



পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

K 625316

K 625316

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

Additional District Sub-Registrar  
BURDWAN  
09 JAN 2025

Prabhas Kumar Saha  
Rina Saha

R. TRADERS  
Bhawanpur, Bldg  
PARTNER

## AGREEMENT FOR DEVELOPMENT

THIS DEED IS MADE ON THIS 9<sup>TH</sup> DAY OF JANUARY 2025, AT BURDWAN

BETWEEN

1. PRABHAS KUMAR SAHA (AADHAAR: [REDACTED]), S/O Late. Sudhir Kumar Saha, by Nationality Indian, by faith Hindu, by occupation Retired Govt. Employee, residing at- Flat No. A, 12/4 Block A, 4<sup>th</sup> Madhu Park Ridge Apartment, Bandlaguda Jagir, Golconda, Hyderabad, Telengana, Pin - 500031, having PAN. [REDACTED]; and [REDACTED]

Page 1 of 39

SL. NO. 816, SALE DATE 07-01-25

SELL TO R. Traders

ADD. Burdwan

STAMP RS. 500.0 P.

THIS STAMP IS FOR PURCHASE FROM  
PURBA BURDWAN ING. TRY. ON DATE 10 DEC 2024

STAMP VENDOR-GOLAM MOHABUB

BURDWAN A.D.S.R. OFFICE, PURBA BURDWAN

LICENCE NO-776-77



Golam Mohabub

SIGNATURE



Additional District Sub-Registrar  
PURBA BURDWAN

09 JAN 2025

*Rina Saha*

*Rina Saha*

R. TRADERS  
*Bishwa Nath Rakshit*  
BISHWA NATH RAKSHIT  
PARTNER

2. **RINA SAHA (AADHAAR: [REDACTED])**, W/O Goutam Saha, by Nationality Indian, by faith Hindu, by occupation Housewife, residing at- 14 Lakshmibai Path, Near DSP Bulk Supply, SAIL CO-OP, City Centre, VTC, P.O. Durgapur (m.Corp.) & P.S. Durgapur, Dist. Paschim Bardhaman, West Bengal, Pin - 713216, having PAN. [REDACTED]; hereinafter jointly and severally called and referred as the **OWNERS cum LANDLORDS** (which express or shall unless excluded their respective heirs, executors, 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. [REDACTED] represented by its AUTHORIZED PARTNER namely **SRI BISHWA NATH RAKSHIT (AADHAAR: [REDACTED])**, 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. [REDACTED]; 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**.

**WHEREAS:** the OWNERS are the 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**").

Prabhas Kumar Saha

Rina Saha

R. TRADERS  
Burdwan  
PARTNER

WHEREAS: The First Schedule mentioned property appertaining to C.S. Plot No. 2170, 2165 & 2166, corresponding R.S. Plot No. 2170, 2170/3234, 2165 & 2166, corresponding L.R. Plot No. 6025 & 6026, under L.R. Khatian Nos. 6524 & 4228, within Mouza - Bahirsarbamangala, J.L. No. 42, within the jurisdiction of Burdwan Municipality, Holding No. 30/B, at Mahalla / Street: - GURUDASIPARA, in Ward No. 02 within the limits of P.S. Bardhaman Sadar, Dist. Purba Bardhaman, was previously belonged to DINABANDHU SAHA. The Said DINABANDHU SAHA obtained the said property by virtue of Deed of Partition being No. I - 6526 for the year of 1978, registered at D.S.R. Burdwan. While being in absolute possession and ownership in the First Schedule mentioned property having with absolute right, title, interest over the "SAID PREMISES", the said DINABANDHU SAHA transferred his right, title, interest, ownership & possession over the C.S. Plot No. 2170, corresponding R.S. Plot No. 2170/3234, corresponding L.R. Plot No. 6026, within Mouza - Bahirsarbamangala, J.L. No. 42, within the jurisdiction of Burdwan Municipality, measuring an area of 4 Kottah in favour of PRABHAS KUMAR SAHA by virtue of a Deed of Sale Being No. I - 6089 for the year of 1985, registered in the office of D.S.R. Burdwan. by the aforesaid process the said PRABHAS KUMAR SAHA became the absolute owner cum possessor of the C.S. Plot No. 2170, corresponding R.S. Plot No. 2170/3234, corresponding L.R. Plot No. 6026, within Mouza - Bahirsarbamangala, J.L. No. 42, within the jurisdiction of Burdwan Municipality, measuring an area of 4 Kottah and recorded his name within L.R. R.O.R. (as per the Doctrine of One-Man-One Khatian of W.B.L.R. Act. 1955) under L.R. Khatian No. 4228 as well as recorded his name within the record of Burdwan Municipality under Municipal Holding No. 32 at Mahalla / Street: - GURUDASIPARA, in Ward No. 02. Thereafter he decided to

Prabhas Kumar Saha

Ranjan Saha

R. TRADERS  
Burdwan  
PARTNER

construct a Residential House over the said premises and in that manner, he submitted a building plan before Competent Authority of the aforesaid property more specifically mentioned in the First Schedule and after getting the sanction of the said plan he raised construction over the aforesaid property. As per this manner the said **PRABHAS KUMAR SAHA** became the absolute owner cum possessor of the **First schedule mentioned** premises by paying all Land revenue and Municipal Tax in his name without any interference of any third party for more than twelve years.

**AND WHEREAS**, while being in absolute possession and ownership of the First Schedule mentioned property having with absolute right, title, interest over the "SAID PREMISES", the said **DINABANDHU SAHA** died leaving behind his intestate successor cum legal heirs (as per Hindu Succession Act. 1956) as his Widow namely **SUNITA SAHA**, his two daughters namely **REKHA SAHA & SWAGATA MANDAL** & his One Son namely **GOUTAM SAHA**. Thereafter the said **SUNITA SAHA, REKHA SAHA, SWAGATA MANDAL & GOUTAM SAHA** became the absolute owner cum possessor of the First schedule mentioned premises i.e. **C.S. Plot No. 2165 & 2166, corresponding R.S. Plot No. 2165 & 2166, corresponding L.R. Plot No. 6025, within Mouza - Bahirsarbamangala, J.L. No. 42, measuring an area of 7 Decimals** within the jurisdiction of **Burdwan Municipality**, left behind by deceased **DINABANDHU SAHA**. The said **SUNITA SAHA, REKHA SAHA, SWAGATA MANDAL & GOUTAM SAHA** While being in absolute possession and ownership in the First Schedule mentioned property having with absolute right, title, interest over the **C.S. Plot No. 2165 & 2166, corresponding R.S. Plot No. 2165 & 2166, corresponding L.R. Plot No. 6025, within Mouza - Bahirsarbamangala, J.L. No. 42, measuring an area of 7 Decimals** within the jurisdiction of **Burdwan Municipality**, they transferred their right title, interest, ownership and

Prabhas Kumar Saha  
Ranjan Saha  
R. TRADERS  
Burdwan  
PARTNER

Prabhas Kumar Saha,

Rina Saha

R. TRADERS  
Burdwan  
PARTNER

possession over the C.S. Plot No. 2165 & 2166, corresponding R.S. Plot No. 2165 & 2166, corresponding L.R. Plot No. 6025, within Mouza - Bahirsarbamangala, J.L. No. 42, measuring an area of 7 Decimals within the jurisdiction of Burdwan Municipality, by virtue of Deed of Gift being No. I - 2064 for the year of 1993, registered at A.D.S.R. Burdwan, in favour of RINA SAHA. By the aforesaid process the said RINA SAHA became the absolute owner cum possessor of the C.S. Plot No. 2165 & 2166, corresponding R.S. Plot No. 2165 & 2166, corresponding L.R. Plot No. 6025, within Mouza - Bahirsarbamangala, J.L. No. 42, measuring an area of 7 Decimals within the jurisdiction of Burdwan Municipality and recorded his name within L.R. R.O.R. (as per the Doctrine of One-Man-One Khatian of W.B.L.R. Act. 1955) under L.R. Khatian No. 6524 as well as recorded her name within the record of Burdwan Municipality under Municipal Holding No. 30/B at Mahalla / Street: - GURUDASIPARA, in Ward No. 02. As per this process the said RINA SAHA became the absolute owner cum possessor of the First schedule mentioned premises by paying all Land revenue and Municipal Tax in her name without any interference of any third party for more than twelve years.

AND WHEREAS, By the above-mentioned process, the said PRABHAS KUMAR SAHA AND RINA SAHA became the absolute owner and possessor of the C.S. Plot No. 2170, 2165 & 2166, corresponding R.S. Plot No. 2170/3234, 2165 & 2166, corresponding L.R. Plot No. 6025 & 6026, under L.R. Khatian Nos. 6524 & 4228, within Mouza - Bahirsarbamangala, J.L. No. 42, within the jurisdiction of Burdwan Municipality, Holding No. 30/B & 32 , at Mahalla / Street: - GURUDASIPARA, in Ward No. 02 measuring an total area of 12.6 Decimals (out of through L.R. Khatian No . 4228 has contributed area of land 6.4 Decimals and through L.R. Khatian

Prabhas Kumar Saha

Rina Saha

R. TRADERS  
Burdwan  
PARTNER

No. 6524 has contributed area of land 6.2 Decimals) within the limits of P.S. Bardhaman Sadar, Dist. Purba Bardhaman, of land in the FIRST SCHEDULE MENTIONED PROPERTY, thereafter the said PRABHAS KUMAR SAHA AND RINA SAHA filed an application before the BURDWAN MUNICIPALITY to amalgamate these two holding in One holding and as per their application after scrutinising all documents, Burdwan Municipality pleased to pass their amalgamation of Holding application by virtue of an amalgamation certificate No. BRWN/24-25/MU/000878/231065 DATED 03-10-2024. AND thereafter the said PRABHAS KUMAR SAHA & RINA SAHA became the absolute owner and possessor of the C.S. Plot No. 2170, 2165 & 2166, corresponding R.S. Plot No. 2170/3234, 2165 & 2166, corresponding L.R. Plot No. 6025 & 6026, under L.R. Khatian Nos. 6524 & 4228, within Mouza - Bahirsarbamangala, J.L. No. 42, within the jurisdiction of Burdwan Municipality, Holding No. 30/B, at Mahalla / Street: - GURUDASIPARA, in Ward No. 02 within the limits of P.S. Bardhaman Sadar, Dist. Purba Bardhaman, over the first schedule mentioned premises by paying all land revenue and tax imposed upon the First Schedule mentioned property in their names without any interruption of any third party.

AND WHEREAS to make a proper utilisation of the First Schedule mentioned property the OWNERS have taken decision to construct a multi-storeyed Residential building inclusive of Residential Flats and Car Parking Spaces thereon and by constructing building/s and to develop the premises which is not being looked after by the OWNERS as they are not that experienced in this field of Development and Construction of multi-storeyed buildings and also due to their occupational dilemma and thereby the OWNERS have taken

Om Prakash  
A.S.R.

Parbat Kumar Sethi

Rina Saha

R. TRADERS  
Bina Saha  
PARTNER

decision to construct the multi-storeyed Residential cum Commercial building inclusive of Flats/Residential or Commercial Units and Car Parking Spaces and to develop the said premises.

**AND WHEREAS** that the **OWNERS** neither have the capacity nor have the ability both financially and technically and also nor have any experience nor have the adequate and appropriate skill and knowledge to develop or to construct the new building/buildings along with multistoried residential building cum housing complex inclusive of Flats/Residential Units and Car Parking Spaces. And thereby the **OWNERS** looking for a Developers who have appropriate skills, knowledge and capacity to construct the multi-storeyed Residential building inclusive of Residential Flats and Car Parking Spaces by developing the First schedule premises as Developer at his own cost.

**AND WHEREAS** that the **DEVELOPER** is itself is a highly reputed Promoter of Real Estate and Developer as a Partnership Firm in the sector of Development and Promoting of Land and allied works and having more experience, knowledge and skill to develop the same. So, the **OWNER** of the First Schedule 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 multi-storied residential building consisting of Flats/Residential Units and Car Parking Spaces.

Prabhas Kumar Saha

Rina Saha

R. TRADERS  
Rina Saha  
PARTNER

**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.
- 1.3 **OWNERS:** shall mean 1. **PRABHAS KUMAR SAHA (AADHAAR: [REDACTED])**, S/O Late. Sudhir Kumar Saha, by Nationality Indian, by faith Hindu, by occupation Retired Govt. Employee, residing at- Flat No. A.12/4 Block A, 4<sup>th</sup> Madhu Park Ridge Apartment, Bandlaguda Jagir, Golconda, Hyderabad, Telengana, Pin - 500031, having PAN. [REDACTED]; and

Rina Saha  
Rina Saha

R. TRADERS  
Bishwanath Saha  
PARTNER

2. **RINA SAHA (AADHAAR: [REDACTED])**, W/O Goutam Saha, by Nationality Indian, by faith Hindu, by occupation Housewife, residing at- 14 Lakshmibai Path, Near DSP Bulk Supply, SAIL CO-OP, City Centre, VTC, P.O. Durgapur (m.Corp.) & P.S. Durgapur, Dist. Paschim Bardhaman, West Bengal, Pin - 713216, having PAN. [REDACTED] 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. [REDACTED]; represented by its AUTHORIZED PARTNER namely **SRI BISHWA NATH RAKSHIT (AADHAAR: [REDACTED])**, 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 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.

Proprietary, Burdwan, India.

Rina Saha

R. TRADERS  
Burdwan  
PARTNER

Car Park 40%

**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 OWNERS 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 OWNERS 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 to take the consideration amount and the OWNERS will be entitled and eligible to directly sale the said Unit/Flat/Parking Space or will be entitled and eligible to directly do any documentation or will be entitled and eligible to execute any document and agreement for Sale and the OWNERS will be entitled and eligible to take the Monetary Consideration in lieu of their 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

*Ranu, Kumar Saha*

*Rima Saha*

R. TRADERS  
Burdwan  
PARTNER

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/rooves 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** 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**

Prakash Kumar Datta

Rising Sons

R. TRADERS  
Burdwan P. Ltd  
PARTNER

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 favour of **Burdwan Municipality** on the front attached with the access road to fulfil 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.
- 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

Rakesh Kumar Rana.

Rina Saha

R. TRADERS  
Private Limited  
PARTNER

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 owners herein in respect of such Residential Units/Flats which are retained and/or not alienated and/or not agreed to be alienated for the time being.
- 1.17 **COMMON EXPENSES:** shall include all expenses to be incurred by the Co - 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-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.
- 1.19 **SUPER BUILT-UP AREA:** Super Built-Up Area shall mean as per the Definition of Law in force and Order issued by the Government.

*Broshy Kumar John*

*Rina Saha*

R. TRADERS  
Bluestone Ltd  
PARTNER

**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, demised, devise and provide of the premise, its parts and parcels and the Building/s and the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.

**1.21 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 OWNERS including the rights of transfer to the extent of their own share as defined and described as the OWNER'S ALLOCATION.

**1.23 MASCULINE GENDER:** shall include feminine gender and vice versa.

**1.24 SINGULAR NUMBER:** shall include plural number and vice versa.

**ARTICLE II - TITLE INDEMNITIES AND REPRESENTATIONS:**

*The OWNER do and doth hereby declare and covenant with the DEVELOPER as follows: -*

**2.1** That the **OWNERS** are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said premises as mentioned in the **First Schedule** below.

**2.2** That the said premises is free from all encumbrances, charges, liens, *lispendenses*, acquisitions, requisitions, attachments and trusts whatsoever or

Pratik Kumar Khan

Rina Khan

R. TRADERS  
Rina Khan

PARTNER

howsoever nature and if such is not still then the **OWNER** hereby unconditionally undertake to make the said **First Schedule** mentioned property free from all encumbrances, charges, liens, lis-pendenses, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature within **3 Months** from this very date of execution of this Agreement.

2.3 That the **DEVELOPER** will bear the cost of demolishing, dismantling, disintegrating and dissolving the existing construction (if any) and make it vacant if necessary and will take the possession of the vacant land in favour of the **DEVELOPER** provided that all the debris and rubbish will be retained by the **DEVELOPER** and shall be the property of the **DEVELOPER** and the **DEVELOPER** will bear the cost and expense of the query of earth or soil for the purpose of setting up the foundation.

2.4 That the **DEVELOPER** will bear all expenditure of construction and cost of all necessary and essential materials and equipments which will be required for the purpose of construction of the said building premises and the **OWNER** will co-operate with the **DEVELOPER** in all aspects except Financially.

2.5 That the **OWNERS** by self or through their constituted attorney shall sign in all other necessary papers, documents, affidavits, declarations etc. require for modification of building plan/revised plan if necessary, and for construction of building which may be required by the Developer for the purpose of construction and development of the said property in the said premises.

2.6 The **DEVELOPER** is hereby authorized and empowered in relation to the said construction, so far as may be necessary for apply of quotas of cement, steels bricks and other materials for the construction or the electric meter waster & drainage and other imputes and facilities and for other necessities required for which purpose the **OWNERS** hereby agree upon to execute a Power of

Rakesh Kumar Saha

Rakesh Saha

R. TRADERS

Builders and Developers

PARTNER

Attorney through this indenture in favour of **the Above named Developers** whereas such power or authority to be executed by a registered Power of Attorney as required by the DEVELOPER to sign by the OWNERS all such applications, other necessary papers, documents, deeds, affidavits, declarations etc as to be required for the purpose and in connection with the construction of the proposed building/s and to sell flats and car parking spaces with share in land.

- 2.7 That except the OWNERS no one else have any right title interest, claim or demand whatsoever or howsoever in respect of the said **First Schedule** mentioned premises or any portion thereof.
- 2.8 The OWNERS shall pay all revenue and taxes to the competent authority till the transfer of the flat or space in the premises to the intending purchaser or transferee from the and in respect of the OWNER'S ALLOCATION.
- 2.9 The OWNERS have absolute right and authority to enter into the agreement with the DEVELOPER in respect of their title in the said premises agreed to be developed.
- 2.10 That there is no arrear of taxes and / or other levies of impositions of the said property due and payable to any statutory authority.
- 2.11 That neither any proceeding for acquisition of the said property or any portion thereof is pending nor any notice has been received in respect thereof.
- 2.12 That the said land is not a Debtor or Piottor property.
- 2.13 That no proceeding of Income Tax Act, Wealth Tax Act or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.

Rina Saha

Rina Saha

R. TRADERS  
Burdwan

PARTNER

2.14 That there is absolutely no impediment or bar in matter of this agreement/understanding or sale or the said property as contemplated in these present.

2.15 The OWNERS do not own any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1978 in respect of the said premises.

2.16 The OWNERS hereby undertake to indemnify and keep indemnified the DEVELOPER from and against any and all actions, charges, liens, claims, damages, encumbrances and mortgages or any Third Party Possessory Rights or any Third Party Claim in the said premises arising out of or due to the negligence or non compliance of any law, bye-laws rules and regulations of the Burdwan Municipality or Government or local bodies including the Municipality as the case may be by the OWNER and shall attend to answer and be responsible for any deviation, omission, commission, negligence, violation and/or branch of any of the said laws, bye-laws, rules and regulations or any accident in or relative to or concerning prior to execution of this Deed and the Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of the Deeds of Conveyance and/or other documents relating to Developer's Allocation shall be entirely borne by the Developer 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' 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

Probable future date.

Rino, Saha

R. TRADERS  
Burdwan  
PARTNER

to be done by the Owner in respect of their Allocation.

2.17 That during the continuance of this Agreement the OWNER shall not 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 - COMENCEMENT:**

3.1 This agreement shall commence or shall 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 grant 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, 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 OWNERS

Done on 2nd April, 2025  
At

Pratik Kumar Saha

Rina Saha

R. TRADERS  
Burdwan  
PARTNER

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.
- 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.

Ritika Saha

Ritika Saha

R. TRADERS  
Bijayendra  
Majhi  
PARTNER

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 15 days from the execution of the deed, the OWNER will be duty bound to take all initiatives to mutate the names in their names without any further delay and in this respect the DEVELOPER will simply cooperate.

**ARTICLE V - TITLE DEEDS:**

5.1 Immediately after the execution of this agreement the OWNERS shall hand over the Original Title Deed with related documents and other papers and writings including the last paid-up Municipality Tax Receipts and the other Bills including Revenue / Rent Receipts issued by the Government of West Bengal

R. Traders, R. Traders, R. Traders

R. Traders, R. Traders, R. Traders

R. TRADERS  
R. Traders, R. Traders  
PARTNER

through B.L.L.R.O relating to the said First Schedule mentioned premises of and/or for necessary searches, to the DEVELOPER / PROMOTER for inspection and record.

- 5.2 The DEVELOPER / PROMOTER through its Partners or/and representatives and/or nominee/nominees or the transferees of the OWNERS and the DEVELOPER / PROMOTER itself shall be entitled for detailed inspection of the original Title Deed(s) of the OWNERS and thereafter the OWNERS shall unconditionally handover the custody of the original Title Deed(s) to the DEVELOPER / PROMOTER for the purpose of inspection of the said Title Deed(s) as and when required by any Government Authority and/or Competent Authority and/or Financial Institution and/or Bank, etc at the time of loan sanctioning in favour of the prospective purchaser(s) of the Flat(s) and Parking Space(s) and whatsoever.
- 5.3 Subject to the provisions contained herein, the OWNER have and possess a marketable title to the said premises and the same is free from all encumbrances, charges, liens, lis-pendenses, attachments, trusts whatsoever or howsoever as mentioned above.
- 5.4 The deed of conveyance or deeds of conveyance shall be executed by the OWNERS and/or the DEVELOPER as the case may be in such part or parts as the DEVELOPER shall require. The cost and expenses involved for construction shall be borne and paid by the DEVELOPER alone.

#### **ARTICLE VI - EXECUTION OF THE PROJECT:**

- 6.1 As per the plan which will be sanctioned by the Burdwan Municipality and the OWNERS by themselves or through their constituted Power of Attorney holder namely "**R TRADERS**" (*A Partnership Firm having been incorporated under the Indian Partnership Act, 1932*) having its Regd. Office at 60 Bahirsarbamangala

Probles Kumar Saha

Rina Saha

R. TRADERS  
Bishwanath Dhallu  
PARTNER

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; having obtained all necessary permission, approvals and sanctions, the DEVELOPER will ipso-facto get the privilege to commence construction in respect of the portion of the premises in the possession of the OWNER. The construction will be in accordance with the **Burdwan Municipality sanctioned plan**. The OWNERS shall allow the DEVELOPER purposes of construction and allied activities during the continuation of this agreement and until such time the proposed building is completed in all, respects. During such period the OWNERS shall not prevent the DEVELOPER of the said premises from constructing the building in accordance with the plans sanctioned by the **Burdwan Municipality**.

6.2 In as much as the construction on the said premises is concerned the DEVELOPER shall act as licensee of the OWNERS and shall be entitled to be in occupation of the said premises as and by way of licensee of the OWNERS to carry out the construction of the proposed building which is to be completed within 36 Months from the Date of Starting of Foundation Work (having with 6 months additional grace periods), 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, save and except that the DEVELOPER shall not be entitled to create any possessory right over the said property which could be construed as

Pratik Kumar Jaisa

Ritesh Saha

R. TRADERS  
Bhawanpura

PARTNER

transfer within the meaning of Transfer of Property Act. 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.

6.3 The OWNER will resume to be in possession over the said **First Schedule** mentioned property in respect to their remaining Portion of the Constructed Building after the completion of the project but not before that and during the continuation of term of the project, i.e. 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. The OWNER or any of their agent/s or any other representative/s will have no right and interest over the SAID PREMISES and during this period the DEVELOPER will enjoy the right of absolute possession over the SAID PROPERTY.

6.4 *During the tenure of this project yet to be made on and above the FIRST schedule mentioned Land Developer will ensure to the Owners that he will preserve all right, title, interest of the Owners unless or until the Owners allocation will be Delivered within stipulated time periods of this agreement in the schedule mentioned project yet to be constructed. And the Developers also assured the Owners that he neither do any act nor any omission which causes harm/damage to the right, title, interest OF THE OWNERS over the schedule mentioned property during the Development process commencing.*

Ranil Kumar Saha

Ranil Saha

R. TRADERS  
Burdwan  
PARTNER

### ARTICLE VII - SPACE ALLOCATION

- 7.1 The DEVELOPER represents and declares that the proposed building shall be constructed with building materials, as may be deemed fit and proper by the DEVELOPER only and no one else but the said building is to be constructed by the manner and way with all specifications as stated in the **Second Schedule** of this Indenture.
- 7.2 The OWNER shall be ENTITLED to the OWNER'S ALLOCATION as defined in **Clause 1.6** of this agreement. The DEVELOPER shall be ENTITLED to the DEVELOPER'S ALLOCATION as defined in **Clause 1.7** of this agreement.
- 7.3 The OWNER shall be entitled to sell, transfer and/or otherwise deal with the owner's allocation of space, except the vacant space, e.g. lawn or/and driveway or/and garden etc., the transfer of which is prohibited under Rules of Burdwan Municipality as well as West Bengal Municipal Act and/or by any other law for the time being in force.
- 7.4 In consideration of the DEVELOPER'S having constructed the building at its own costs and provided for the owner's allocation as above, the DEVELOPER shall be entitled to the remaining total super built up space in the said building including common parts and areas.
- 7.5 The OWNERS shall be free and shall be eligible and shall be entitled to sell, transfer and/or otherwise deal with the owner's allocation or space alone and/or individually and on this regard it must be mentioned that the necessary connections including water, electricity will be installed to the transferee from OWNER'S ALLOCATION only by the DEVELOPER where the cost and expenses of such installation must be incurred by the intending purchaser/transferee in favour of the DEVELOPER.

*Rinku Saha*

*Rinku Saha*

R. TRADERS  
*Biman Datta*  
PARTNER

**7.6** The common area/facilities shall be jointly owned by the OWNERS and the DEVELOPER for the common use and enjoyment of owner's/developer's allocation of space. Here it must be mentioned that OWNERS will get and obtain **40%** of Total Constructed Portion along with **40 %** of the Total Car parking space in the ground floor of the Total Constructed Portion of the proposed building/s cum Residential building complex but in respect of the aforesaid allotted share of entire **40%** of the total Constructed Portion of the proposed building/s cum residential building complex as per the sanctioned plan of the Burdwan Municipality as per their share over land more specifically mentioned in the First Schedule, i.e., the OWNER will altogether obtain the entitlement of the **40%** of the Total Constructed Portion of the proposed building/s cum residential building complex and *they* will be entitled and free to sale out the said allocated portion of **40%** 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 OWNERS will be entitled and eligible to directly sale the said Unit/Flat/Parking Space or will be entitled and eligible to directly do any documentation or will be entitled and eligible to execute any document and agreement for Sale and the OWNERS will be entitled and eligible to take the Monetary Consideration in lieu of their shares alone from any person and/or the intending purchaser(s) and/or the Financial Institution and/or Bank by themselves and for themselves.

**7.7** The DEVELOPER shall be entitled to sell or transfer or otherwise deal with the DEVELOPER'S allocated portion i.e., **60%** of the Total Constructed Portion of the proposed building as stated in the aforesaid **Clause No. 1.7** of this Indenture which is not attached with the **OWNER'S ALLOCATION** i.e., **40%** of the proposed building/s and the DEVELOPER may let out, sale out, convey,

Probstas Kumar Saha

Rina Saha

R. TRADERS  
Bhawani Saha  
PARTNER

transfer or any type of settlement in regard and respect to any Flat or Residential Unit and/or Car Parking Space/Garage with the third parties to the extent of **60%** space of the total constructed area of the all floors as stated in the aforesaid **Clause No. 1.7** of this Indenture and the OWNER will have no right over the said floors except in regard to their own Allocation and they by any or/and all means and also is debarred from claiming any right, title and interest in the near and remote future.

- 7.8 Both the **OWNERS** and the **DEVELOPER** shall extend their best efforts in selling the constructed floor space at the maximum price.
- 7.9 In so far as the roof right in the **DEVELOPER** allocation barring the common facilities attached with the roof such as water tanks, antenna etc. In other wards the entire roof right will be devolved upon the **DEVELOPER** and **OWNER** jointly as per their share allocation ratio of 60:40 and the Ground Floor and the Under-Ground Floor (if any) Right and Allocation will be devolved upon the **DEVELOPER** and **OWNER** jointly as per their share allocation ratio of 60:40.
- 7.10 On completion of the building, but *before* giving possession, both the **OWNERS** and the **DEVELOPER** will conduct a joint survey of the super built-up space/area in their respective allocation to ascertain the actual measurement of the area/space in their respective allocations.
- 7.11 That the **DEVELOPER** shall alone have the right to allocate flats and parking spaces to the intending purchasers from the **DEVELOPER'S ALLOCATION (60 % of the entire construction)**. The **OWNERS** shall have right whatsoever to enter into any agreement personally with the intending purchasers for sale of **OWNER's Allocation Only (40 % of the entire construction)**, which to be constructed by the **DEVELOPER** over the land owned by the First Part (**OWNERS**) and the **DEVELOPER** will have the right to construct further floors

Probate Power of Sale

Riaz Saha

R. TRADERS  
Burdwan  
PARTNER

in the said proposed building in future if the DEVELOPER obtains further permissions from Burdwan Municipality with the modifications of the Building Sanction Plan ( if required ) to construct more floors and in that event the OWNERS will have no right to appoint any new Developer except for this existing DEVELOPER. Owner will have no right to raise any objection over existing construction. Moreover, Owners will be entitled to get 40 % of the said proposed new constructed Floors and the Developer will be entitled to get 60 % of the said proposed new constructed Floors if the DEVELOPER obtains further permissions from Burdwan Municipality in future.

**ARTICLE VIII - COMMON FACILITIES:**

- 8.1** As soon as the building is completed, the DEVELOPER shall give written notice to the OWNERS requiring the OWNERS to take possession of their share of allocation in the building and as from date of service of such notice for all times thereafter the parties shall be exclusively responsible for the payment of the Burdwan Municipality and property taxes, rate, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as THE SAID RATES) payable in respect of their respective allocations, such rates to be apportioned pro rata with reference to the total super built up space in the building if they are levied on the building as a whole.
- 8.2** The OWNERS shall punctually and regularly pay the proportionate share of the said rates to the concerned authorities or to the DEVELOPER or otherwise as specified hereinafter and shall keep the DEVELOPER indemnified against all claims, actions, demand, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the DEVELOPER as the case may be consequent upon a default by the OWNERS on this behalf in respect of their proportionate share of the said rates.

Rishabh Kumar Saha

Rishabh  
Saha

R. TRADERS  
Bros  
Debajyoti

PARTNER

**8.3** As and from the date of possession, the OWNERS shall also be responsible to pay and bear and shall forthwith pay on demand to the DEVELOPER or to the flat owner's allocation or other entity/person specified hereinafter service charges for the common facilities in the building payable with respect to the OWNER'S ALLOCATION, and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for electrical and mechanical equipment, switchgear, transformers, generators, pump motor and other electrical and mechanical installations, appliances and equipments, stairways corridors, halls, passage ways and other common facilities whatsoever PROVIDED THAT if additional insurance premium is required to be paid for the insurance of the building by virtue of any particular use and/or storage or any additional maintenance or repair is required by virtue thereof in the owner's allocation or any part thereof the OWNER shall be exclusively liable to pay and bear the additional premium and/or maintenance or repair, charges as the case may be.

#### **ARTICLE IX - CONSIDERATION**

**9.1** The OWNERS will 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. And also, The OWNERS shall retain their undivided proportionate share or interest share or interest in their land of the said **Schedule** mentioned property, in proportion to the area allotted to them as per 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 the said OWNER will not be eligible to get any earnest consideration amount and the OWNER will get their share in terms of monetary consideration

Probate, Kumar, date

Rajne Saha

R. TRADERS  
Bhawna Miller  
PARTNER

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 their 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 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.*

Rakesh Kumar Khan

Rakesh Khan

R. TRADERS  
Blower and Duster  
PARTNER

#### ARTICLE XI – MISCELLANEOUS:

- 11.1** The OWNERS and the DEVELOPER have entered into this agreement purely on principal to principal basis and nothing stated therein shall be deemed or construed as a joint venture between the OWNER and the DEVELOPER 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** All dealings to be made by the DEVELOPER in respect of 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.
- 11.3** 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.
- 11.4** **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,

Rakesh Kumar Salve

Rakesh Salve

R. TRADERS  
Business Partner

PARTNER

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 action, interruption, lockout, natural or artificial disaster, other industrial disturbance, peril, danger or action at sea, power outage, riot, sabotage, severe weather, strike, terrorist act, war but shall not include normal bad weather or processions etc and written notice of such event has been provided by the Party affected to the other Party within reasonable time.

**11.5** The DEVELOPER as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a **FORCE MAJEURE** with a view that obligation of the party affected by the **FORCE MAJEURE** shall be suspended for the duration of the **FORCE MAJEURE**.

**11.6** It is understood that from time to time to enable the construction of the building by the developer, various deeds, matters and things not herein specifically referred to may be required to be done by the DEVELOPER for which the DEVELOPER may require the authority of the OWNER and various applications and other documents may be required to be signed or made by the OWNER relating to which no specific provision has been made herein, the OWNER hereby authorizes the DEVELOPER to do all such acts, deeds, matters and things and undertakes, forthwith upon being required by the DEVELOPER in this behalf to execute any such additional powers or authorities as may be required by the DEVELOPER for the purpose as also undertakes to sign and execute all such additional applications and other documents as may be reasonably required for the purpose with prior approval of the OWNER and by giving prior information.

R. TRADERS  
BinaMall  
PARTNER

Rina Saha

**11.7** The DEVELOPER shall frame the rules and regulations regarding the user and rendition of common services and also the common restrictions, which have to be normally kept in the same and transfer of the ownership of flats.

**11.8** 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 consent to abide by the same.

**11.9** 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.

**11.10** 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. If in the during the subsistence of the present Development Agreement, anything happens to OWNER, then this Development Agreement shall be treated to be valid and legally binding upon the respective heirs, executors, administrators, legal representative and assignees of OWNER and the legal heirs, executor, administrators, legal representative and assignees of OWNER will be duty bound to obey, honour and respect this Development Agreement in such a way that this has been declared and issued and given by them at that point of time and if required by the DEVELOPER, the legal heirs of the OWNER will be bound and liable to execute and register any Deed of Confirmation of this Development Agreement and also the legal heirs of the OWNER will be bound and liable to execute and register one Development Power of Attorney with the same terms and powers as written in this instrument in favour of the DEVELOPER or to all or any of it's

Rakesh Kumar Saha

Rakesh Saha

R. TRADERS

Biswanath Saha

PARTNER

Partners or Representative as required by the DEVELOPER.

**11.11** 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.

**11.12** 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.

**11.13** The LAND OWNERS will execute and register Power of Attorney in favour of the DEVELOPER at the cost of DEVELOPER thereby authorizing and empowering the DEVELOPER to construct the proposed multi-storied 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

(Prabhas Kumar Saha,

Rina Saha

R. TRADERS  
Burdwan

PARTNER

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.

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 Given for Development)

ALL THAT THE DEMARCATED PIECE AND PARCEL OF VACANT LAND by CLASS BASTU appertaining to C.S. Plot No. 2170, 2165 & 2166, corresponding R.S. Plot No. 2170, 2170/3234, 2165 & 2166, corresponding L.R. Plot No. 6025 & 6026, under L.R. Khatian Nos. 6524 & 4228, within Mouza - Bahirsarbamangala, J.L. No. 42, within the jurisdiction of Burdwan Municipality, Holding No. 30/B, at Mahalla / Street: - GURUDASIPARA, in Ward No. 02 measuring an total area of 12.6 Decimals (out of which through L.R. Khatian No. 4228 has contributed area of land 6.4 Decimals by PRABHAS KUMAR SAHA and through L.R. Khatian No. 6524 has contributed area of land 6.2 Decimals by RINA SAHA) area of land in

Brother Kumar Saha

Rini Saha

R. TRADERS  
Biswanath Saha  
PARTNER

the FIRST SCHEDULE MENTIONED PROPERTY HAS GIVEN FOR DEVELOPMENT AS PER THIS AGREEMENT within the limits of P.S. Bardhaman Sadar, Dist. Purba Bardhaman, which is butted and bounded on the:

ON THE NORTH BY: 12 feet 6 Inches Wide UMR 2 ✓  
ON THE SOUTH BY: 42 Feet wide FRAZER AVENUE ✓  
ON THE EAST BY: 10 Feet 6 Inches wide UMR 2 ✓  
ON THE WEST BY: Property of W.B.S.E.D.C.L. ✓

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

**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 Flats respectively,

**FLOOR:** - Vitrified Floor Tiles for All rooms, 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 Titles will be used up to a height of 6 Ft. from 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

Pratik Kumar Deka

Rina Saha

R. TRADERS  
Bijaya ~~W~~LLC  
PARTNER

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 (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-hole will be fixed in the main entrance door to each flat. Door stoppers will be fixed in every door.

Probable known date

Rina Saha

R. TRADERS  
Bhawanpur  
PARTNER

**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. AC Point in Master Bed Room only.

**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.

**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.

Rakesh Kumar Sah

Rina Sah

R. TRADERS  
Bijendra Sah  
PARTNER

**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.

***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 supply*)
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).

- 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  
9/6 - Ananta Ghosh  
Ashabani Thakur Lane  
Burdwan

2. Somnath Das  
10- Subhash Das  
Rathnala, Lanehannagar  
Burdwan

1. Prostes Kumar Saha.

2. Rini Saha

**SIGNATURES OF BOTH THE OWNERS**

*Drafted by me and typed in my office:*

*Swaraj K. Mukhopadhyay*  
Adv.  
Advocate  
Enrollment No. 15B/442/1995  
BURDWAN DIST. JUDGES COURT

**R. TRADERS**

*Biswa Nath Pal*

**PARTNER**

**SEAL & SIGNATURE OF THE DEVELOPER**

	LITTLE	RING	MIDDLE	INDEX	THUMB
LEFT					
RIGHT	THUMB	INDEX	MIDDLE	RING	LITTLE
LEFT					
RIGHT					



SIGNATURE

Prashant Kumar Saha.



	LITTLE	RING	MIDDLE	INDEX	THUMB
LEFT					
RIGHT	THUMB	INDEX	MIDDLE	RING	LITTLE
LEFT					
RIGHT					



SIGNATURE

Rina Saha



	LITTLE	RING	MIDDLE	INDEX	THUMB
LEFT					
RIGHT	THUMB	INDEX	MIDDLE	RING	LITTLE



SIGNATURE

R. TRADERS  
*Ritwam Alabi*  
 PARTNER

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER



नाम /NAME

PRABHAS KUMAR SAHA



पिता का नाम /FATHER'S NAME

SUDHIR KUMAR SAHA

जन्म तिथि /DATE OF BIRTH

05-06-1945

*Chittamuram*

हस्ताक्षर /SIGNATURE

*Prabhas Kumar Saha.*

मुख्य आयदार जायुक्त, आन्ध्र प्रदेश  
Chief Commissioner of Income-tax, Andhra Pradesh

*Prabhas Kumar Saha*  
09/07/2025



भारत सरकार



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन नंबर/ Enrolment No.: 2727/50031/73491

To  
Saha Prabhas Kumar  
Saha Prabhas Kumar  
S/O Late Sudhir Kumar Saha  
Flat No A, 12/4, Block A, 4th Floor  
Madhu Park Ridge Apartments  
Bandlaguda Jagir  
Golconda  
Hyderabad Telangana - 500031  
8179877159



आपका आधार क्रमांक / Your Aadhaar No. :



मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Saha Prabhas Kumar  
Saha Prabhas Kumar  
जन निधि/DOB: 05/06/1945  
पुरुष/ MALE

Issue Date 16/12/2011

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- रुक्षपात्र QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया हारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता:  
S/O Late Sudhir Kumar Saha, Flat No A, 12/4, Block A,  
Madhu Park Ridge Apartments, Bandlaguda Jagir,  
Golconda, Hyderabad,  
Telangana - 500031

Address:  
S/O Late Sudhir Kumar Saha, Flat No A, 12/4,  
Block A, 4th Floor, Madhu Park Ridge  
Apartments, Bandlaguda Jagir, Golconda,  
Hyderabad,  
Telangana - 500031

1847

help@uidai.gov.in

www.uidai.gov.in

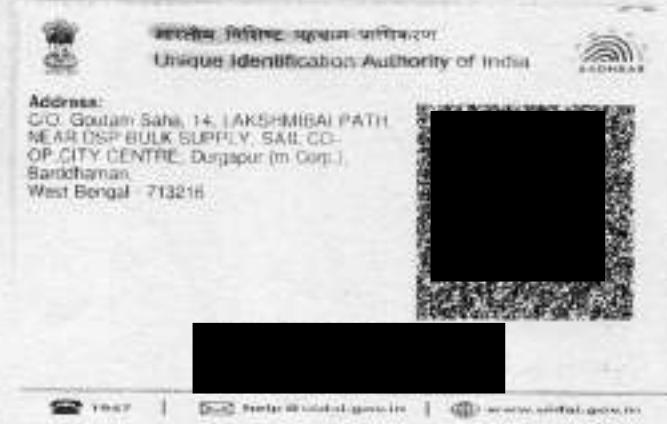
Ramkumar Saha  
09/01/2025



Rina Saha



Rina Saha







*Biswanath Rakshit*



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No.: 2730/02752/69942

To:  
Biswa Nach Rakshit  
S/O: Krishna Pada Rakshit,  
BAHIR SARBAMANGALA ROAD,  
VTC: Bardhaman (m),  
PO: Burdwan,  
Sub District: Bardhaman,  
District: Bardhaman,  
State: West Bengal,  
PIN Code: 733001,  
Mobile: 983486100

आपका आधार संख्या / Your Aadhaar No. :

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



卷之三



Biswa Nath Rakshit  
Date of Birth/DOB: 15/08/1957

### Male/MALE

- 370 -

卷之三

जन्म संकेत का प्रयोग है, जन्मस्थान का प्रमाण करने का नहीं।  
जन्म संकेत सामग्री (जन्मस्थान प्रमाणन, वा जन्मस्थान संकेत/जन्मस्थान प्रमाणन की जांची) के लाल रंग का होता है।

मेरा आधार, मेरी पहचान

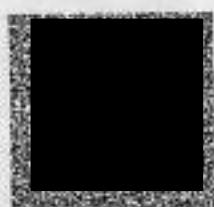
Brownell, D. L.



मुख्यमंत्री परिषद् प्रहृष्टाना विभाग  
Unique Identification Authority of India

OASIS 2007

Address:  
S/O: Krishna Pada Rakshit, BAHIR  
SARABAMANGALA ROAD, Bardhaman (m).  
PO: Burdwan, DIST: Bardhaman,  
West Bengal - 713101



 1947 |  [help@vwdash.de](mailto:help@vwdash.de) |  [www.vwdash.de](http://www.vwdash.de)

# 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 INCORPORATED IN INDIAN PARTNERSHIP ACT 1932)  
HAVING IT'S REGISTERED OFFICE AT 60, BAHIR SARBAMANGALA ROAD, P.O: BURDWAN, DIST:  
PURBA BARDHAMAN, HELD ON 24<sup>TH</sup> 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: [REDACTED] 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. [REDACTED] (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



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD



নির্বাচকের নাম : অভিজিৎ ঘোষ

Elector's Name : Abhijit Ghosh

পিতার নাম : অনন্ত কুমার ঘোষ

Father's Name : Ananta Kumar Ghosh

লিঙ্গ/Sex : পুরুষ/M

জন্ম তারিখ  
Date of Birth : XX/XX/1991



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



192024250349174638

Q-136125

**GRN Details**

GRN:	192024250349174638	Payment Mode:	SBI Epay
GRN Date:	09/01/2025 11:51:50	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	8943555494837	BRN Date:	09/01/2025 11:52:05
Gateway Ref ID:	25972948354	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	090120252034917462	Payment Init. Date:	09/01/2025 11:51:50
Payment Status:	Successful	Payment Ref. No:	2000070255/1/2025

[Query No/\*Query Year]

**Depositor Details**

Depositor's Name:	Mr R TRADERS
Address:	BURDWAN
Mobile:	7908211746
Period From (dd/mm/yyyy):	09/01/2025
Period To (dd/mm/yyyy):	09/01/2025
Payment Ref ID:	2000070255/1/2025
Dept Ref ID/DRN:	2000070255/1/2025

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000070255/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	15010
2	2000070255/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	14
			<b>Total</b>	<b>15024</b>

IN WORDS: FIFTEEN THOUSAND TWENTY FOUR ONLY.

### Major Information of the Deed

Deed No :	I-0203-00136/2025	Date of Registration	09/01/2025		
Query No / Year	0203-2000070255/2025	Office where deed is registered			
Query Date	08/01/2025 1:05:58 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman			
Applicant Name, Address & Other Details	Abhijit Ghosh Shyamal 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. 1,06,90,911/-				
Stampduty Paid(SD)	Registration Fee Paid				
Rs. 20,010/- (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 :

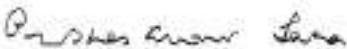
District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Frajer Avenue, Mouza: Bahirsarbamangala, , Ward No: 2, Holding No:30/B JI No: 42, , GURUDASHI PARA Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-6025 (RS :- 2165,2166, 2170 )	LR-6524	Bastu	Bastu	6.2 Dec	52,60,607/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
L2	LR-6026 (RS :- 2170/3234 )	LR-4228	Bastu	Bastu	6.4 Dec	54,30,304/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>				<b>12.6Dec</b>	<b>0 /-</b>	<b>106,90,911 /-</b>	
<b>Grand Total :</b>				<b>12.6Dec</b>	<b>0 /-</b>	<b>106,90,911 /-</b>	

#### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature				
	Name	Photo	Finger Print	Signature	
1	<b>Mrs Rina Saha</b> Wife of Goutam Saha Executed by: Self, Date of Execution: 09/01/2025 , Admitted by: Self, Date of Admission: 09/01/2025 ,Place : Office		 Captured		

14 LAKSHMIBAI PATH DSP BULK SUPPLY DURGAPUR, City:- , P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: BQxxxxxx1R, Aadhaar No: 41xxxxxxxx3271, Status :Individual, Executed by: Self, Date of Execution: 09/01/2025 , Admitted by: Self, Date of Admission: 09/01/2025 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Mr Prabhas Kumar Saha (Presentant )</b> Son of Late Sudhir Kumar Saha Executed by: Self, Date of Execution: 09/01/2025 , Admitted by: Self, Date of Admission: 09/01/2025 ,Place : Office		 Captured	
		09/01/2025	LTI 09/01/2025	09/01/2025
4TH MADHU PARK RIDGE BANDLAGUDA JAGIR GOLCONDA, Block/Sector: A, Flat No: A, 12/4, City:- Not Specified, P.O:- HYDERABAD, P.S:-MEDCHAL, District:-MEDCHAL-MALKAJGIRI, Telangana, India, PIN:- 500031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: ADxxxxxx5Q, Aadhaar No: 44xxxxxxxx6866, Status :Individual, Executed by: Self, Date of Execution: 09/01/2025 , Admitted by: Self, Date of Admission: 09/01/2025 ,Place : Office				

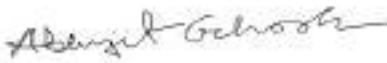
#### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>R TRADERS</b> 60 BAHIRSARBAMANGALA ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Date of Incorporation:XX-XX-2XX8 , PAN No.: AAxxxxxx3M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr BISWA NATH RAKSHIT</b> Son of Late KRISHNA PADA RAKSHIT Date of Execution - 09/01/2025 , Admitted by: Self, Date of Admission: 09/01/2025 , Place of Admission of Execution: Office		 Captured	
		Jan 9 2025 1:56PM	LTI 09/01/2025	09/01/2025
Bahirsarbamangala 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 Not Provided by UIDAI Status : Representative, Representative of : R TRADERS (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Abhijit Ghosh</b> Son of Mr Ananta Ghosh Shyamal Road, City:- Burdwan, P.O:- Rajbati, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104		 Captured	
	09/01/2025	09/01/2025	09/01/2025
Identifier Of Mrs Rina Saha, Mr Prabhas Kumar Saha, Mr BISWA NATH RAKSHIT			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Rina Saha	R TRADERS-6.2 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Prabhas Kumar Saha	R TRADERS-6.4 Dec

**Land Details as per Land Record**

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Frajer Avenue, Mouza: Bahirsarbamangala, , Ward No: 2, Holding No:30/B JI No: 42, , GURUDASHI PARA Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6025, LR Khatian No:- 6524	Owner:রীনা সাহা, Gurdian:গোত্তম , Address:নিজ , Classification:ভিটি, Area:0.06200000 Acre,	Mrs Rina Saha
L2	LR Plot No:- 6026, LR Khatian No:- 4228	Owner:প্রভাস কুমার সাহা, Gurdian:সুবীর কুমার, Address:নিজ , Classification:বাস্তি, Area:0.06400000 Acre,	Mr Prabhas Kumar Saha

**Endorsement For Deed Number : I - 020300136 / 2025**

**On 09-01-2025**

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

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

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

Presented for registration at 12:55 hrs on 09-01-2025, at the Office of the A.D.S.R. Bardhaman by Mr Prabhas Kumar Saha , one of the Executants.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,06,90,911/-

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

Execution is admitted on 09/01/2025 by 1. Mrs Rina Saha, Wife of Goutam Saha, 14 LAKSHMIBAI PATH DSP BULK SUPPLY DURGAPUR, P.O: DURGAPUR, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession House wife, 2. Mr Prabhas Kumar Saha, Son of Late Sudhir Kumar Saha, 4TH MADHU PARK RIDGE BANDLAGUDA JAGIR GOLCONDA, Sector: A, Flat No: A, 12/4, P.O: HYDERABAD, Thana: MEDCHAL, , MEDCHAL-MALKAJGIRI, TELANGANA, India, PIN - 500031, by caste Hindu, by Profession Retired Person

Indetified by Mr Abhijit Ghosh, , , Son of Mr Ananta Ghosh, Shyamal Road, P.O: Rajbati, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Professionals

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

Execution is admitted on 09-01-2025 by Mr BISWA NATH RAKSHIT, PARTNER, R TRADERS (Partnership Firm), 60 BAHIRARBAMANGALA ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104

Indetified by Mr Abhijit Ghosh, , , Son of Mr Ananta Ghosh, Shyamal Road, P.O: Rajbati, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Professionals

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14.00/- ( E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/01/2025 11:52AM with Govt. Ref. No: 192024250349174638 on 09-01-2025, Amount Rs: 14/-, Bank: SBI EPay ( SBEPay ), Ref. No. 8943555494837 on 09-01-2025, Head of Account 0030-03-104-001-16

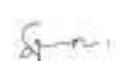
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 816, Amount: Rs.5,000.00/-, Date of Purchase: 07/01/2025, Vendor name: GOLAM MOHABUB

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/01/2025 11:52AM with Govt. Ref. No: 192024250349174638 on 09-01-2025, Amount Rs: 15,010/-, Bank: SBI EPay ( SBEPay ), Ref. No. 8943555494837 on 09-01-2025, 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**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 0203-2025, Page from 7176 to 7232**

**being No 020300136 for the year 2025.**



**(Sanjit Sardar) 14/01/2025**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

Government of West Bengal  
OFFICE OF THE A.D.S.R. Bardhaman  
District Purba Bardhaman

Ref.: AIN 020320251001361933360 (Application for certified copy of registered deed) dated  
12/9/2025

Total amount of duties/fees paid: Rs. 446.00/- (Rupees four hundred and forty-six) only

Certified to be a true copy of the deed being No. 00136 for the year 2025 of OFFICE OF THE  
A.D.S.R. Bardhaman.

Digitally signed by Sanjit Sardar  
A.D.S.R. Bardhaman  
12/9/2025 4:25:20 PM