 YASIN ROAD PARKAS ROAD, City:- Burdwan,  
P.O:- BURDWAN, P.S.-Bardhaman  
District:-Purba Bardhaman, West Bengal, India, PIN:- 713101  
Indetified by Mr ASHOK KUMAR GHOSH, . . Son of Late SANKAR PRASAD GHOSH, BURDWAN COURT, P.O:  
BURDWAN, Thana: Bardhaman  
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Law  
Clerk

Execution is admitted on 19-05-2025 by Mr TANZIM HOQUE, DIRECTOR, BURDHAMAN DREAM HOUSE  
CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 7 YASIN ROAD PARKAS ROAD, City:- Burdwan,  
P.O:- BURDWAN, P.S.-Bardhaman  
District:-Purba Bardhaman, West Bengal, India, PIN:- 713101  
Indetified by Mr ASHOK KUMAR GHOSH, . . Son of Late SANKAR PRASAD GHOSH, BURDWAN COURT, P.O:  
BURDWAN, Thana: Bardhaman  
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Law  
Clerk

Execution is admitted on 19-05-2025 by Mrs ARSHIARA BEGUM, DIRECTOR, BURDHAMAN DREAM HOUSE  
CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 7 YASIN ROAD PARKAS ROAD, City:- Burdwan,  
P.O:- BURDWAN, P.S.-Bardhaman  
District:-Purba Bardhaman, West Bengal, India, PIN:- 713101  
Indetified by Mr ASHOK KUMAR GHOSH, . . Son of Late SANKAR PRASAD GHOSH, BURDWAN COURT, P.O:  
BURDWAN, Thana: Bardhaman  
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Law  
Clerk

admitted on 19-05-2025 by Mrs SABNAM YASMIN, DIRECTOR, BURDHAMAN DREAM HOUSE  
CON PRIVATE LIMITED (Private Limited Company), 7 YASIN ROAD PARKAS ROAD, City:- Burdwan,  
Burdwan, P.S.-Bardhaman  
Burdwan, Purba Bardhaman, West Bengal, India, PIN:- 713101  
by Mr ASHOK KUMAR GHOSH, . . Son of Late SANKAR PRASAD GHOSH, BURDWAN COURT, P.O:-  
Burdwan, Thana: Bardhaman  
Burdwan, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Law

#### Payment of Fees

that required Registration Fees payable for this document is Rs 25,007.00/- ( A(1) = Rs 25,000.00/- ,E = Rs  
and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 25,007/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 19/05/2025 12:55PM with Govt. Ref. No: 192025260070049948 on 19-05-2025, Amount Rs: 25,007/-,  
Bank: SBI EPay ( SBIEPay), Ref. No. 4837386514555 on 19-05-2025, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

that required Stamp Duty payable for this document is Rs. 1,35,000/- and Stamp Duty paid by Stamp Rs  
1,30,000/-, by online = Rs 1,30,000/-  
Description of Stamp  
Stamp: Type: Impressed, Serial no 1841, Amount: Rs.5,000.00/-. Date of Purchase: 19/05/2025, Vendor name: A K  
GOSWAMI  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 19/05/2025 12:55PM with Govt. Ref. No: 192025260070049948 on 19-05-2025, Amount Rs: 1,30,000/-,  
Bank: SBI EPay ( SBIEPay), Ref. No. 4837386514555 on 19-05-2025, 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