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Additional District Sub-Registrar
BURDWAN

26 SEP 2024

Ranu Dutta
Rana Mitra
Rupa Palit
E. TEACHERS
Bhuvanesh Palit
PARTNER

AGREEMENT FOR DEVELOPMENT

THIS DEED IS MADE ON THIS 26TH DAY OF SEPTEMBER 2024, AT BURDWAN
BETWEEN

1. RANU DUTTA (AADHAAR: 907986525747), W/O Mohan Kumar Dutta & D/O Late Harinarayan Nandi, by Nationality Indian, by faith Hindu, by occupation Housewife, residing at- Bahirsarbamangala Road, P.O. - Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, West Bengal, Pin - 713101, having PAN. BARPD4775K; and

Rana Dutta

Runa Mitra

Rupa Palit

R. TRADERS

Bhawanee Palit

PARTNER

2. **RUNA MITRA (AADHAAR: 747223278152)**, W/O Bijoy Kumar Mitra & D/O Late Hariharayan Nandi, by Nationality Indian, by faith Hindu, by occupation Housewife, residing at- 6 West Ghosh Para Road, Bhatpara(M), P.O. & P.S. Shyamnagar, Dist. North 24 Parganas, West Bengal, Pin - 743127, **having PAN. ANCPM3172G**; and
3. **RUPA PALIT (AADHAAR: 201767997610)**, W/O Srishidhar Palit & D/O Late Hariharayan Nandi, by Nationality Indian, by faith Hindu, by occupation Housewife, residing at- Sahapura Sindhri, P.O. - Sindhri, P.S. Dhanbad, Dist. Dhanbad, Pin - 828122, **having PAN.AMCPP75966**; hereinafter jointly and severally called and referred as the **OWNERS cum LANDLORDS** (which express or shall unless excluded their respective heirs, Executor, administrators, legal representative and assigns) of the party of the **FIRST PART**.

and

"R TRADERS" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at 60 Bahirsarbamangala Road, P.O. - Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, West Bengal, Pin - 713101, **having PAN. AAXFR5453M**; represented by its **AUTHORIZED PARTNER** namely **SRI BISHWA NATH RAKSHIT (AADHAAR: 892311657969)**, S/o Late Krishna Pada Rakshit, by Nationality Indian, by faith Hindu, by occupation Business, resident of Bahirsarbamangala Road, P.O. - Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, West Bengal, Pin - 713101; having **PAN. ACYPR0765K**; hereinafter called and referred as the **DEVELOPER** (which express or shall unless excluded its/his/their and each of its/their respective heirs, executors, administrators, legal representative and assigns) of the party of the **SECOND PART**.

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WHEREAS: the OWNERS are the sole and absolute owner and have absolutely seized and possessed of or otherwise well and sufficiently entitled to the Lands, hereditaments and premises, existing structure free from all encumbrances, charges, liens, attachments, trusts whatsoever to howsoever more-fully described in the entire First Schedule hereinafter written (hereinafter referred to as the "**SAID PREMISES**").

WHEREAS: The First Schedule mentioned property appertaining to R.S. Plot No. 1694 & 1697, under R.S. Khatian No. 17 comprising in L.R. Plot No. 4568, under L.R. Khatian Nos. 18342, 18343 & 18344, within Mouza - Bahirsarbamangala, J.L. No. 42, within the jurisdiction of Burdwan Municipality, Holding No. 54 at Mahalla / Street: - B.S. Road, in Ward No. 03 within the limits of P.S. Bardhaman Sadar, Dist. Purba Bardhaman, was previously belonged to Kishan Deyi Devi. While being in absolute possession and ownership in the First Schedule mentioned property having with absolute right, title, interest over the "**SAID PREMISES**", she transferred her right, title, interest and specifically demarcated possession over the first schedule mentioned property measuring an area of 6 Kathas of land in favour of Mirja Fakir Mohammad by virtue of a Deed of Sale (Kobala) being No. I - 2538 registered in the year of 1936 at Bardhaman Sadar Registration Office. Thereafter, the said Mirja Fakir Mohammad enjoying his absolute ownership, right, title, interest over the Said Premises by recording his name in the R.S.R.O.R under the R.S. Khatian No. 17 and enjoying his peaceful possession over the Said Premises for more than twelve years by paying all land revenue to the competent authority imposed upon the Said Premises in his name without any interference of any third party.

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Thereafter, the said **Mirja Fakir Mohammad** while being in absolute ownership and possession over the First Schedule mentioned property, he transferred his absolute right, title, interest possession over the First schedule mentioned property i.e. 6 Khattas area of land along with its asbestos shade structure in favour of **Shri Upendra Chandra Mukhopadhyay** by virtue of a Deed of Sale being No. I - 5156 for the year of 1959, Registered at the office of District Sub Registrar Burdwan. And Mirja Fakir Mohammad dispossessed from his ownership and possession from the said property.

Thereafter, the said **Shri Upendra Chandra Mukhopadhyay** by the above-mentioned process became the absolute owner and possessor over the First schedule mentioned property. And the said **Shri Upendra Chandra Mukhopadhyay** while being in absolute ownership and possession over the First schedule mentioned property, he sold his absolute right, title, interest, ownership and possession over the First schedule mentioned property in favour of **Smt. Menaka Nandi @ Geeta Nandi** by virtue of a Deed of Sale being No. I - 5787 Registered in the year of 1963, in the office of D.S.R. Burdwan.

Thereafter, the said **Smt. Menaka Nandi @ Geeta Nandi** by the above-mentioned process became the absolute owner and possessor of the First schedule mentioned property. And the said **Smt. Menaka Nandi @ Geeta Nandi** while being in absolute ownership and possession over the First schedule mentioned property i.e. 6 Kathas area of land having with it's Structure thereon she recorded her name in L.R.R.O.R under the **L.R. Khatian No. 5749** (as per the doctrine of "One Man One Khatian" of W.B.L.R. Act 1955) and enjoying her absolute right, title, interest, ownership and possession over the First schedule mentioned property by paying all land revenue and taxes

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imposed upon the first schedule mentioned property in her name and also enjoying her peaceful possession over the first schedule mentioned property without any interference of any third party for more than twelve years.

Thereafter And the said **Smt. Menaka Nandi @ Geeta Nandi** while being in absolute ownership and possession over the First schedule mentioned property i.e. 6 Kathas area of land having with it's Structure thereon under the L.R. Khatian No. 5749 decided to gift specifically demarcated 2Kathas area of Land having with one asbestos shade Structure thereon out of total 6 Kathas area of land having with it's Structure thereon and therefore she Executed a Deed of Gift being Deed No. I - 8741 for the year of 1990, at D.S.R. Burdwan in favour of her son-in-law namely **Srithidhar Palit**. And after the said gift the said **Smt. Menaka Nandi @ Geeta Nandi** owning 4 Kathas area of land having with it's Structure thereon.

Thereafter, by virtue of the aforesaid Gift Deed the said **Srithidhar Palit** became the absolute owner of specifically demarcated 2Kathas area of Land having with one asbestos shade Structure thereon out of total 6 Kathas area of land having with it's Structure thereon in the first schedule mentioned property and recorded his name in the L.R.R.O.R under the L.R. Khatian No. 18345 (as per the doctrine of "One Man One Khatian" of W.B.L.R. Act 1955) and enjoying his absolute right, title interest over the said property obtained by the aforesaid gift deed without any interference of any third party by paying all land revenue as well as taxes in his name.

Thereafter the said **Smt. Menaka Nandi @ Geeta Nandi** owning 4 Kathas area of land having with it's Structure thereon while being in the possession of the said property died on 14-08-1997 left behind her legal heirs as her three

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daughters namely **Rupa Palit, Runa Mitra & Ranu Dutta** as her intestate successor (as per Hindu Succession Act, 1956).

And whereas, by the above-mentioned process the said **Rupa Palit, Runa Mitra & Ranu Dutta** became the absolute owner and possessor of the said property i.e. **4 Kathas area of Land having with it's Structure thereon** out of total **6 Kathas area of land having with it's Structure thereon (i.e. First Schedule mentioned property)** left behind by their mother deceased **Smt. Menaka Nandi @ Geeta Nandi**.

Thereafter, being the Legal heirs and Intestate Successor of the deceased **Smt. Menaka Nandi @ Geeta Nandi** the said **Rupa Palit, Runa Mitra & Ranu Dutta** recorded their name in the L.R.R.O.R. (as per the doctrine of "One Man One Khatian" of W.B.L.R. Act 1955) under the **L.R. Khatian No. 18342 (in the name of Rupa Palit), L.R. Khatian No. 18343(in the name of Runa Mitra) & L.R. Khatian No. 18344(in the name of Ranu Dutta)** and became the absolute owner and possessor over the specifically define **4 Kathas area of Land having with it's Structure thereon** out of total **6 Kathas area of land having with it's Structure thereon (i.e. First Schedule mentioned property)** as well as incorporated their names within the record of **Burdwan Municipality Holding of property Record** and enjoying their right, title interest over the First schedule mentioned property by paying all land revenue and taxes over the first schedule mentioned property in their names without any interference of any third party for more than twelve years.

Thereafter the said **Srithidhar Palit** while being the absolute ownership and possession of the specifically demarcated **2Kathas area of Land having with one asbestos shade Structure thereon** out of total **6 Kathas area of land having with it's Structure thereon** in the first schedule mentioned property

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Rupa Palit

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Biswanath Datta

mentioned property gave offer to the **DEVELOPER** to develop the First Schedule properties as mentioned below. In response to that offer the **DEVELOPER** has accepted on the following terms and conditions as stated below to develop the property with a project for construction of multistoried residential building consisting of Flats/Residential Units and Car Parking Spaces.

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

ARTICLE I - DEFINITIONS AND INTERPRETATIONS:

- 1.1 **PREMISES:** shall mean the premises with land as stated in the First Schedule of this agreement.
- 1.2 **BUILDING/S:** shall mean the proposed multi-storied building inclusive of Flats/Residential Units and Car Parking Spaces to be constructed as per the Architect's drawings/documents, duly approved by the Burdwan Municipality via its sanction Plan in order to construct multi-storeyed Building comprised with Residential Flats and Parking Spaces which is regarded as part and parcel of the said project, within the said premises and shall also mean the any additional floors and/or storey on and over the said Top Floor inclusive of Flats/Residential Units and Car Parking Spaces to be constructed as per the Architect's drawings/documents, duly approved by the Burdwan Municipality via its sanction Plan or amendment or modification of Plan in order to construct the said additional floors over the said Top Floor in the proposed Multi-Storied Building comprised with Residential Flats and Parking Spaces which is regarded as part and parcel of the said project, within the said premises and the said building is to be constructed by the manner and way with all specifications as stated in the **Second Schedule** of this Indenture.

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1.3 OWNERS: shall mean 1. **RANU DUTTA (AADHAAR: 907986525747)**, W/O Mohan Kumar Dutta & D/O Late Harinarayan Nandi, by Nationality Indian, by faith Hindu, by occupation Housewife, residing at- Bahirsarbamangala Road, P.O. - Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, West Bengal, Pin - 713101, having **PAN. BARPD4775K**; and

2. **RUNA MITRA (AADHAAR: 747223278152)**, W/O Bijoy Kumar Mitra & D/O Late Harinarayan Nandi, by Nationality Indian, by faith Hindu, by occupation Housewife, residing at- 6 West Ghosh Para Road, Bhatpara(M), P.O. & P.S. Shyamnagar, Dist. North 24 Parganas, West Bengal, Pin - 743127, having **PAN. ANCPM3172G**; and

3. **RUPA PALIT (AADHAAR: 201767997610)**, W/O Srishidhar Palit & D/O Late Harinarayan Nandi, by Nationality Indian, by faith Hindu, by occupation Housewife, residing at- Sahapura Sindhri, P.O. - Sindhri, P.S. Dhanbad, Dist. Dhanbad, Pin - 828122, having **PAN. AMCPP75986**; and shall include their respective heirs, executors, administrators, representatives, transferees, assignees and nominees.

1.4 **DEVELOPER:** shall mean "**R TRADERS**" (A Partnership Firm having been incorporated under the Indian Partnership Act, 1932) having its Regd. Office at 60 Bahirsarbamangala Road, P.O. - Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, West Bengal, Pin - 713101, having **PAN. AAXFR5453M**; represented by its **AUTHORIZED PARTNER** namely **SRI BISHWA NATH RAKSHIT (AADHAAR: 892311657969)**, S/o Late Krishna Pada Rakshit, by Nationality Indian, by faith Hindu, by occupation Business, resident of Bahirsarbamangala Road, P.O. - Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, West Bengal, Pin - 713101; having **PAN. ACYPR0765K**; and shall include its respective

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legal heirs, successors, officers, managers, executors, administrators, representatives, transferees, assignees and nominees.

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

1.6 **OWNER'S ALLOCATION:** shall mean the absolute right of the OWNERS in regard to their respective share and amount of land as agreed upon to be developed by virtue of this agreement and in that regard the allocation of the OWNER will be 40% of the proposed building with Car Parking Spaces in Ground Floor being the residential building in relation to the construction according to the sanctioned plan of the **Burdwan Municipality** as per their share over land more specifically mentioned in the First Schedule, i.e., the **OWNERS** will altogether obtain the entitlement of the 40% of the proposed building with 40 % of the Total Car Parking Spaces in Ground Floor; Here it must be mentioned that OWNER shall enjoy THEIR entitlement of the aforesaid allotted share of 40% of the proposed building with 40 % of the Total Car Parking Space in Ground Floor and they will sale out the said allocated portion of 40% by themselves in favour of the prospective purchasers without the Allocation of the Developer and will be eligible and entitled take the consideration amount and the OWNER will be entitled and eligible to directly sale the said Unit/Flat/Parking Space or will be entitled and eligible to directly

On behalf of
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Runa Mitra

Rupa Palit

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do any documentation or will be entitled and eligible to execute any document and agreement for Sale and the OWNER will be entitled and eligible to take the Monetary Consideration in lieu of his shares alone from any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank by themselves and for themselves. Be it also mentioned here that the owners will be entitled to get their allocation proportionately as per their contribution of Land in First Schedule.

1.7 DEVELOPER'S ALLOCATION:

1.7.1 Shall mean the absolute right of the DEVELOPER in regard to 60% of the Total constructed Portion of the proposed building and car parking spaces being the residential building in relation to the construction according to the sanctioned plan of the **Burdwan Municipality** in order to construct Multi-Storied Building comprised with Residential Flats and Parking Spaces as per their respective share over the entire **First Schedule** mentioned property including Car Parking / Garages and flats / Residential Units and Parking Spaces in all the floors **EXCEPT** the portion defined in the **OWNER'S ALLOCATION** i.e., the DEVELOPER will have exclusive right to enjoy as per its entitlement and will have all right, title and interest by virtue of this Agreement to hold and also to Sell the entire allocation of its as defined hereinabove.

1.7.2 Roof area which shall be the roof/roves directly above the flat/flats and/or room/rooms including every right over the roof will be allotted in favor of the OWNER and DEVELOPER jointly AS PER THEIR SHARE ALLOCATION;

1.7.3 During the tenure of this Agreement, if the DEVELOPER obtains any excess or further permission by way of **Burdwan Municipality**

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Sanctioned Plan, then the DEVELOPER may raise construction over the said land Area of the said building which is to be constructed in accordance with the said Plan then the OWNERS shall have their right of 40% of the further newly constructed portion/floor which means that the DEVELOPER shall have the exclusive right of rest 60% of allocation of the further newly constructed portion/floor.

- 1.8 **ARCHITECH:** shall mean any person or persons firm or firms appointed or nominated by the DEVELOPER as the Architect of the building at his own cost and sole responsibility, subject to the approval of the owner.
- 1.9 **BUILDING PLAN:** shall mean the sanctioned plan of **Burdwan Municipality** and also the other plan/plans for the construction of the building, duly approved by the **OWNERS** with an option to leave out and to transfer by way of gift a strip of land in favor of **Burdwan Municipality** on the front attached with the access road to fulfill the required criteria of existing Municipal Building Rules for maintaining the Floor Area Ratio (FAR) and submitted by at the costs of the DEVELOPER to the Burdwan Municipality in order to construct Multi-Storied Building comprised with Residential Flats and Parking Spaces and shall include any amendments thereto or modifications thereof made or caused by the DEVELOPER which is duly sanctioned by the Burdwan Municipality.
- 1.10 **CONSTRUCTED SPACE:** shall mean the space in the building available for independent use and the occupation including the space demarcated for common facilities.
- 1.11 **SALEABLE SPACE:** means, except OWNER'S ALLOCATION the space in the Building which will be available for independent use and occupation after making due provision for common facilities and the spaces required therefore.

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- 1.12 **CARPET AREA:** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- 1.13 **COVERED AREA:** shall mean the Plinth area of the said Residential Units/Flat/Parking Space including the Bathrooms and Balconies and also thickness of the walls and pillars which includes proportionate share of the Plinth area of the common portions PROVIDED THAT if any wall be common between Two Residential Unit / Flats / Parking Space then one - half of the area under such wall shall be included in each Residential Unit / Flat.
- 1.14 **UNDIVIDED SHARE:** shall mean the undivided proportionate share in the land attributable to each Flat and Residential Unit / Parking Space comprised in the said Holding and the common portions held by and /or here in agreed to be sold to the respective Purchaser and also wherever the context permits.
- 1.15 **CO - OWNER:** shall according to its context mean and include all persons who acquire or agree to acquire Residential Unit / Flat / Parking space in the Building, including the Developer for the Residential Unit/ Flats / Parking Spaces not alienated or agreed to be alienated.
- 1.16 **FLAT/UNIT:** shall mean the Residential Unit/flat and / or other space or spaces intended to be built and or constructed and / or the covered area capable of being occupied. It shall also mean that according to the context, mean all Purchaser/s and/or intending Purchaser/s of different Residential Units/Flats in the Building/s and shall also include the Developer herein and the owner herein in respect of such Residential Units/Flats which are retained and/or not alienated and/or not agreed to be alienated of the time being.
- 1.17 **COMMON EXPENSES:** shall include all expenses to be incurred by the Co -

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owner for the maintenance, management and upkeep of the building in the said Holding for common purposes and also the charges to installation of Electricity.

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

1.19 SUPER BUILT-UP AREA: Super Built-Up Area shall mean as per the Definition of Law in force and Order issued by the Government.

1.20 DEVELOPER'S ADVOCATE: Shall mean Advocate, as per choice of the Developers who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion and erection and sale, transfer, grant, conveyance, demise, devise and provide of the premise, its parts and parcels and the Building/s and the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.

1.21 TRANSFER: with its grammatical variations shall include a transfer by and/or of possession and by any other means adopted for effecting what is understood as a transfer of space in a multi storied building/s to purchasers thereof although the same may not amount to a transfer in law.

1.22 TRANSFEREE/INTENDING PURCHASER: shall mean a person or persons to whom any space in the building/s has been transferred by the DEVELOPER including the rights of transfer to the fullest extent of the DEVELOPERS ALLOCATION or any space in the building/s has been transferred by the OWNER including the rights of transfer to the extent of his own share as defined and described as the OWNER'S ALLOCATION.

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the preparation and execution of the Deeds of Conveyance and/or other documents relating to Developer's Allocation shall be entirely borne by the Developer or its nominee or nominees. Likewise the Stamp duty, registration charges and expenses in connection with the execution of the deed of conveyance and other documents relating to Owner's allocation will be borne by the Owner or their nominee or nominees. Here it must be mentioned that the Owner will not be liable for any consideration received by the Developer from the intending Purchaser/Purchasers regarding the Developer's Allocation after the development of the said premises and likewise the Developer shall not be liable for any act, deed, matter or thing done or caused to be done by the Owner in respect of their Allocation.

- 2.17 That during the continuance of this Agreement the OWNER shall not in any way cause any impediment or obstruction whatsoever in the construction or development of complex and building in the said First Schedule mentioned Property and hereunder empower the DEVELOPER to take up the construction work of the new building as per sanctioned plan of Burdwan Municipality.

ARTICLE III - COMMENCEMENT:

- 3.1 This agreement shall commence or shall be deemed to have commenced on and with effect from the date of execution of this agreement.

ARTICLE IV - DEVELOPER'S RIGHT OF CONSTRUCTION:

- 4.1 The OWNER hereby grants exclusive right to the DEVELOPER to build upon and to commercially exploit the said premises in any manner (but subject to the provisions contained herein) as the DEVELOPER may choose by constructing a Residential/commercial building thereon by way of the said construction is to be done according to the Burdwan Municipality by-laws,

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rules and regulations and not otherwise. The entire cost of construction of the building or whatsoever nature shall be borne by the Developer. Such cost shall include the cost of all service amenities, fittings and fixtures, all over heads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers in respect of the construction costs for the purpose of obtaining all other permission and approvals. The owner shall not be required to contribute any amount in that regard. Be it mentioned here that the DEVELOPER will have sole right and authority and shall be entitled to receive the price of the **Lift, Transformers, Generators** and **GST** from the Purchasers and in that regard the OWNER shall have no right to demand any share from the share of the price paid by the intending Flat Owner in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER and the DEVELOPER will have sole right and authority and shall be entitled to receive the price cum consideration amount of any excess work including the additional and excess work in the Flats from the Intending Purchasers and in that regard the OWNER shall have no right to demand any share from the share of the price paid by the intending Flat Owner in favour of the DEVELOPER and the Developer will solely be entitled to keep that entire amount in order to make adjustment in respect of cost incurred by the DEVELOPER.

- 4.2 The OWNER have approved/will approve and signed/will sign the said ARCHITECT'S DRAWINGS, which have been SUBMITTED/or will be SUBMITTED to the various statutory bodies, including the Burdwan Municipality by the DEVELOPER in the name of the owner, and/or the same is/will be awaiting SANCTION/APPROVAL from the Burdwan Municipality, after obtaining clearances from all other statutory bodies.

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- 4.3 In the event, the Burdwan Municipality or any statutory authority requires any modification of the plan/plans submitted by the owner, the DEVELOPER shall cause the Architect's Drawings/Plans to be altered and/or changed as may be required, by the said Architect and the DEVELOPER shall submit the modified plans/drawings in addition to the original plan submitted prior to this submission, and the DEVELOPER shall bear all costs thereof for sanctioning the drawings/plans by the **Burdwan Municipality** and/or the other statutory authorities.
- 4.4 The OWNER hereby executed a Separate Development Power of Attorney after this registered Development agreement only in favour of the DEVELOPER only for the purpose of sanction/corrections and/or amendment of the plan of the building at the said premises, and with sale right, including enter into agreement with the intending purchaser, execute sale Deed or any kind of Transfer Deed and also received the earnest money as well as consideration amount in respect of the allocation of the **DEVELOPER**.
- 4.5 All applications, plans and other papers including the ARCHITECTS DRAWINGS/DOCUMENTS referred to above shall be submitted by the DEVELOPER in the name of the OWNER of the said premises, but otherwise at the cost and expenses of the DEVELOPER only and the DEVELOPER shall pay and bear the EXPENSES for submission of Architects drawings/documents and other like fees, charges and expenses, required to be paid or deposited for SANCTION of the said project design and construction thereon provided always that the DEVELOPER shall be exclusively entitled to all REFUNDS of any and all payments and/or deposits and made by it in that account.
- 4.6 That if at the time of the execution of the deed the record of name of the property remains in the name of any other person except that of the OWNERS then within

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OWNER

charges as the case may be.

ARTICLE IX - CONSIDERATION

- 9.1 The OWNER will not be entitled to get and receive any consideration in terms of advance payment in respect of their allocation which is more specifically mentioned in the "OWNER'S ALLOCATION" as defined in **Clause 1.6** of this agreement. The OWNER shall retain their undivided proportionate share or interest share or interest in their land of the said **Schedule** mentioned property, in proportion to the area allotted to them as per OWNER'S ALLOCATION.
- 9.2 In consideration of the DEVELOPER agreeing to build and complete in all respect the OWNER'S ALLOCATION to the building at the said premises, and in that regard he said OWNER will not be eligible to get any earnest consideration amount and the OWNER will get their share in terms of monetary consideration at the time of booking of the flats by the intending purchasers and the OWNER by all virtue, in any and all consequence will be entitled to select and elect the said Intending Purchasers in respect of the OWNER'S ALLOCATION and OWNER will get his shares without any prejudice at the time of booking and/or agreement for sale and/or sale proceeding of the Flats.
- 9.3 That in respect of the DEVELOPER'S ALLOCATION of **60%** Share of the Total Constructed Portion of the Building, the DEVELOPER shall receive the earnest amount from the intending purchasers as per the agreed upon consideration amount and schedule of payment, payable by the intending purchasers and that will be adjusted after receiving advance from the intending purchasers against each Flat and/or Car Parking Space at the time of execution of Agreement of Sale and the same will/may also be adjusted from the consideration amount of the Flat/ Residential Units and/or

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D. TADERS
Bawa and Dabhi
PARTNER

Garage/Car Parking Space at the time of Execution of the Deed of Conveyance.

ARTICLE X - TIME FOR COMPLETION:

- 10.1 The building shall be completed within 36 months from the Date of Starting of Foundation Work, unless the DEVELOPER is prevented by the circumstances beyond the control of the DEVELOPER, including VIS MAJOR/ FORCE MAJURE such as riots, flood, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure. Be it also mentioned here that, if the validity of the said Sanctioned Plan for construction of the building will be increased by the competent authority as per law in that case the timing of this agreement also will be increased for that stipulated time as per the permission letter passed by the competent authority as per law. And that particular time will also be considered as extended time and both parties to this agreement will not have any right to raise any objection with this.

ARTICLE XI - MISCELLANEOUS:

- 11.1 The OWNERS and the DEVELOPER have entered into this agreement purely on principal-to-principal basis and nor shall the OWNER and the DEVELOPER in any manner constitute an association of persons and this Agreement never be cancelled unilaterally and must be cancelled bilaterally (if necessary) and the Owners alone shall not have the Power or authority to unilaterally cancel this agreement or the Power of Attorney alone at all.
- 11.2 The DEVELOPER shall not be entitled to assign this agreement in favour of any Private Individual, Any Partnership Firm, any Private Limited Company or a Limited Liability Partnership Firm or any kind of juristic entity. neither the

Ranu Datta

Runa Mitra

Rupa Palit

R. TRADERS
Dhwanidatta
18/11/18

OWNER and nor the DEVELOPER in any manner constitute an association of persons and this Agreement never be cancelled unilaterally and must be cancelled bilaterally (if necessary) and the Owners alone shall not have the Power or authority to unilaterally cancel this agreement or the Power of Attorney alone at all.

11.3 All dealings to be made by the DEVELOPER in respect or the construction of the buildings and development of the complex as well as for Booking and executing Agreement for Sale and also Sale Deed of Flats and Car Parking Spaces and moreover the receiving of earnest consideration amount, advance money etc for sale proceedings from the intending purchaser/customer to be taken and obtained by the DEVELOPER itself and in certain cases with legal necessity it may be made in the name of the OWNER but any such dealings shall not create or foster in any manner any financial, civil and / or criminal liability of the OWNER and the OWNER will not be liable in any case or circumstance in respect of the said project to any Third Party including the Purchaser/Customers.

11.4 The DEVELOPER shall be entitled to enter into separate contract or agreements in its name with building contractor, architects and others for carrying out the development at the risk and costs of THE DEVELOPER.

11.5 **FORCE MAJEURE:** shall means act of God, act of Public enemy, blockade, bomb blast, bomb threat, damage to or destruction of equipment by natural calamity, destruction of subject matter of this Agreement by way of natural calamities, earthquake, epidemic, embargo, explosion, fire, flood, hurricane, tornado or other weather condition, government action, inaction or change in law, government acquisitions or requisitions, inability to act due to government

Ram Datta

Runa Mitra

Rupa Parit

R. TRADERS

Bhawanilal

OWNER

be normally kept in the same and transfer of the ownership of flats.

11.9 The OWNERS and DEVELOPER hereby agree to abide by all the rules and regulations of such management Society/Association/holding organization and hereby give their its consent to abide by the same.

11.10 Any notice required to be given by the DEVELOPER shall be without prejudice to any other mode of service available be deemed to have been served on the OWNER if delivered by hand or sent by prepaid registered post.

11.11 Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the OWNERS or the said premises or any part thereof to the DEVELOPER or creating any right, title or interest in respect thereof in favour of the DEVELOPER other than exclusive license to the DEVELOPER to commercially exploit the same in terms thereof.

11.12 As and from the date of possession of the building the DEVELOPER and/or its transferees and the OWNER and/or their transferees shall be liable to pay and bear proportionate charges on account of all other taxes payable in respect of their respective spaces.

11.13 The DEVELOPER shall install any equipment or/and erect and maintain in the said premises at his own cost all facilities required for execution of the project.

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

11.15 The LANDOWNERS will execute and register Power of Attorney in favour of the DEVELOPER at the cost of DEVELOPER thereby authorizing and empowering the

Ranu Dutta

Rana Mitra

Rupa Poul

R. TRADERS

Bhawanilal

PARTNER

DEVELOPER to construct the proposed multi-storied Commercial Cum Residential Complex, in accordance with building plan sanctioned by the Burdwan Municipality, smoothly. By virtue of the said Power of attorney, the DEVELOPER shall have the right to enter Agreement for Sale and subsequently execute and register formal Deed of Sale/Deed of Conveyance to sell, transfer or otherwise dispose of DEVELOPER's allocation to any intending purchaser along with undivided proportionate share of FIRST schedule mentioned land together with right of Common amenities and facilities, without consent of the LAND OWNERS. The LAND OWNERS have no control or say regarding sell of the DEVELOPER'S allocation. The DEVELOPER shall retain entire consideration amount of its allocation in its account.

ARTICLE XII - ARBITRATION:

12.1 In case of any dispute difference or question arising between the parties with regard to the interpretation meaning or scope of this agreement or any rights and liabilities of the parties under the agreement or out of the agreement or in any manner whatsoever concerning this agreement and same shall be referred to arbitration under the provisions of The Arbitration Act, 1996 and/or statutory modification or enactment thereto under one sole Arbitrator who will be elected by the both the PARTIES and the award made and published by sole Arbitrator shall be final and binding on the parties hereto.

ARTICLE XIII - JURISDICTION:

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

The payable Stamp Duty and Registration Fees over the value assessed by The Directorate of Registration and Stamp Revenue Department, of West Bengal Government and the same has been paid by the Party to the SECOND PART.

Ranu Dutta

Runa Mitra

Rupa Palit

R. TRADERS
Bhawan Lal
PARTNER

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

THE FIRST SCHEDULE ABOVE REFERRED TO

(Property Details)

ALL THAT THE DEMARCATED PIECE AND PARCEL OF VACANT LAND by CLASS BASTU appertaining to R.S. Plot Nos. 1694 & 1697, under R.S. Khatian No. 17 comprising in L.R. Plot No. 4568, under L.R. Khatian Nos. 18342, 18343 & 18344, within Mouza - Bahirsarbamangala, J.L. No. 42, MEASURING TOOTAL AREA OF 6 KATHAS OR 10.1 DECIMALS (Out of Which Rupa Palit give through L.R. Khatian No. 18342, measuring 5.6 decimals area of land in the FIRST SCHEDULE MENTIONED PROPERTY, the said Runa Mitra give through L.R. Khatian No. 18343, measuring 2.3 decimals area of land in the FIRST SCHEDULE MENTIONED PROPERTY & the said Ranu Dutta give through L.R. Khatian No. 18344, measuring 2.2 decimals area of land) GIVEN FOR DEVELOPMENT AS PER THIS AGREEMENT within the jurisdiction of Burdwan Municipality, Holding No. 54 at Mahalla / Street: - B.S. Road, in Ward No. 03 within the limits of P.S. Bardhaman Sadar, Dist. Purba Bardhaman, which is butted and bounded on the :

ON THE NORTH BY: 24 Feet Wide Bahirsarbamangala Road

ON THE SOUTH BY: Property of Fakir Chowdhury

ON THE EAST BY: Property of others

ON THE WEST BY: Property of Khudiram Pal

Revenue payable to the State of West Bengal through B.L & L.R.O, Burdwan-I.

Ramesh Dutta

Runa Mitra

Rupa Parit

N. TRADERS
Bhatnagar & Co.
PANTHER

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

BUILDING STRUCTURE:- R.C.C Framed Structure,

MAIN WALLS & PARTITION WALLS:- 200 MM/250 MM Thick Red Brick/ Fly Ash Work for Main Walls and 125 MM Thick and 75 MM Thick Red Brick /Cement brickwork/ Fly Ash for Flat Separating Wall and Partition Walls inside the respectively,

FLOOR:- Vitrified Floor Tiles for All room, Verandah, Hall, Kitchen, Bath/Toilet.

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

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

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

M. S. GRILL WORKS:- All windows will be aluminium framed with necessary hardware fittings. The grill -works for the windows will be completely separately fixed. The balcony balustrades

Rona Dutta

Runa Mitra

Rupa Palit

R. TRADERS

By *[Signature]*

PARTNER

(if any) will be M.S. Flat. The Glasses of the windows will be Ground Glass or Frosted Glass.

PAINTING: -

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

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

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

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

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

Each Bed Room Two light points, One Plug point, One Fan Point.

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

Kitchen One light Point, One Power Point, One Exhaust fan point.

Rona Dutta

Runa Mitra

Rupa Palit

R. TRADERS

Bhaskar and Rupa

PARTNER

Exhaust Fan points will be provided in each toilet, including electrical point for the same will also be provided in one toilet.

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

The drainage line will be connected to the existing sewer line through the Master trap. Each flat have separate water supply line from the overhead water reservoir through P.V.C. Pipes and fittings with proper necessary valves. For external drainage P.V.C. pipes will be used.

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

KITCHEN SPACE:-

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

OVER HEAD TANK:-

P.V.C.

ADDITIONAL WORK:-

Any extra additional work done by the Developer, at the request of the OWNERS shall be charged extra at market rate and the OWNERS shall have to pay cost of those extra additional works executed by the Developer additionally.

Rama Dutta

Runa Mitra

Rupa Paul

R. TRADERS

Bhishma Dutta

TRINER

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

1. Entrance and Exits to the Premises..
2. Stair Cases,
3. Stair Case Landings,
4. Stair Head Room and Lobbies on all the floors of the New Building.
5. Passage for Entrance,
6. Passage in between different blocks,
7. Pump (Deep Tube Well of adequate capacity to ensure round the clock),
8. Electric Meter & Electric Meter Space,
9. Common Room,
10. Lift (if any)
11. Electric/Utility room, Water Pump room, Generator Room (if any),
12. Septic Tanks,
13. Boundary Walls with Entrance Gate,
14. Overhead Water Tank (PVC),
15. Transformer and space (if any),
16. Lift/s (if any),
17. Electrical wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
18. Lighting of the Common Portions.
19. Electrical installations relating to receiving of electricity from suppliers and meters for recording the supply.
20. Drainage and Sewage lines and other installation for the same (except only those as are installed within the exclusive area of any Unit and/or exclusively for its use).
21. Such other parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the Units in common by the Co-Owner.

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

WITNESSES:-

1. Abhijit Ghosh
S/o - Aranta Ghosh
Bhabani Prasad Paul
Burdwan
2. Ashim K. Sarkar
Burdwan

1. Ranu Datta
2. Runa Mitra
3. Rupa Palit

SIGNATURES OF BOTH THE OWNERS

R. TRADERS

Biswanath Palit

PARTNER

SEAL & SIGNATURE OF THE DEVELOPER

Drafted by me and typed in my office:

Seoaraj K. Mukhopadhyay
Adv.

Advocate

Enrollment No.

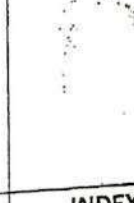
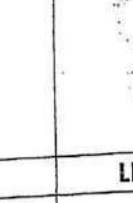
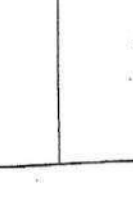
BURDWAN DIST. JUDGES COURT

WB/442/1995

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L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



SIGNATURE *Ranu Dutta*

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



SIGNATURE *Runa Mitra*

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



SIGNATURE

Rupa Palit

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



SIGNATURE

R. TRADERS

Rupa Palit

PARTNER

R. TRADERS

60, BAHIR SARBAMANGALA ROAD, P.O. & DIST: BURDWAN - 713101

PH. No. 0342-2657681/09332222305

Minutes of Meeting

CERTIFIED TRUE COPY OF THE DECISION PASSED AT THE MEETING OF MINUTES OF "PARTNERSHIP FIRM"

OF "R TRADERS" (A PARTNERSHIP FIRM IN CORPORATED IN INDIAN PARTNERSHIP ACT 1932) HAVING IT'S REGISTERED OFFICE AT 60, BAHIRSARBAMANGALA ROAD, P.O. BURDWAN, DIST. PURBA BARDHAMAN, HELD ON 24TH SEPTEMBER 2024, AT THE REGISTERED OFFICE OF THE FIRM RESOLVED THAT the ALL PARTNERS OF THE AFORESAID PARTNERSHIP FIRM has decided to authorize, **SRI BISHWA NATH RAKSHIT (AADHAAR: 892311657969)**, S/o Late Krishna Pada Rakshit, by Nationality Indian, by faith Hindu, by occupation Business, resident of Bahirsarbamangala Road, P.O. - Burdwan, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, West Bengal, Pin - 713101; having **PAN. ACYPR0765K**; (ONE OF THE PARTNER OF THE FIRM) and is hereby authorized to sign and submit all the necessary papers, deeds, letters, applications, affidavits, forms, Declarations etc. to be submitted by or on behalf of "R TRADERS" in connection with "all upcoming Projects" of "R TRADERS" to procure Documentation Work as signing Authority. The acts done and documents shall be binding on "R TRADERS", until the same is withdrawn by giving written notice thereof.

Specimen Signatures of Authorized Signatory:

R. TRADERS

Biswanath Rakshit

(Signature)

RESOLVED FURTHER THAT, a copy of the above resolution duly certified as true by designated partner/Authorized Signatory of "R TRADERS" (THE PARTNERSHIP FIRM) be furnished to RANU DUTTA, RUNA MITRA & RUPA PALIT and such other parties as may be required from time to time in connection with the above matter.

For the Organization,

R. TRADERS

Biswanath Rakshit

PARTNER

(Seal & Signature)

R. TRADERS

Rama Rakshit

PARTNER

R. TRADERS

Rimi Jash

PARTNER

Name: 1. BISWANATH RAKSHIT, 2. RAMA RAKSHIT & 3. RIMI JASH

Designation: PARTNERS

Major Information of the Deed

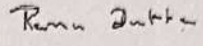
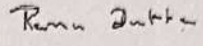
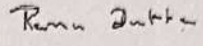
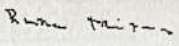
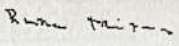
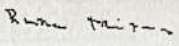
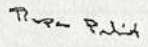
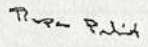
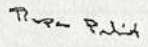
Deed No :	I-0203-06610/2024	Date of Registration	26/09/2024
Query No / Year	0203-2002536149/2024	Office where deed is registered	
Query Date	24/09/2024 9:36:20 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Abhijit Ghosh Shyam Lal Road, Burdwan, Thana : Bardhaman District : Purba Bardhaman, WEST BENGAL, PIN - 713104, Mobile No. : 7908211746, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 79,57,578/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Bahirsarbamangala Road, Mouza: Bahirsarbamangala, , Ward No: 3, Holding No:54 JI No: 42, Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4568 (RS :- 1694,1697)	LR-18342	Bastu	Bastu	5.6 Dec		44,12,122/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	LR-4568 (RS :-)	LR-18343	Bastu	Bastu	2.3 Dec		18,12,122/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L3	LR-4568 (RS :-)	LR-18344	Bastu	Bastu	2.2 Dec		17,33,334/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
		TOTAL :			10.1Dec	0 /-	79,57,578 /-	
		Grand Total :			10.1Dec	0 /-	79,57,578 /-	

Land Lord Details :

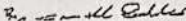
Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Ranu Dutta (Presentant) Wife of Mr Mohan Kumar Dutta Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>26/09/2024</td> <td></td> <td>LTI 26/09/2024</td> <td>26/09/2024</td> </tr> </tbody> </table> Bahir Sarbamangala Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: baxxxxxx5k, Aadhaar No: 90xxxxxxxx5747, Status :Individual, Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs Ranu Dutta (Presentant) Wife of Mr Mohan Kumar Dutta Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office		 Captured		26/09/2024		LTI 26/09/2024	26/09/2024
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26/09/2024		LTI 26/09/2024	26/09/2024										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Runa Mitra Wife of Mr Bijoy Kumar Mitra Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>26/09/2024</td> <td></td> <td>LTI 26/09/2024</td> <td>26/09/2024</td> </tr> </tbody> </table> 6 West Ghosh Para Road, City:- Bhatpara, P.O:- Bhatpara, P.S:-Barrackpore, District:-North 24- Parganas, West Bengal, India, PIN:- 743127 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: anxxxxxx2g, Aadhaar No: 74xxxxxxxx8152, Status :Individual, Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs Runa Mitra Wife of Mr Bijoy Kumar Mitra Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office		 Captured		26/09/2024		LTI 26/09/2024	26/09/2024
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Mrs Runa Mitra Wife of Mr Bijoy Kumar Mitra Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office		 Captured											
26/09/2024		LTI 26/09/2024	26/09/2024										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Rupa Palit Wife of Mr Shrishtidhar Palit Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>26/09/2024</td> <td></td> <td>LTI 26/09/2024</td> <td>26/09/2024</td> </tr> </tbody> </table> K1- 193 Shaharpura Sindri, City:- , P.O:- Dhanbad, P.S:-SINDRI, District:-Dhanbad, Jharkhand, India, PIN:- 828122 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: amxxxxxx6g, Aadhaar No: 20xxxxxxxx7610, Status :Individual, Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs Rupa Palit Wife of Mr Shrishtidhar Palit Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office		 Captured		26/09/2024		LTI 26/09/2024	26/09/2024
Name	Photo	Finger Print	Signature										
Mrs Rupa Palit Wife of Mr Shrishtidhar Palit Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office		 Captured											
26/09/2024		LTI 26/09/2024	26/09/2024										

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	R TRADERS 60, Bahir Sarbamongala Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Date of Incorporation:XX-XX-2XX8 , PAN No.: aaxxxxxx3m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Biswa Nath Rakshit Son of Mr Krishna Pada Rakshit Date of Execution - 26/09/2024, , Admitted by: Self, Date of Admission: 26/09/2024, Place of Admission of Execution: Office		 Captured	
		Sep 26 2024 2:04PM	LTI 26/09/2024	26/09/2024
Bahir Sarbamangala Road, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: acxxxxxx5k, Aadhaar No: 89xxxxxxxx7969 Status : Representative, Representative of: R TRADERS				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Ghosh Son of Mr Ananta Ghosh Shyamal Road, Shyamal Road, City:- Burdwan, P.O:- Rajbati, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104		 Captured	
26/09/2024	26/09/2024	26/09/2024	

Identifier Of Mrs Ranu Dutta, Mrs Runa Mitra, Mrs Rupa Palit, Mr Biswa Nath Rakshit

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Rupa Palit	R TRADERS-5.6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Runa Mitra	R TRADERS-2.3 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Ranu Dutta	R TRADERS-2.2 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Bahirsarbamangala Road, Mouza: Bahirsarbamangala, Ward No: 3, Holding No:54 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:- 4568, LR Khatian No:- 18342	Owner:হুনা পালিত, Gurdian:সুখিয়ার পালিত, Address:মিড , Classification:বাড়, Area:0.05600000 Acre,	Mrs Rupa Palit
L2	LR Plot No:- 4568, LR Khatian No:- 18343	Owner:হুনা মিত্র, Gurdian:বিজয় মিত্র, Address:মিড , Classification:বাড়, Area:0.02300000 Acre,	Mrs Runa Mitra
L3	LR Plot No:- 4568, LR Khatian No:- 18344	Owner:রানু দত্ত, Gurdian:নোহন হুনার দত্ত, Address:মিড , Classification:বাড়, Area:0.02200000 Acre,	Mrs Ranu Dutta

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0203-2024, Page from 167397 to 167457
being No 020306610 for the year 2024.



Sanj

Digitally signed by SANJIT SARDAR
Date: 2024.10.03 16:17:21 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 03/10/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.