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SAMIMA CONSTRUCTION PVT. LTD.

Director

Md. Gul-i-Sk

DEVELOPMENT AGREEMENT

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

THIS AGREEMENT is entered into this 5th day of April' 2022

By and Amongst

- 1) **MOHAMMAD SALMAN SHAIKH**, PAN-AQWPS5547G, S/o- Late Abdul Gaffar Sekh, resident of 62/8 Kamal Nagar, Central School Street, Post Office-Rajbati, Police Station- Burdwan, District- Purba Bardhaman, Pin-713104, 2) **MD. HUSAIN ALAMSHA SHAIKH**, PAN-AHBPS2597Q, S/o- Alamsha Abdulkhalek Shekh, resident of Vill - Champta, P.O.-Haridas Pur, P.s. - Pandua, Dist- Hooghly, Pin- 712147, presently

Additional District Sub-Registrar
BURDWAN

05 APR 2022

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SAMIMA CONSTRUCTION PVT. LTD.

Director

resident of 12/3077, Jisan Palace, Rani Talao, Kanskiwad, Surat City, Surat, Gujarat, Pin-395003, **3) MD. MOTIAR RAHAMAN alias MOTIAR RAHAMAN**, PAN-ADMPR3224Q, S/o- Mohammad Ali, resident of Satgharia, P.s.- Pandua, Dist- Hooghly, Pin- 712149, **4) ARSAD ALI MALLICK**, PAN- AOHPM9971R, S/o- Unus Ali Mallick, resident of Dakshin Durgapur, Chhota Baharkuli, Baharkuli, District- Purba Bardhaman, Pin- 712146, represented by its lawfully Constituted Attorney named **MD. MAFIJUR RAHAMAN**, appointed vide registered Deed of General of Power of Attorney being No. 020300323 for the year'2019, **5) MD. MAFIJUR RAHAMAN**, PAN-ALPPR5457A, S/o- Mahammad Motiar Rahaman, resident of Satgharia, P.s.-Pandua, Dist- Hooghly, Pin- 712149, for self and as well as Power of Attorney Holder of Arsad Ali Mallick hereinafter referred to and called for the sake of brevity as the **LAND OWNERS** (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SAMIMA CONSTRUCTION PVT.LTD., PAN-AAVCS5998P, a Company registered under Companies Act, having its registered office at Vill, P.o. & P.s.- Pandua, Dist.-Hooghly, Pin-712149, represented by its Director **MOHAMMAD SALMAN SHAIKH**, S/o- Late Abdul Gaffar Sekh, by nationality- Indian, resident of 82/8, Kamalnagar Central School Street, Goda, P.o.- Rajbati, P.s.- Burdwan Sadar, Dist.-Purba Bardhaman, Pin713104, hereinafter referred to and called for the sake of brevity as the **"DEVELOPER"** (Which term or expression shall unless

Director

WHEREAS the properties, more fully described in the FIRST Schedule hereunder, became part and parcel of joint properties of Shambhu Charan Guha and Ors. by dint of two Deeds of Sale being No. 659 for the year 1972, recorded in Book No.- I, Vol. No.- 8, Page -254 to 256, registered at the office of Joint Sub-Registrar, Burdwan & 2829 for the year 1975, recorded in Book No.- I, Vol. No.- 35, Page -223 to 224, registered at the office of District Sub-Registrar, Burdwan. Thereafter during ejmal ownership and possession of the property, more fully described in the FIRST Schedule hereunder, with other Co-sharers, said Shambhu Charan Guha expired on 01.09.1989 leaving behind his wife named Bina Guha, his two sons named Sudip Guha and Subrata Guha and his only daughter named Arundhati Samanta as his legal heirs and successors. Subsequently, by Registered Deed of Partition being No. 5468 for the year 1993, executed on 01.10.1993 amongst family members & co-sharers of Guha family, recorded in Book No.- I, Volume no. 99, Page 17 to 37, registered at the office of the Addl. District Sub Registry Office at Burdwan, aforesaid Bina Guha, Sudip Guha, Subrata Guha and Arundhati Samanta jointly became owners of properties, more fully described in the FIRST Schedule hereunder, each having undefined and undemarcated 1/4th share thereon.

Page 3 of 25

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SANIMA CONSTRUCTION PVT. LTD.

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Director

described in the FIRST Schedule hereunder, aforesaid Arundhati Samanta and Subrata Guha transferred the same to their mother Bina Guha by dint of two Deeds of Gift being no. 512 for the year' 2014, recorded in Book No.- I, CD Vol. No.- 2, Page -2125 to 2138, registered at the office of District Sub-Registrar-II, Burdwan & 513 for the year'2014, recorded in Book No.- I, CD Vol. No.- 2, Page -2139 to 2151, registered at the office of District Sub-Registrar-II, Burdwan. Accordingly, by dint of Deed of Partition being 5468 for the year' 1993, Deeds of Gift being no. 512 for the year'2014 & 513 for the year'2014, aforesaid Bina Guha became owner of undefined and un demarcated 3/4th portion of the Property, more fully described in the FIRST Schedule hereunder.

AND WHEREAS thereafter, during ejmal ownership and possession along with his mother Bina Guha, aforesaid Sudip Guha, expired on 24.09.2018 in an unmarried status leaving behind his widow mother Smt. Bina Guha as his only legal heir and successor. Consequently, Smt. Bina Guha as legal heir mother of her deceased unmarried son Sudip Guha, became owner of rest 1/4th portion of the property, more fully described in the FIRST Schedule hereunder. After demise of Sudip Guha, aforesaid Bina Guha became sole and absolute owner of the properties, more fully described in the FIRST Schedule hereunder.

AND WHEREAS, thereafter, during her ownership and possession of the properties, more fully described in the FIRST Schedule hereunder, said Bina Guha died intestate on 24.04.2019, leaving behind aforesaid Arundhati Samanta and Subrata Guha as her legal heirs and

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Md. Sub - SK
Director

successors. Consequently, after demise of Bina Guha, by virtue of provision of Hindu Law of Succession, aforesaid Arundhati Samanta and Subrata Guha had become joint owners of the properties, more fully described in the FIRST Schedule hereunder, each having undefined and un demarcated $\frac{1}{2}$ share therein.

AND WHEREAS, thereafter, aforesaid Arundhati Samanta and Subrata Guha, during their ejmal ownership and possession for their own personal benefit transferred the Properties, more fully described in the FIRST Schedule hereunder to the LAND OWNERS herein by dint of a Deed of Sale being No.020305298 for the year'2019, recorded in Book No.-I, Volume No.203, Page No.121194 to 121236, registered at the office of the ADSR, Burdwan.

AND WHEREAS after mutating their names in the present L.R.R.O.R as well as converting the land, more fully described in the FIRST Schedule herein below, from 'Dokan' to 'Commercial Bastu' and from 'Danga' to 'Bastu', by the order of A.D.M.&D.L.&L.R.O., Purba Bardhaman, during their ownership and possession of the land, more fully described in the FIRST Schedule herein below, the aforesaid LAND OWNERS, for considerable period of time have been thinking of developing multi-storied Residential cum Commercial Complex consisted of several self contained Flats, shops, commercial spaces and parking spaces thereon in such manner as may yield them greater advantage and financial benefit. But as the LAND OWNERS herein neither have experience, adequate and appropriate skill and knowledge nor have capacity and ability, both financially and technically, have been searching for

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competent DEVELOPER. Being learnt of intention of the LAND OWNERS, the DEVELOPER herein, which is a highly reputed Developer, having vast experience, knowledge and skill in the field of real estate Development, upon making inspection and search and being duly satisfied as to marketable title of the land, *more fully described in the FIRST Schedule hereunder*, has approached before the LAND OWNERS with an offer to develop the land, *more fully described in the FIRST Schedule hereunder*, at its own costs and expenses and in such manner which is yield the LAND OWNERS herein greater financial advantage and benefits.

AND WHEREAS the LAND OWNERS herein after being duly enquired and satisfied about competency and reputation of the DEVELOPER herein have accepted the offer and agreed to depute the DEVELOPER to develop multi-storied Residential cum Commercial complex named **"GUHA APARTMENT"**, consisted of several self contained Flats, Parking spaces, shops and commercial spaces together with other amenities and common facilities on 'Bastu' class of land, *more fully described in the FIRST Schedule hereunder*, on the following terms and conditions.

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

ARTICLE- I DEFINATIONS

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

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Director

Palace, Rani Talao, Kanskiwad, Surat City, Surat, Gujarat, Pin-395003,

3) **MD. MOTIAR RAHAMAN** alias **MOTIAR RAHAMAN**, PAN-ADMPR3224Q, S/o- Mohammad Ali, resident of Satgharia, P.s.- Pandua, Dist- Hooghly, Pin- 712149, 4) **ARSAD ALI MALLICK**, PAN-AOHPM9971R, S/o- Unus Ali Mallick, resident of Dakshin Durgapur, Chhota Baharkuli, Baharkuli, District- Purba Bardhaman, Pin- 712146, 5) **MD. MAFIJUR RAHAMAN**, PAN-ALPPR5457A, S/o- Mahammad Motiar Rahaman, resident of Satgharia, P.s.-Pandua, Dist- Hooghly, Pin- 712149 and shall include their respective heirs, successors, executors, administrators, representatives, transferees, assignees, nominees etc.

V. DEVELOPER shall mean **SAMIMA CONSTRUCTION PVT. LTD.**, PAN-AAVCS5998P, a Company registered under Companies Act, having its registered office at Vill, P.O. & P.s. - Pandua, Dist.-Hooghly, Pin- 712149, represented by its Director **MOHAMMAD SALMAN SHAIKH**, S/o- Late Abdul Gaffar Sekh, by nationality- Indian, resident of 82/8, Kamalnagar Central School Street, Goda, P.O.- Rajbati, P.s.- Burdwan Sadar, Dist.-Purba Bardhaman, Pin-713104.

VI. **COMMON AREA AND FACILITIES:** shall include Open Space of four sides of the complex, passage-ways, driveways, corridors, lifts, stairways, landings, water reservoir, pump room, generator space/room, community room, meter room, transformer and other spaces and facilities, whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the Complex, as stated in details in the **FOURTH** Schedule hereunder, meant for use of Land Owners/Developer and all occupiers.

Md. Sabir

M.D. Hussain

Handwritten notes in Urdu script, including "مکملہ" and "مکملہ" repeated.

SANIMA CONSTRUCTION PVT. LTD.

Md. Sabir

Director

- VII. **LAND OWNERS' ALLOCATION SHALL MEAN:- 40%** (Forty) percent of the total build up area of flats, shops, commercial spaces and parking spaces, to be sanctioned by the Belkash Gram Panchayat, at the Residential cum Commercial Complex to be constructed under the name & style "**GUHA APARTMENT**", consisted of several Self contained Flats, Shops, Commercial Spaces and Parking spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, more fully described in the FIRST Schedule hereunder TOGETHER WITH rights upon common areas and facilities. *That mode of adjustment of aforesaid allocation will be decided later on and to be recorded by executing a separate supplementary agreements between the Land Owners and Developer herein if necessary.*
- VIII. **DEVELOPER'S ALLOCATION SHALL MEAN:- 60%** (Sixty) percent of the total build up area of flats, shops, commercial spaces and parking spaces, to be sanctioned by the Belkash Gram Panchayat, at the Residential cum Commercial Complex to be constructed under the name & style "**GUHA APARTMENT**", consisted of several Self contained Flats, Shops, Commercial Spaces and Parking spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, more fully described in the FIRST Schedule hereunder TOGETHER WITH rights upon common areas and facilities. *That mode of adjustment of aforesaid allocation will be decided later on and to be recorded by executing a separate supplementary agreements between the Land Owners and Developer herein if necessary.*
- IX. ARCHITECT shall mean any qualified person(s) or firm to be appointed or nominated by the Developer at its own cost as architect or architects

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residential cum commercial complex
measuring 0.42 acre
at 15/6/88

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Director

of the complex to be constructed on the land, more fully described in the FIRST Schedule hereunder.

- X. FLOOR AREA RATIO:- shall mean the floor area ratio available for construction on the proposed Residential cum Commercial Complex according to prevailing law considering total area of the Land measuring 0.42 Acre or 42 Satak, more or less.
- XI. COVERED/BUILD UP AREA: shall mean the Carpet Area of the flats, shops and commercial spaces and open terrace plus thickness of the internal walls and common external walls and pillars PROVIDED THAT if any external wall be common between two Flats then one - half of the area under such wall shall be included in each Flat, shop and commercial spaces.
- XII. SUPER BUILT-UP AREA: Shall mean in context to a flats, shops and commercial spaces as the area of the flats, shops or commercial spaces computed by adding an agreed fixed percentage of 25% (Twenty Five Percent) with over Build-up area/Covered area and such will be used and utilized only for selling purpose and for the registration purpose in order to pay the Stamp Duty and Registration Fees to the Government of West Bengal. Be it mentioned here that during continuation of this Agreement, if any new Rules in respect of any Law relating to Development and Real Estate is formed by the Government and if such rule becomes effective by making the concept of "Super-Built Up Area" obsolete than in that case the flats, shops and commercial spaces are to be sold in accordance with the Law and Rules to be framed by the Government.

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Director

- XIII. UNDIVIDED SHARE: shall mean the undivided proportionate share in the FIRST Schedule mentioned land attributable to the each flat, shop and commercial space owner comprised in the said Residential cum commercial complex and the common portions held by and/or here in agreed to be sold to the prospective Purchaser.
- XIV. CO-OWNER: shall according to its context mean and include all persons who acquire or agree to acquire Flat/Shops/Commercial spaces/Parking space in the proposed residential cum commercial complex including the Land Owner and Developer for the Flats/Shops/Commercial Spaces / Parking Spaces not alienated or agreed to be alienated.
- XV. Flat/Shop/Commercial Space/Parking Spaces: shall mean the flats/shops and/or commercial space, parking or spaces intended to be built and/or constructed and/or the covered area capable of being enjoyed and occupied for residential and commercial purpose.
- XVI. COMMON EXPENSES: shall include all expenses to be incurred by the Co-owners for the maintenance, management and upkeep of the proposed residential cum commercial complex for common purposes.
- XVII. COMMON PURPOSES: shall mean purpose of managing and maintaining the proposed residential cum commercial complex and in particular the common areas and portions, collection and disbursement of common expenses for common portion and areas and dealing with the matter of common interest of the Co-owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective flats/shops/commercial spaces/parking spaces exclusively and the common portion in common.

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Handwritten notes in Hindi, including "नवीन योजना" (New Scheme) and "फर्स्ट एंड सेकंड फ्लोर" (First and Second Floor).

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Director

- XVIII. ENCUMBRANCES: shall mean charges, liens, lispence, claims, liabilities, trusts, demands, acquisition and requisition.
- XIX. SINGULAR NUMBER shall include the plural.
- XX. TIME shall mean the period by which construction shall be completed by the Developer. The Developer shall complete the construction on or within 36 (Thirty Six) months from the date of sanction of building plan by the Rayan-1 Gram Panchayat.
- XXI. **FORCE MAJEURE** shall mean and include Flood, Earthquake, Riot, War, storm, Civil Commotion, State wide Strike, Pandemic, Natural Calamities, Unavoidable circumstances or Other irresistible force or Any other act and circumstances beyond reasonable control of the party affected hereby but shall not include normal bad weather or processions etc.

ARTICLE-II : DEVELOPMENT

The DEVELOPER herein shall develop the said Multi-storied Residential cum Commercial Complex on the terms herein agreed and in the manner as follows:-

1. By obtaining necessary sanctions and/or permission from the Rayan-I Gram Panchayat and other appropriate Department and authorities.
2. By erecting and/or constructing the said commercial complex in or upon the FIRST Schedule mentioned land on or within THIRTY SIX (36) months from the date of Sanction of the Building Plan.
3. By retaining, selling, transferring or otherwise disposing of flats, shops, commercial spaces and parking spaces including proportionate share of FIRST Schedule mentioned land Together with common amenities and facilities at the proposed Residential cum Commercial Complex of the

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Director

Developer's allocation in favour of intending buyers and also in receive, realize, recover, appropriate proceed thereof.

4. That being satisfied about the marketable title and possession of the LANDOWNERS, the DEVELOPER herein has entered this agreement with the LAND OWNERS. If any defect in respect of title and possession of the LANDOWNERS be transpired, the LANDOWNERS shall rectify the same at an earliest at the cost of the DEVELOPER.
5. The LANDOWNERS shall keep original title deeds, record of rights and other relevant documents in respect of the land, more fully described in FIRST Schedule hereunder, in their custody. They shall provide copies of the same to the DEVELOPER as well as allow inspections by the DEVELOPER and/or its nominees or their solicitors, as and when asked for, at the cost of DEVELOPER.

ARTICLE-III : RIGHTS AND OBLIGATIONS

1. The DEVELOPER in consultation with the LAND OWNERS shall be entitled to cause all such changes or modifications, as shall be required by the Rayan-I Gram Panchayat or the Government or any authority or to comply with such sanction, Permission, clearance and approval as aforesaid.
2. The DEVELOPER shall abide by all laws, rules and regulations of the Government, local bodies as the case may be and shall be answerable and responsible for any deviation and/or breach of any laws, bye laws rules and regulations.
3. The DEVELOPER shall at its own cost construct the Proposed multi-storied residential cum commercial complex in or upon the FIRST

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4. The DEVELOPER shall be entitled to use the name of the LANDOWNERS to apply for obtaining quota entitlements for cements, steel, bricks and other building materials as may be required for the construction of the proposed residential cum commercial complex.
5. The DEVELOPER shall be entitled to at its own cost to apply for and obtain temporary and/or permanent connection of water, sewerage, electricity power, telephone and/or gas and other public utility services and facilities as think proper. The LAND OWNERS shall sign, execute and deliver all papers and applications and approval enabling the DEVELOPER to obtain such public utility services and facilities.
6. The DEVELOPER shall pay all expenses to be incurred towards sanction of the Building plan including expenses towards fees of the Architect, soil testing etc. whatsoever shall become necessary for the purpose of construction of the proposed Multi-storied building.
7. The DEVELOPER undertake to complete the construction of the building on or within THIRTY SIX (36) months to be computed from the date of sanction of the building plan by the Rayan-I Gram Panchayat and to handover the LANDOWNERS' allocation to the LANDOWNERS herein.
8. The DEVELOPER undertakes to construct the proposed Residential cum Commercial complex in accordance with sanctioned building plan

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Md. Sid

Director

and undertake to pay damages, penalties and/or compounding fees payable to the authority or authorities concerned relating to any deviation thereof.

9. In carrying out the said development work and/or construction of the proposed multi-storied residential cum commercial complex herein agreed, the DEVELOPER shall keep the LAND OWNERS indemnified from and against all claims or compensations.
10. The occupancy and completion certificates shall be collected by the DEVELOPER before giving possession to the LANDOWNERS and Other prospective purchasers.
11. The LANDOWNERS will execute and register a Power of Attorney in favour of the DEVELOPER at the cost of DEVELOPER thereby authorizing and empowering the DEVELOPER to construct the proposed multi-storied residential cum commercial complex and enter agreement for sale, execute and register formal Deed of Sale/Deed of Conveyance together with undivided proportionate share of FIRST schedule mentioned land including right of Common amenities and facilities in connection with the DEVELOPER's allocation, appoint Architects, Engineer, Contractor, Agents etc. and to represent the LANDOWNERS before any Court of Law, the Rayan-I Gram Panchayat , Burdwan Development Authority, Burdwan District Police, Fire Brigade or any other authority/authorities and sign applications, scheme, maps, any other drawing or any other writings, representations in that behalf and to appear before the authority or authorities.
12. By virtue of Power of attorney, which is to be executed by the LANDOWNERS in favour of the DEVELOPER, the DEVELOPER shall

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notice of 100% share
in the land is given to the
land owners on 15/10/2018

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Director

have the right to enter Agreement for Sale or Sell of its respective allocation to any intending purchaser, without obtaining any consent from the LAND OWNERS, by executing and registering Agreement for Sale or formal Deed of Sale/Deed of Conveyance. The LANDOWNERS have no control or say regarding Sell of the DEVELOPER's allocation. The DEVELOPER shall take entire consideration amount of its allocation in its Bank Account.

13. The DEVELOPER shall form an Apartment Owners Association for maintenance of the common areas, portions, facilities and essential services in such manner and form as may be required at the said proposed multi-storied Residential cum Commercial Complex. The Developer shall cause all Purchasers, occupiers or their assigns to join in and be bound by the rules and regulations of the Association.
14. In consideration of this instant agreement, DEVELOPER shall allot the LAND OWNERS' allocation free from encumbrances and it is agreed and made clear that the DEVELOPER shall be entitled to develop and construct the proposed multi storied Residential cum Commercial Complex at its own cost, subject to payment of taxes and all other liabilities on and from the date of sanction of the Building plan.
15. The LAND OWNERS shall bear and pay all rates and taxes in respect of the FIRST Schedule mentioned land till giving vacant possession and soon thereafter the DEVELOPER shall bear and pay all rates and taxes in respect of the said land till the delivery of possession to the LAND OWNERS of their respective allocations including flats, Shops, Commercial Spaces and parking spaces, other common areas and

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100% of the land is
under the control of the
Developer and the
Land Owners.

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Md Sahin SK

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- facilities, completed in all respects TOGETHER WITH completion certificate in accordance with law.
16. That the LAND OWNERS agreed that after execution of this Development Agreement, shall not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the land mentioned in the FIRST Schedule hereunder or portion thereof within the stipulated period except in the manner as expressly provided.
17. The LAND OWNERS hereby also undertake that the DEVELOPER herein shall be entitled to construct and complete the proposed Multi-Storied Residential cum Commercial Complex on the said land, more fully described in the FIRST Schedule hereunder, on or within THIRTY SIX (36) months computed from the date of Sanction of Building Plan and to retain and enjoy and transfer the DEVELOPER's allocation without any interruption(s) from the LAND OWNERS or any person(s) claiming under the LAND OWNERS.
18. As soon as the construction of said multi-storied Residential cum Commercial Building shall be completed, in accordance with sanctioned building Plan, the DEVELOPER shall give written notice to the LAND OWNERS to take possession of their respective allocation and at all times thereafter the LAND OWNERS shall be exclusively responsible for payment of all taxes and charges, whatsoever, payable in respect of LAND OWNERS' allocation. Similarly, as and from the said date, the DEVELOPER shall be responsible for the said taxes payable in respect of the DEVELOPER'S allocation. The said taxes, if levied, on the proposed complex, as a whole, then in such event it shall be apportioned on pro-rata basis.

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Director

19. On and from the date of service of the notice to take physical possession, the LAND OWNERS, their nominee/ nominees, as the case may be, in respect of LAND OWNERS' allocation shall also be responsible to pay on demand to the DEVELOPER or its nominee(s) or the Apartment Owners' Association, the service charges for the common amenities, facilities and utilities in the complex. The said charges shall include premium of insurance of the Complex, if required, water, fire and scavenging charges, taxes, lights, sanitation operation, repair and renewals, security guards' salary and management of common facilities including replacement, repair and maintenance charges and expenses for the all of common wiring, pipes, electric and mechanical equipments, switch, gear, transformers, generators, pumps, motors and other electrical and mechanical installations, appliances and equipment of lift, stair ways, corridors, halls, passage ways and other common facilities, whatsoever. Similarly as and from the said date the DEVELOPER or its nominees or Purchaser(s) of flat(s) and other spaces shall also be responsible to pay and bear proportionate share of the service charges for facilities of their respective portions.
20. THE LAND OWNERS' shall have exclusive right to deal with or transfer their respective allocation in the proposed multi-storied Residential Cum Commercial Complex along with proportionate undivided share of FIRST Schedule mentioned land TOGETHER WITH common amenities and facilities and in favour of any intending purchaser (s) thereby enter agreement for sale as well as by executing and registering formal Deed of Sale/Deed of Conveyance. The DEVELOPER shall have no power to interfere or control regarding sell of the LAND OWNERS' allocation. But

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مستند و مکتوب شده

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Director

in course of construction and before receiving possession of their respective allocation, if the LAND OWNERS enter agreement for sale with intending Purchaser(s) in respect of their respective allocation in that event DEVELOPER shall also join and execute agreement for sale and formal Deed of Sale/Deed of Conveyance as CONFIRMING PARTY along with the LAND OWNERS herein. The LAND OWNERS will directly accept the consideration amount of their allocation from intending purchaser(s) and the DEVELOPER has no right to receive any consideration amount in respect of LAND OWNERS' allocation.

ARTICLE-IV: MISCELLANEOUS

1. The LAND OWNERS and the DEVELOPER have entered the instant agreement purely on principal to principal basis and nothing state herein shall be deemed or construed as **Joint Venture** between the LAND OWNERS and the DEVELOPER.
2. *That in future adjustment of respective allocation of the LANDOWNERS AND DEVELOPER will be amicably resolved by executing supplementary agreement(s) between the LAND OWNERS and DEVELOPER.*
3. The LAND OWNERS OR DEVELOPER, as the case may be, shall not be considered to be in breach of any obligation, if compelled to suspend, by existence of force majeure.
4. In case of any dispute or difference, which may arise between the LAND OWNERS and the DEVELOPER herein or their legal heir(s), successors and representatives in relation to this agreement shall be referred to ARBITRATOR, to be nominated by the Parties herein mutually and the decision of the said ARBITRATOR shall be final and

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for the purpose of the
proposed development
and the same is
being submitted for
approval of the
competent authority

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Director

binding upon the Parties. The seat and venue of the Arbitration proceeding shall be within area of Town & P.s.- Burdwan Sadar, District- Purba Bardhaman. This clause shall be deemed to be submission within the meaning of the Indian Arbitration and Conciliation Act'1996 including its statutory modification, amendment and re-enactment.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land located at P.s.- Burdwan Sadar, Dist.- Purba Bardhaman, Mouja- Rayan, J.L. No.-68, appertaining to R.S. Khatian No. -1092&780, L.R. Khatian No.10444,10445, 10446, 10447 & 10448, comprised in:-

<u>L.R. Plot No</u>	<u>Class</u>	<u>Area</u>
2002	Commercial Bastu	0.16 Acre.
2002/3825	Bastu	0.26 Acre.

within the local limits of Rayan-I Gram Panchayat , which is butted and bounded by :-

ON THE NORTH :- 12 ft. wide Unnamed Metal Road

ON THE SOUTH :- Land of R.S Plot No. 9347.

ON THE EAST :- P.W.D Side Land & then Burdwan- Katwa Road.

ON THE WEST :- Part of Land of R.S Plot No. 2002 & 2003 .

THE SECOND SCHEDULE ABOVE REFERRED TO :

(OWNERS' ALLOCATION)

40% (Forty) percent of the total build up area of flats, shops, commercial spaces and parking spaces, to be sanctioned by the

Med Sul - 52

MD HUGGAH

পূর্ববর্তী স্থানে
জমি ০.৪২ একর - ৪২ সতাক
মিলিয়ে দেয়া হল

SAMIMA CONSTRUCTION PVT. LTD.

Med Sul - 52

Director

Belkash Gram Panchayat, at the Residential cum Commercial Complex to be constructed under the name & style "GUHA APARTMENT", consisted of several Self contained Flats, Shops, Commercial Spaces and Parking spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, more fully described in the FIRST Schedule herein above TOGETHER WITH rights upon common areas and facilities.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER ALLOCATION)

60% (Sixty) percent of the total build up area of flats, shops, commercial spaces and parking spaces, to be sanctioned by the Belkash Gram Panchayat, at the Residential cum Commercial Complex to be constructed under the name & style "GUHA APARTMENT", consisted of several Self contained Flats, Shops, Commercial Spaces and Parking spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, more fully described in the FIRST Schedule herein above TOGETHER WITH rights upon common areas and facilities.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(COMMON AREA)

- I. The Land measuring an area of 0.42 Acre or 42 Satak at P.s.-Burdwan Sadar, Dist.- Purba Bardhaman, Mouja- Rayan, J.L. No. 68, appertaining to R.S. Khatian No.-1092&780, L.R. Khatian No. 10444, 10445, 10446, 10447&10448, comprised in R.S. Plot No.-2002, corresponding to L.R. Plot No.-2002 & 2002/3825 within local limit of Rayan-I Gram Panchayat.

Handwritten notes in Hindi:
प्लानिंग, डिजाइन, ड्राइंग, एंड
कंस्ट्रक्शन के लिए
सर्विसिंग और
मरिटेबिलिटी
मिटर रूम
पंप रूम

SANIMA CONSTRUCTION PVT. LTD.
Director

- II. Common area would be water reservoir, top roof of the each block or building, tank on the roof, staircase, septic tank, water tank, common Meter room & pump room, outside wall etc.
- III. The foundation column, girders, beams, supports, main walls, roofs.
- IV. Walls, corridors, lobbies, stair, lift, stair-ways fire escapes, lighting arrangement in the common areas and gate, stair ways entrances and exists of the complex but excluding the corridors and lobbies, if any, situated within any flat or shop or commercial spaces.
- V. Storage space meant for common use or for the use and enjoyment of the occupiers of the complex.
- VI. The four side open spaces at the complex premises, not meant for exclusive use and enjoyment of any particular person or flat/shop/commercial space holders, kept open to sky as per provisions of law and as to be shown in the sanctioned building plan.
- VII. All other parts of the building necessary or convenient to its existence, maintenance and safety or normally forming parts of the main building not being exclusively held and enjoyed by any flat/shop/commercial spaces owner.

THE FIFTH SCHEDULE ABOVE REFERRED TO :
(COMMON EXPENSE)

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

Mr. Seal - in Sk

[illegible]

- [Signature]*

(COMMON EXPENSE)

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

MT Huzain

സമീപത്തുള്ള: 2258 തിരു
 സമീപത്തുള്ള: 2258 തിരു
 സമീപത്തുള്ള: 2258 തിരു

SAMIMA CONSTRUCTION PVT. LTD.

Director

the exterior of the building of complex and also the common area of building of the complex.

- III. The cost of clearing and lighting of the entrance of the complex, passages and spaces around four sides of the complex, lobby, corridors, staircase and other common areas.
- IV. Municipal Taxes and Land Rents in respect of his/her/their respective allocation shall be paid by the occupiers of the complex, proportionately up to the date of Mutation of his/her/their respective allocation in his/her/their name/names, from the date of getting the physical possession flat(s), shops, commercial spaces and parking spaces.

THE SIXTH SCHEDULE ABOVE REFERRED TO :
NATURE OF JOBS TO BE DONE BYTHE DEVELOPER

Foundation and

Super-structure:- The building shall be designed on reinforced cement concrete foundation with RCC Columns, Beams based on computerized programme and/or as per specification of the Architect, duly sanctioned by the Burdwan Development Authority and Belkash Gram Panchayat.

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

Wall :- Brick wall with cement mortar, outer wall 8-10 inch, inner or Partition wall 5 inch.

Window : Aluminium window fitted with glass and necessary accessories.

Md. Gul

MD Hasan

Handwritten notes in Urdu:
میں نے ان کے پاس
موجودہ منصوبہ
دیکھا ہے۔
20/05/2018

SANIMA CONSTRUCTION PVT. LTD.

Md. Gul
Director

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

Internal/other doors :- Frame- Malyasian Sal and Flash Door Material with necessary accessories including lock, handle, chitkani, hosblot, stopper etc.

Flooring :- Standard Marble/Vitrified Tiles flooring.

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

Toilet :- Standard tiles flooring and walls

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

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

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

And : Other works to be done extra as per quotation basis.

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

SIGNED AND SEALED at Purba Bardhaman


In presence of: -

- Md. Saif - SK

- MD Huzain

- Mr. Mansur Ali
- Mr. Mansur Ali - Mr. Mansur Ali -
- Mr. Mansur Ali

1. SK. Saif
s/o SK Mansur Ali
Vill - Korla, P.O. Baikunthapur
P.S. - Sakthigari, Burdwan

2. 
c/o - MD MOSLEEM MONDAL
Laskar Digli West Per
Burdwan - 713101

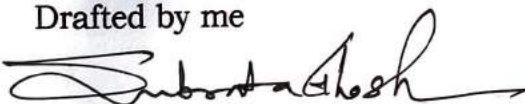
SIGNATURE OF LAND OWNERS

SANIMA CONSTRUCTION PVT. LTD.

Md. Saif - SK
Director

SIGNATURE OF DEVELOPER

Drafted by me


(SUBRATA GHOSH)

Advocate

Enrolment No.-WB/1325/2002

Purba Bardhaman District
Judges' Court.

Finger Prints of **MOHAMMAD SALMAN SHAIKH**



Md Sal - SK

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

Md Sal - SK

Signature of **MOHAMMAD SALMAN SHAIKH** ✓

Finger Prints of **MD. HUSAIN ALAMSHA SHAIKH**



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

MD Husain

Signature of **MD. HUSAIN ALAMSHA SHAIKH** ✓

Finger Prints of **MD. MOTIAR RAHAMAN alias MOTIAR RAHAMAN**



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

MD. MOTIAR RAHAMAN

Signature of **MD. MOTIAR RAHAMAN alias MOTIAR RAHAMAN**

Finger Prints of **MD. MAFIJUR RAHAMAN**



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

MD. MAFIJUR RAHAMAN

Signature of **MD. MAFIJUR RAHAMAN**

Finger Prints of MOHAMMAD SALMAN SHAIKH



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

SAMIMA CONSTRUCTION PVT. LTD.

Moh. Shaikh - SK
Director

Signature of MOHAMMAD SALMAN SHAIKH

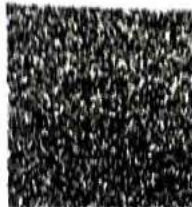


भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 0623/12623/36397

To
Mohammad Salman Shaikh
C/O Abdul Gaffar Shaikh
62/8 KAMAL NAGAR CENTRAL SCHOOL STREET
Bardhaman (m)
Bardhaman Rajbari
Bardhaman West Bengal - 713104
9153216882

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

3336 8195 8538

VID 9139 8707 2236 3370

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Mohammad Salman Shaikh
Date of Birth/DOB 03/01/1972
Male/MALE

3336 8195 8538

VID 9139 8707 2236 3370

मेरा आधार, मेरी पहचान



- सूचना
- आधार सिस्टम का प्रमाण है, नागरिकता का नहीं।
 - पहचान का प्रमाण ऑनलाइन और ऑफलाइन द्वारा प्राप्त करें।
 - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- To establish identity, authenticate online.
- This is electronically generated letter.

- भारत देश भर में मान्य है।
- जहाँ भी आवश्यक हो सरकारी और गैर सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

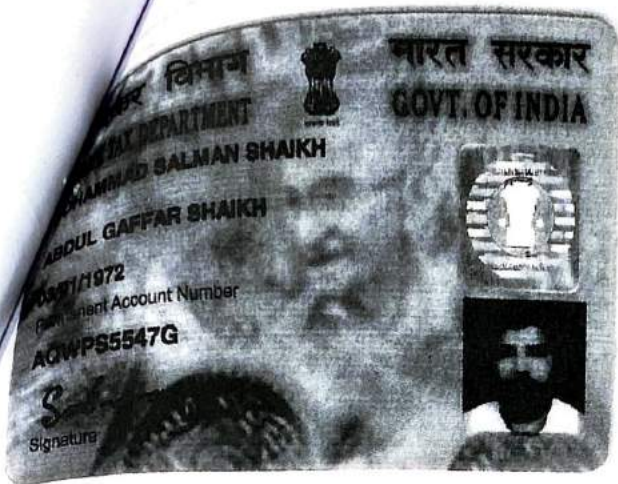
Address:
C/O Abdul Gaffar Shaikh, 62/8 KAMAL
NAGAR CENTRAL SCHOOL STREET,
Bardhaman (m), Bardhaman,
West Bengal - 713104



3336 8195 8538

VID 9139 8707 2236 3370

Md Salim - a SK



M. L. Sal - - - SLK



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

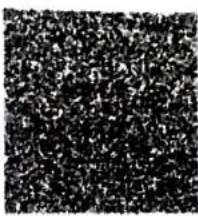
Enrolment No.: 0623/12623/36397

Download Date: 11/04/2018

To
Mohammad Salman Shaikh
C/O Abdul Gaffar Shaikh
62/8 KAMAL NAGAR CENTRAL SCHOOL STREET
Bardhaman (m)
Bardhaman West Bengal - 713104
9153216882

Generation Date: 20/04/2018

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

3336 8195 8538

VID: 9139 8707 2236 3370

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Mohammad Salman Shaikh
Date of Birth/DOB: 03/01/1972
Male/ MALE

3336 8195 8538

VID: 9139 8707 2236 3370

मेरा आधार, मेरी पहचान



- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन और ऑनलाइन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

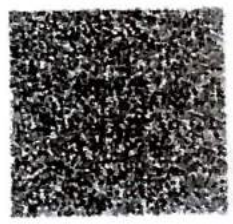
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- भारत देश भर में मान्य है।
- आधार अविष्य में सरकारी और गैर सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
C/O Abdul Gaffar Shaikh, 62/8 KAMAL
NAGAR CENTRAL SCHOOL STREET,
Bardhaman (m), Bardhaman,
West Bengal - 713104



3336 8195 8538

VID: 9139 8707 2236 3370

Md Sal - SK

ભારત સરકાર
Government of India

મી. હસૈન અલમશા શેખ
Mr. Husain Alamsha Shaikh

જન્મ તારીખ / DOB: 14/08/1978
પુરુષ / Male

6631 0922 9820

આધાર - સામાન્ય માણસનો અધિકાર

MD Husain

ભારત સરકાર
Unique Identification Authority of India

જન્મ તારીખ: 14/08/1978
નંબર: 6631 0922 9820

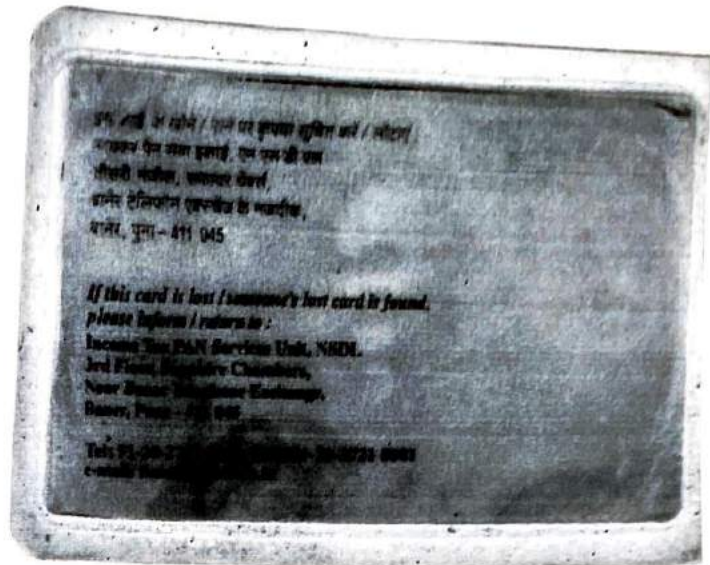
Address: 14/08/1978
Kanshiwad, Surat City, Surat, Gujarat, 395003

6631 0922 9820

MD Husain



M.D. Husen



M.D. Husen

र विभाग
TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
ADMPR3224Q

नाम / Name
MO MOTIAR RAHAMAN

पिता का नाम / Father's Name
MOHAMMAD ALI

जन्म की तारीख /
 Date of Birth
07/01/1960

हस्ताक्षर / Signature
ADMPR3224Q

02102021

इस कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें:
 आपको पैन सेवा इकाई, एन एस डी एल
 चौथी मंजिल, मंत्री स्टर्लिंग,
 प्लॉट नं. 341, सर्वे नं. 997/8,
 मोडल कोलोनी, दीप बंगला चौक के पास,
 पुणे - 411 016.

If this card is lost / someone's lost card is found,
 please inform / return to :
 Income Tax PAN Services Unit, NSDL
 4th Floor, Mantri Sterling,
 Plot No. 341, Survey No. 997/8,
 Model Colony, Near Deep Bungalow Chowk,
 Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: tininfo@nsdl.co.in

मरहम मोतियार राहमान

Major Information of the Deed

I-0203-03541/2022		Date of Registration	05/04/2022
0203-2000970146/2022		Office where deed is registered	
27/03/2022 3:52:10 PM		A.D.S.R. Bardhaman, District: Purba Bardhaman	
Address	MIRJA RAJA BEGG		
	BURDWAN, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9153720531, Status : Advocate		
Additional Transaction		[4305] Other than Immovable Property, Declaration [No of Declaration : 1]	
Market Value		Rs. 2,63,71,820/-	
Registration Fee Paid		Rs. 14/- (Article:E, E)	
Remarks			

Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Gram Panchayat: RAYAN-I, Mouza: Rayan, JI No: 68, 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-2002 (RS :-)	LR-10444	Bastu	Dokan	0.032 Acre	1/-	37,50,659/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-2002/3825 (RS :-)	LR-10444	Bastu	Danga	0.052 Acre	1/-	15,23,705/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-2002 (RS :-)	LR-10445	Bastu	Dokan	0.032 Acre	1/-	37,50,659/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-2002/3825 (RS :-)	LR-10445	Bastu	Danga	0.052 Acre	1/-	15,23,705/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L5	LR-2002 (RS :-)	LR-10446	Bastu	Dokan	0.032 Acre	1/-	37,50,659/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L6	LR-2002/3825 (RS :-)	LR-10446	Bastu	Danga	0.052 Acre	1/-	15,23,705/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L7	LR-2002 (RS :-)	LR-10447	Bastu	Dokan	0.032 Acre	1/-	37,50,659/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,

LR-10448	Bastu	Danga	0.052 Acre	1/-	15,23,705/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
	Bastu	Dokan	0.032 Acre	1/-	37,50,659/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
	Bastu	Danga	0.052 Acre	1/-	15,23,705/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
TOTAL :						
Grand Total :			42Dec	10 /-	263,71,820 /-	
			42Dec	10 /-	263,71,820 /-	

Land Lord Details :






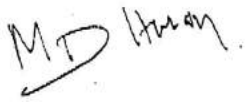


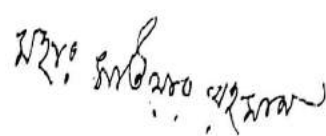


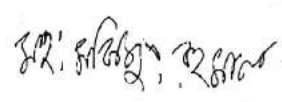
SI No	Name,Address,Photo,Finger print and Signature			
1	Name MOHAMMAD SALMAN SHAIKH (Presentant) Son of Late ABDUL GAFFAR SEKH Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	05/04/2022	LTI 05/04/2022	05/04/2022	
62/8 KAMAL NAGAR CENTRAL SCHOOL STREET, City:- Not Specified, P.O:- RAJBATI, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office				
2	Name MD HUSAIN ALAMSHA SHAIKH Son of ALAMSHA ABDULKHALEK Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	05/04/2022	LTI 05/04/2022	05/04/2022	
PANDUA, City:- Not Specified, P.O:- PANDUA, P.S:-Pandua, District:-Hooghly, West Bengal, India, PIN:- 712147 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022 ,Place : Office				

Photo	Finger Print	Signature
		
05/04/2022	LTI 05/04/2022	05/04/2022

SATGHARIA, City:- Not Specified, P.O:- PANDUA, P.S:-Pandua, District:-Hooghly, West Bengal, India, PIN:- 712149 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4Q, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/04/2022
Admitted by: Self, Date of Admission: 05/04/2022, Place : Office



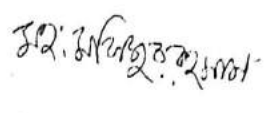
ARSAD ALI MALLICK
Son of UNUS ALI MALLICK DAKSHIN DURGAPUR CHHOTA BAHARKULI, City:- Not Specified, P.O:- BAHARKULI, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 712146 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx1R, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

Name	Photo	Finger Print	Signature
MD MAFIJUR RAHAMAN Son of MAHAMMAD MOTIAR RAHAMAN Executed by: Self, Date of Execution: 05/04/2022 , Admitted by: Self, Date of Admission: 05/04/2022, Place : Office			
	05/04/2022	LTI 05/04/2022	05/04/2022

SATGHARIA, City:- Not Specified, P.O:- PANDUA, P.S:-Pandua, District:-Hooghly, West Bengal, India, PIN:- 712149 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx7A, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/04/2022
, Admitted by: Self, Date of Admission: 05/04/2022, Place : Office




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SAMIMA CONSTRUCTION PVT LTD PANDUA, City:- Not Specified, P.O:- PANDUA, P.S:-Pandua, District:-Hooghly, West Bengal, India, PIN:- 712149, PAN No.:: AAxxxxxx8P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Photo, Finger print and Signature			
	Photo	Finger Print	Signature
MD RAHAMAN MD MOTIAR Date of Execution - Admitted by: Date of Admission: Place of Execution: Office	 Apr 5 2022 2:36PM	 LTI 05/04/2022	 05/04/2022


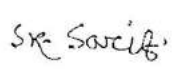
City:- Not Specified, P.O:- PANDUA, P.S:-Pandua, District:-Hooghly, West Bengal, India,
 PIN:- 712149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:
 ALxxxxxx7A, Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : ARSAD ALI MALLICK

Representative Details :

Name, Address, Photo, Finger print and Signature				
SI No	Name	Photo	Finger Print	Signature
1	MOHAMMAD SALMAN SHAIKH Son of Late ABDUL GAFFAR SEKH Date of Execution - 05/04/2022, , Admitted by: Self, Date of Admission: 05/04/2022, Place of Admission of Execution: Office	 Apr 5 2022 2:35PM	 LTI 05/04/2022	 05/04/2022

82/8 KAMALSAGAR CENTRAL SCHOOL STREET GODA, City:- Not Specified, P.O:- BURDWAN,
 P.S:-Bardhaman
 , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India, , PAN No.: AAXxxxxx8P, Aadhaar No Not Provided by UIDAI
 Status : Representative, Representative of : SAMIMA CONSTRUCTION PVT LTD (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
SK SARIF Son of SK MANSUR ALI KORIA, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	 05/04/2022	 05/04/2022	 05/04/2022

Identifier Of MOHAMMAD SALMAN SHAIKH, MD HUSAIN ALAMSHA SHAIKH, MD MOTIAR RAHAMAN, MD MAFIJUR RAHAMAN, MOHAMMAD SALMAN SHAIKH, MD MAFIJUR RAHAMAN

Transfer of property for L1		
	To. with area (Name-Area)	
	SAMIMA CONSTRUCTION PVT LTD-3.2 Dec	
Transfer of property for L2		
	To. with area (Name-Area)	
	SAMIMA CONSTRUCTION PVT LTD-5.2 Dec	
Transfer of property for L3		
	To. with area (Name-Area)	
	SAMIMA CONSTRUCTION PVT LTD-5.2 Dec	
Transfer of property for L4		
	To. with area (Name-Area)	
	SAMIMA CONSTRUCTION PVT LTD-3.2 Dec	
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	MD MAFIJUR RAHAMAN	SAMIMA CONSTRUCTION PVT LTD-3.2 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	MD MAFIJUR RAHAMAN	SAMIMA CONSTRUCTION PVT LTD-5.2 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	MOHAMMAD SALMAN SHAIKH	SAMIMA CONSTRUCTION PVT LTD-3.2 Dec
Transfer of property for L8		
SI.No	From	To. with area (Name-Area)
1	MOHAMMAD SALMAN SHAIKH	SAMIMA CONSTRUCTION PVT LTD-5.2 Dec
Transfer of property for L9		
SI.No	From	To. with area (Name-Area)
1	ARSAD ALI MALLICK	SAMIMA CONSTRUCTION PVT LTD-3.2 Dec

as per Land Record

Rayan, P. S.:- Barddhaman, Gram Panchayat: RAYAN-I, Mouza: Rayan, JI No: 68, Pin Code:

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
Plot No:- 2002, LR Khatian No:- 10444	Owner: মহা মতিয়ার রহমান, Gurdian: মহা আপি, Address: নিজ , Classification: জোকা, Area: 0.03200000 Acre,	MD MOTIAR RAHAMAN
LR Plot No:- 2002/3825, LR Khatian No:- 10444	Owner: মহা মতিয়ার রহমান, Gurdian: মহা আপি, Address: নিজ , Classification: ভাঙ্গা, Area: 0.05200000 Acre,	MD MOTIAR RAHAMAN
L3 LR Plot No:- 2002, LR Khatian No:- 10445	Owner: মহা হোসেন আলমশাহ সেখ , Gurdian: মহা আলমশাহ আব্দুল গালেক, Address: নিজ , Classification: জোকা, Area: 0.03200000 Acre,	MD HUSAIN ALAMSHA SHAIKH
L4 LR Plot No:- 2002/3825, LR Khatian No:- 10445	Owner: মহা হোসেন আলমশাহ সেখ , Gurdian: মহা আলমশাহ আব্দুল গালেক, Address: নিজ , Classification: ভাঙ্গা, Area: 0.05200000 Acre,	MD HUSAIN ALAMSHA SHAIKH
L5 LR Plot No:- 2002, LR Khatian No:- 10446	Owner: মহা মতিজুর রহমান , Gurdian: মহা মতিয়ার রহমান, Address: নিজ , Classification: জোকা, Area: 0.03200000 Acre,	MD MAFIJUR RAHAMAN
L6 LR Plot No:- 2002/3825, LR Khatian No:- 10446	Owner: মহা মতিজুর রহমান , Gurdian: মহা মতিয়ার রহমান, Address: নিজ , Classification: ভাঙ্গা, Area: 0.05200000 Acre,	MD MAFIJUR RAHAMAN
L7 LR Plot No:- 2002, LR Khatian No:- 10447	Owner: মহা সাপমান সেখ , Gurdian: আব্দুল গফ্ফর সেখ, Address: নিজ , Classification: জোকা, Area: 0.03200000 Acre,	MOHAMMAD SALMAN SHAIKH
L8 LR Plot No:- 2002/3825, LR Khatian No:- 10447	Owner: মহা সাপমান সেখ , Gurdian: আব্দুল গফ্ফর সেখ, Address: নিজ , Classification: ভাঙ্গা, Area: 0.05200000 Acre,	MOHAMMAD SALMAN SHAIKH
L9 LR Plot No:- 2002, LR Khatian No:- 10448	Owner: আরশাদ আপি মল্লিক , Gurdian: ইউনুস আপি মল্লিক, Address: নিজ , Classification: জোকা, Area: 0.03200000 Acre,	ARSAD ALI MALLICK
L10 LR Plot No:- 2002/3825, LR Khatian No:- 10448	Owner: আরশাদ আপি মল্লিক , Gurdian: ইউনুস আপি মল্লিক, Address: নিজ , Classification: ভাঙ্গা, Area: 0.05200000 Acre,	ARSAD ALI MALLICK

Endorsement For Deed Number : I - 020303541 / 2022

Regulation (Rule 43, W.B. Registration Rules 1962)

of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48

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

Registration at 13:55 hrs on 05-04-2022, at the Office of the A.D.S.R. Bardhaman by MOHAMMAD

one of the Executants.

Market Value (WB PUVI rules of 2001)

the market value of this property which is the subject matter of the deed has been assessed at Rs

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

Execution is admitted on 05/04/2022 by 1. MOHAMMAD SALMAN SHAIKH, Son of Late ABDUL GAFFAR SEKH, 62/8

ALAM NAGAR CENTRAL SCHOOL STREET, P.O: RAJBATI, Thana: Bardhaman

Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by Profession Business, 2. MD HUSAIN

ALAM SHA SHAIKH, Son of ALAM SHA ABDUL KHALEK, PANDUA, P.O: PANDUA, Thana: Pandua, , Hooghly, WEST

BENGAL, India, PIN - 712147, by caste Muslim, by Profession Business, 3. MD MOTIAR RAHAMAN, Alias Mr

MOTIAR RAHAMAN, Son of MOHAMMAD ALI, SATGHARIA, P.O: PANDUA, Thana: Pandua, , Hooghly, WEST

BENGAL, India, PIN - 712149, by caste Muslim, by Profession Business, 4. MD MAFIJUR RAHAMAN, Son of

MAHAMMAD MOTIAR RAHAMAN, SATGHARIA, P.O: PANDUA, Thana: Pandua, , Hooghly, WEST BENGAL, India,

PIN - 712149, by caste Muslim, by Profession Business

Indetified by SK SARIF, , , Son of SK MANSUR ALI, KORIA, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession

Law Clerk

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

Execution is admitted on 05-04-2022 by MOHAMMAD SALMAN SHAIKH, DIRECTOR, SAMIMA CONSTRUCTION

PVT LTD (Others), PANDUA, City:- Not Specified, P.O:- PANDUA, P.S:-Pandua, District:-Hooghly, West Bengal,

India, PIN:- 712149

Indetified by SK SARIF, , , Son of SK MANSUR ALI, KORIA, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession

Law Clerk

Executed by Attorney

Execution by MD MAFIJUR RAHAMAN, , Son of MAHAMMAD MOTIAR RAHAMAN, SATGHARIA, P.O: PANDUA,

Thana: Pandua, , Hooghly, WEST BENGAL, India, PIN - 712149, by caste Hindu, by profession Business as the

constituted attorney of ARSAD ALI MALLICK DAKSHIN DURGAPUR CHHOTA BAHARKULI, P.O: BAHARKULI,

Thana: Bardhaman

, , Purba Bardhaman, WEST BENGAL, India, PIN - 712146 is admitted by him

Indetified by SK SARIF, , , Son of SK MANSUR ALI, KORIA, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Muslim, by profession

Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees

paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 05/04/2022 11:34AM with Govt. Ref. No: 192022230001703628 on 05-04-2022, Amount Rs: 14/-, Bank: SBI

EPay (SBIPay), Ref. No. 6921767467822 on 05-04-2022, Head of Account 0030-03-104-001-16

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0203-2022, Page from 92959 to 93021
being No 020303541 for the year 2022.



Digitally signed by Sanjit Sardar
Date: 2022.04.19 13:37:20 +05:30
Reason: Digital Signing of Deed.

San

(Sanjit Sardar) 2022/04/19 01:37:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.

(This document is digitally signed.)