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पश्चिम बंगाल WEST BENGAL

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18/04/2022
(2) 1152988 hon.

Certified that the Endorsement
Sheet / Sheets and Signature Sheet /
Sheets attached to this Document
are part of the Document itself.

Addl. Dist. Sub-Registrar
Bolgpur, Birbhum

18 APR 2022

19 APR 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT made on this 12th day of April Two Thousand and
Twenty-Two (2022),

BETWEEN

14/2/2020
14/2/2020

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संस्कृत-भाषा-विभाग

५७३३ नाम वक्रावर्तः

ਉ.ਦਿ. ਨੰ. _____

विज्ञान विभाग, दिल्ली

(Signature)

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on
Sawyer, Kenneth Roy
R. Titograd

06 APR 2022

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Addl. Dist. Sub-Registrar
Bolpur, Birbhum

18 APR 2022

ABSAR ALI ALIAS HAZI ABSAR ALI, (PAN NO. ACQPA6409B) (AADHAAR NO. 881629867574), son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality - Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin - 731204, District - Birbhum, West Bengal, hereinafter called and referred to as the **"LANDOWNER"** (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, successors, representatives and assigns) of the **FIRST PART.**

A N D

"JAGANNATH CONSTRUCTION", a proprietorship firm, having its principal office at 83/A, Chandra Master Road, P.O.-Nona Chandanpukur, Barrackpore, P.S. - Titagarh, District 24 Parganas (N), Kolkata -700122, being represented by its proprietor for the time being, namely **SRI PRASANTA KUMAR RAY, (PAN NO.:- AIHPR4083K) (AADHAAR NO. 646991172141),** son of Sri Pabitra Kumar Ray, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 83/A, Chandra Master Road, P.O. Nonachandanpukur, P.S. Titagarh, Pin - 700122, District - North 24 Parganas, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to include its successor-in-office and assigns) of the **OTHER PART.**

WHEREAS one Samsul Huda, son of Abu Tahar Molla, of Village - Kendradangal, P.O. Sattor, P.S. Panrui, District - Birbhum, Pin - 731123 was the recorded owner of piece and parcel of land, comprised in R.S./L.R. Dag No. 3264, 3360, 3362, 3363, 3368, 3367/3703, 3361/3704, 3361/3991, all under L.R. Khatian No. 607, lying and situated at Mouza - Kendradangal, J.L. No. 57, P.S. Panrui, District - Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispendens whatsoever in nature.

AND WHEREAS while enjoying the right, title and interest over the aforesaid piece and parcel of land, said Samsul Huda died intestate leaving behind his four sons namely, Nazrul Islam Molla, Khairul Alam Molla, Ajijul Islam Molla, Soleman Molla and five daughters



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namely, Jibonnesha Begum, Samsunnehar Begum, Amena Begum, Mariyam Begum and Khaijunnesha Begum as his legal heirs and successors to inherit the aforesaid property left by deceased Samsul Huda.

AND WHEREAS in the manner as stated above by way of inheritance said Nazrul Islam Molla, Khairul Alam Molla, Ajijul Islam Molla, Soleman Molla, Jibonnesha Begum, Samsunnehar Begum, Amena Begum, Mariyam Begum and Khaijunnesha Begum became were became the the joint owners in respect of the aforesaid property and were paying taxes and khajnas to the concern government authority time to time on regular basis.

AND WHEREAS one Joleka Bibi, wife of Abu Tahar Molla, of Village – Kendradangal, P.O. Sattor, P.S. Panrui, District – Birbhum, Pin – 731123 was the recorded owner of piece and parcel of land, comprised in R.S./L.R. Dag No. 3363, under L.R. Khatian No. 251, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispensens whatsoever in nature.

AND WHEREAS while enjoying the right, title and interest over the aforesaid piece and parcel of land, said Joleka Bibi died intestate leaving behind his two sons namely, Moktar Molla and Samsul Huda as her legal heirs and successors to inherit the aforesaid property left by deceased Joleka Bibi.

AND WHEREAS while enjoying the right, title and interest over his undivided half share of the aforesaid piece and parcel of land, said Samsul Huda died intestate leaving behind his four sons namely, Nazrul Islām Molla, Khairul Alam Molla, Ajijul Islam Molla, Soleman Molla and five daughters namely, Jibonnesha Begum, Samsunnehar Begum, Amena Begum, Mariyam Begum and Khaijunnesha Begum as his legal heirs and successors to inherit the aforesaid property left by deceased Samsul Huda.

AND WHEREAS in the manner as stated above by way of inheritance said Nazrul Islam Molla, Khairul Alam Molla, Ajijul Islam Molla, Soleman Molla, Jibonnesha Begum, Samsunnehar Begum, Amena Begum, Mariyam Begum and Khaijunnesha Begum became were became the the joint owners in respect of the aforesaid property and were paying taxes and khajnas to the concern government authority time to time on regular basis.



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AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 15th Day of November, 2017 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2017, Pages from 155355 to 155379, Being No. 030308035 for the year 2017, while seized and possessed entitled to the aforesaid land, said Soleman Molla, Jibonnesha Begum, Samsunnehar Begum, Amana Begum, Mariyam Begum and Khajunnesha Begum therein called and referred to as the Vendors sold, transferred and conveyed their undivided share out of the total land i.e. ALL THAT piece and parcel of land measuring about 8.61 (Eight point Sixty One) Decimal more or less, comprised in R.S./L.R. Dag No. 3264 and another piece and parcel of land measuring about 1.60 (One Point Sixty) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land measuring about 9.17 (Nine point Seventeen) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, and another piece and parcel of land measuring about 3.22 (Three point Twenty Two) Decimal more or less, comprised in R.S./L.R. Dag No. 3363 and another piece and parcel of land measuring about 1.61 (One point Sixty One) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3704 i.e. total land measuring about 24.21 (Twenty Four point Twenty One) Decimal, all under L.R. Khatian No. 607 and ALL THAT piece and parcel of land measuring about 2 (Two) Decimal more or less, comprised in R.S./L.R. Dag No. 3363, under L.R. Khatian No. 251, both the property lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 15th Day of November, 2017, Being No. 030308035 for the year 2017, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 26.21 (Twenty Six point Twenty One) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS again, by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 22nd Day of November, 2017 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2017, Pages from 158305 to 158320, Being No. 030308184 for the year 2017, while seized and possessed entitled to the aforesaid land, said Khairul Alam Molla therein called and referred to as the Vendor sold, transferred and conveyed their undivided share out of the total land i.e. ALL THAT piece and parcel of land measuring about 2.46 (Two point Forty Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3264 and another piece and parcel of land measuring about 0.46 (Zero Point Forty Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land measuring about 2.46 (Two point Forty Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, i.e. total land measuring about 5.38 (Five point Thirty Eight) Decimal more or less, all under L.R. Khatian No. 607, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 22nd Day of November, 2017, Being No. 030308184 for the year 2017, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 5.38 (Five point Thirty Eight) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS again, by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 17th Day of August, 2017 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2017, Pages from 120605 to 120618, Being No. 030306306 for the year 2017, while seized and possessed entitled to the aforesaid land, said Khairul Alam Molla therein called and referred to as the Vendor sold, transferred and conveyed their undivided share out of the total land i.e. ALL

THAT piece and parcel of land measuring about 0.46 (Zero point Forty Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3704 and another piece and parcel of land measuring about 0.92 (Zero Point Ninety Two) Decimal more or less, comprised in R.S./L.R. Dag No. 3363 and another piece and parcel of land measuring about 0.46 (Zero point Forty Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3367/3703, i.e. total land measuring about 1.84 (One point Eighty Four) Decimal more or less, all under L.R. Khatian No. 607, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality - Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin - 731204, District - Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 17th Day of August, 2017, Being No. 030306306 for the year 2017, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 1.84 (One point Eight Four) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS one Hazi Masudar Rahaman, of Village – Kendradangal, P.O. Sattor, P.S. Panrui, District – Birbhum, Pin – 731123 was the recorded owner of piece and parcel of land, comprised in R.S./L.R. Dag No. 3363, under L.R. Khatian No. 469/1, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispensens whatsoever in nature.

AND WHEREAS while enjoying the right, title and interest over the aforesaid piece and parcel of land, said Hazi Masudar Rahaman died intestate leaving behind his only son namely, Maulana Amir Ali as his legal heir and successor to inherit the aforesaid property left by deceased Hazi Masudar Rahaman.

AND WHEREAS in the manner as stated above by way of inheritance said Maulana Amir Ali became the absolute owner in respect of the aforesaid property and was paying taxes and khajnas to the concern government authority time to time on regular basis.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 3rd Day of May, 2017 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2017, Pages from 59257 to 59269, Being No. 030303117 for the year 2017, while seized and possessed entitled to the aforesaid land, said Maulana Amir Ali therein called and referred to as the Vendor sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 10 (Ten) Decimal more or less, comprised in R.S./L.R. Dag No. 3363, under L.R. Khatian No. 469/1, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality - Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin - 731204, District - Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 3rd Day of May, 2017, Being No. 030303117 for the year 2017, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 10 (Ten) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS one Moktar Molla, son of Abu Tahar Molla, of Village – Kendradangal, P.O. Sattor, P.S. Panrui, District – Birbhum, Pin – 731123 was the recorded owner of piece and parcel of land, comprised in R.S./L.R. Dag No. 3360, 3361/3991, 3362, 3363, 3368, all under L.R. Khatian No. 474, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispendens whatsoever in nature.

AND WHEREAS one Joleka Bibi, wife of Abu Tahar Molla, of Village – Kendradangal, P.O. Sattor, P.S. Panrui, District – Birbhum, Pin – 731123 was the recorded owner of piece and parcel of land, comprised in R.S./L.R. Dag No. 3363, 3361/3991, under L.R. Khatian No. 251, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispensens whatsoever in nature.

AND WHEREAS while enjoying the right, title and interest over the aforesaid piece and parcel of land, said Joleka Bibi died intestate leaving behind his two sons namely, Moktar Molla and Samsul Huda as her legal heirs and successors to inherit the aforesaid property left by deceased Joleka Bibi.

AND WHEREAS while enjoying the right, title and interest over the aforesaid piece and parcel of land, said Moktar Molla died intestate leaving behind his three sons namely, Golam Mostafa Molla, Golam Kuddus Molla, Golam Mortuja Molla and four daughters namely, Aleya Begum, Sahana Begum, Sayeda Begum, Maleka Begum as his legal heirs and successors to inherit the aforesaid property left by deceased Moktar Molla.

AND WHEREAS in the manner as stated above by way of inheritance said Golam Mostafa Molla, Golam Kuddus Molla, Golam Mortuja Molla, Aleya Begum, Sahana Begum, Sayeda Begum and Maleka Begum were became the the joint owners in respect of the aforesaid property and were paying taxes and khajnas to the concern government authority time to time on regular basis.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 16th Day of March, 2018 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2018, Pages from 59445 to 59463, Being No. 030302888 for the year 2018, while seized and possessed entitled to the aforesaid land, said Golam Kuddus Molla, Golam Mortuja Molla therein called and referred to as the Vendors sold, transferred and conveyed their undivided share out of the total land i.e. ALL THAT piece and parcel of land measuring about 0.74 (Zero point Seventy Four) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land measuring about 1.40 (One Point Forty) Decimal more or less, comprised in

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R.S./L.R. Dag No. 3361/3991 and another piece and parcel of land measuring about 2.26 (Two point Seventy Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, and another piece and parcel of land measuring about 7.22 (Seven point Twenty Two) Decimal more or less, comprised in R.S./L.R. Dag No. 3363 and another piece and parcel of land measuring about 1.30 (One point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3368, all under L.R. Khatian No. 474 and ALL THAT piece and parcel of land measuring about 1.20 (One point Twenty) Decimal more or less, comprised in R.S./L.R. Dag No. 3363, and another piece and parcel of land measuring about 0.40 (Zero point Forty) comprised in R.S./L.R. Dag No. 3361/3991, both under L.R. Khatian No. 251, both the property lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality - Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin - 731204, District - Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 16th Day of March, 2018, Being No. 030302888 for the year 2018, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 15.02 (Fifteen point Zero Two) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS said Aleya Begum, Sahana Begum, Sayeda Begum, Maleka Begum and Golam Mostafa Molla duly mutated their names in the concern B.L.&L.R.O. records vide L.R. Khatian Nos. 1439, 1440, 1441, 1442 and 1443 respectively under R.S./L.R. Dag Nos. 3360, 3361/3991, 3362, 3363, 3368 and were enjoying their right, title and interest over the aforesaid property by paying rent, taxes, khajnas and other outgoings to the concern government authority time to time on regulat basis.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 16th Day of November, 2018 which was duly registered at the office of the Additional District Sub

Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303/2018, Pages from 198181 to 198205, Being No. 030309R93 for the year 2018, while seized and possessed entitled to the aforesaid land, said Aleya Begum, Sahana Begum, Sayeda Begum, Maleka Begum therein called and referred to as the Vendors sold, transferred and conveyed their undivided share out of the total land i.e. ALL THAT piece and parcel of land measuring about 0.30 (Zero point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land measuring about 0.30 (Zero Point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3991 and another piece and parcel of land measuring about 4 (Four) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, and another piece and parcel of land measuring about 3 (Three) Decimal more or less, comprised in R.S./L.R. Dag No. 3363 and another piece and parcel of land measuring about 0.30 (Zero point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3368, all under L.R. Khatian No. 474 at present 1439 AND ALL THAT piece and parcel of land measuring about 0.30 (Zero point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land measuring about 0.30 (Zero Point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3991 and another piece and parcel of land measuring about 4 (Four) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, and another piece and parcel of land measuring about 3 (Three) Decimal more or less, comprised in R.S./L.R. Dag No. 3363 and another piece and parcel of land measuring about 0.30 (Zero point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3368, all under L.R. Khatian No. 474 at present 1440 AND ALL THAT piece and parcel of land measuring about 0.30 (Zero point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land measuring about 0.30 (Zero Point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3991 and another piece and parcel of land measuring about 4 (Four) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, and another piece and parcel of land measuring about 3 (Three) Decimal more or less, comprised in R.S./L.R. Dag No. 3363 and another piece and parcel of land measuring about 0.30 (Zero point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3368, all under L.R. Khatian No. 474 at present 1441 AND ALL THAT piece and parcel of land measuring about 0.30 (Zero point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land measuring about 0.30 (Zero Point Thirty) Decimal more or less, comprised in R.S./L.R. Dag

No. 3361/3991 and another piece and parcel of land measuring about 4 (Four) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, and another piece and parcel of land measuring about 3 (Three) Decimal more or less, comprised in R.S./L.R. Dag No. 3363 and another piece and parcel of land measuring about 0.30 (Zero point Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3368, all under L.R. Khatian No. 474 at present 1442, i.e. total land area measuring about 31.60 (Thirty One point Sixty) Decimal more or less, the aforesaid property lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 16th Day of November, 2018, Being No. 030309893 for the year 2018, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 31.60 (Thirty One point Sixty) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 17th Day of December, 2018 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2018, Pages from 207333 to 207347, Being No. 030310351 for the year 2018, while seized and possessed entitled to the aforesaid land, said Golam Mostafa Molla therein called and referred to as the Vendor sold, transferred and conveyed his undivided share out of the total land i.e. ALL THAT piece and parcel of land measuring about 1 (One) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land measuring about 1 (One) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3991 and another piece and parcel of land measuring about 7 (Seven) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, and another piece and parcel of land measuring about 5 (Five) Decimal more or less, comprised in R.S./L.R. Dag No. 3363 and another piece and parcel of land measuring about 1 (One)

Decimal more or less, comprised in R.S./L.R. Dag No. 3368, all under L.R. Khatian No. 474 at present 1443, i.e. total land area measuring about 15 (Fifteen) Decimal more or less, the aforesaid property lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 17th Day of December, 2018, Being No. 030310351 for the year 2018, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 15 (Fifteen) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS one Nurnnehar Khatun, daughter of Abu Tahar Molla, of Village – Kendradangal, P.O. Sattor, P.S. Panrui, District – Birbhum, Pin – 731123 was the recorded owner of piece and parcel of land, comprised in R.S./L.R. Dag No. 3362, 3363, 3361/3705, 3361/3706, under L.R. Khatian No. 328, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispensens whatsoever in nature.

AND WHEREAS said Nurnnehar Khatun executed a registered General Power of Attorney dated 03.08.1997 and appointed her husband namely, Abul Hasnat, son of Late Kashedar Rahaman of Village – Kendradangal, P.O. Sattor, P.S. Panrui, District – Birbhum, Pin – 731123 as her lawful attorney to act on behalf of her which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. IV, Being No. 79.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 13th Day of April, 2018 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2018, Pages from 68400



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to 68416, Being No. 030303300 for the year 2018, while seized and possessed entitled to the aforesaid land, said Nurneehar Khatun therein called and referred to as the Vendors duly represented by her husband namely, Abul Hasnat sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 17 (Seventeen) Decimal more or less, comprised in R.S./L.R. Dag No. 3362 and another piece and parcel of land measuring about 6 (Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3363 and another piece and parcel of land measuring about 7 (Seven) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3705, and another piece and parcel of land measuring about 13 (Thirteen) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3706 i.e. total land measuring about 43 (Forty Three) Decimal more or less, all under L.R. Khatian No. 328, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 13th Day of April, 2018, Being No. 030303300 for the year 2018, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 43 (Forty Three) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS one Sri Sudhir Roy, son of Late Jibon Roy, of Village – Ballabhpur, P.O. Sriniketan, P.S. Bolpur, District – Birbhum, Pin – 731204 was the recorded owner of all that piece and parcel of land measuring about 3 (Three) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land measuring about 6 (Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3368 and another piece and parcel of land measuring about 26 (Twenty Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3705 and another piece and parcel of land measuring about 46 (Forty Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3706 i.e. total land measuring about 81

(Eighty One) Decimal more or less, all under L.R. Khatian No. 633, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispendens whatsoever in nature.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 20th Day of November, 2018 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2018, Pages from 197668 to 197685, Being No. 030309870 for the year 2018, while seized and possessed entitled to the aforesaid land, said Sri Sudhir Roy therein called and referred to as the Vendor sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 3 (Three) Decimal more or less, comprised in R.S./L.R. Dag No. 3360 and another piece and parcel of land measuring about 6 (Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3368 and another piece and parcel of land measuring about 26 (Twenty Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3705 and another piece and parcel of land measuring about 46 (Forty Six) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3706 i.e. total land measuring about 81 (Eighty One) Decimal more or less, all under L.R. Khatian No. 633, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 20th Day of November, 2018, Being No. 030309870 for the year 2018, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 81 (Eighty One) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS one Anisur Rahaman, Atiur Rahaman, Hafijur Rahaman, Hasibur Rahaman, Machhkura Bibi, Saidur Rahaman, Sk. Aliulla, Sk. Ajijur Rahaman, Sk. Bajlur Rahaman, Sk. Mujibar Rahaman and Sk. Sahidur Rahaman were the recorded owner of all that piece and parcel of land measuring about 28 (Twenty Eight) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, lying and situated at Mouza - Kendradangal, J.L. No. 57, P.S. Panrui, District - Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispendens whatsoever in nature

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 30th Day of January, 2013 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2013, Pages from 2289 to 2307, Being No. 030300511 for the year 2013, while seized and possessed entitled to the aforesaid land, said Anisur Rahaman, Atiur Rahaman, Hafijur Rahaman, Hasibur Rahaman, Machhkura Bibi, Saidur Rahaman, Sk. Aliulla, Sk. Ajijur Rahaman, Sk. Bajlur Rahaman, Sk. Mujibar Rahaman and Sk. Sahidur Rahaman therein called and referred to as the Vendors sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 28 (Twenty Eight) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, lying and situated at Mouza - Kendradangal, J.L. No. 57, P.S. Panrui, District - Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Indranil Bhattacharjya, son of Tapan Kumar Bhattacharjya, residing at Nalhati Pahar Para, P.S. Nalhati, Pin - 731243, District - Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS said Indranil Bhattacharjya duly mutated his name in the concern B.L.&L.R.O. records vide L.R. Khatian No. 1138 and was enjoying his right, title and interest over the aforesaid property by paying rent, taxes, khajnas and other outgoings to the concern government authority time to time on regulat basis.

AND WHEREAS one Mohammad Amir Ali and Sk. Monowar Hossain were the recorded owner of all that piece and parcel of land measuring about 38 (Thirty Eight) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, lying and situated at Mouza - Kendradangal, J.L.

No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispendens whatsoever in nature.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 12th Day of December, 2012 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2012, Pages from 4797 to 4808, Being No. 030310014 for the year 2012, while seized and possessed entitled to the aforesaid land, said Mohammad Amir Ali and Sk. Monowar Hossain therein called and referred to as the Vendors sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 38 (Thirty Eight) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Mehebur Rahaman, son of Late Md. Matlab Ali, residing at Nalhati Paschim Bidupara, P.S. Nalhati, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS said Mehebur Rahaman duly mutated his name in the concern B.L.&L.R.C. records vide L.R. Khatian No. 1137 and was enjoying his right, title and interest over the aforesaid property by paying rent, taxes, khajnas and other outgoings to the concern government authority time to time on regulat basis.

AND WHEREAS one Amal Kumar Patar, Anu Bala Patar, Bimal Kumar Patar, Krishna Chandre Patar, Manik Patar, Mukti Pada Patar, Shyamal Patar were the recorded owner of all that piece and parcel of land measuring about 34 (Thirty Four) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3706, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispendens whatsoever in nature.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 21st Day of September, 2012 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2012, Pages from 361

to 375, Being No. 030308237 for the year 2012, while seized and possessed entitled to the aforesaid land, said Amal Kumar Patar, Anu Bala Patar, Bimal Kumar Patar, Krishna Chandra Patar, Manik Patar, Mukti Pada Patar and Shyamal Patar therein jointly called and referred to as the Vendors sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about about 34 (Thirty Four) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3706, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Tapas Kumar Dutta, son of Binode Bihari Dutta, residing at Parbati Tala Para, Nalhati, Ward No. 10, P.S. Nalhati, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS said Tapas Kumar Dutta duly mutated his name in the concern B.L.&L.R.O. records vide L.R. Khatian No. 1128 and was enjoying his right, title and interest over the aforesaid property by paying rent, taxes, khajnas and other outgoings to the concern government authority time to time on regular basis.

AND WHEREAS by virtue of a registered Agreement for Sale dated 29th Day of September, 2016 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2016, Pages from 139706 to 139728, Being No. 030307124 for the year 2016, while seized and possessed entitled to the aforesaid land, said (1) Sri Indranil Bhattacharjya therein called and referred to as the Vendor agreed to sell, transfer and convey the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 28 (Twenty Eight) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, under L.R. Khatian No. 1138, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat & (2) Mehebur Rahaman therein called and referred to as the Vendor agreed to sell, transfer and convey the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 38 (Thirty Eight) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, under L.R. Khatian No. 1137, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat & (3) Sri Tapas Kumar Dutta, therein called and referred to as the Vendor agreed to sell, transfer and convey the aforesaid land i.e. ALL

THAT piece and parcel of land measuring about 34 (Thirty Four) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3706, under L.R. Khatian No. 1128, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 28th Day of December, 2016 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2016, Pages from 164798 to 164819, Being No. 030308440 for the year 2016, while seized and possessed entitled to the aforesaid land, said (1) Sri Indranil Bhattacharjya therein called and referred to as the Vendor sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 28 (Twenty Eight) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, under L.R. Khatian No. 1138, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat & (2) Mehebur Rahaman therein called and referred to as the Vendor sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 38 (Thirty Eight) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, under L.R. Khatian No. 1137, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat & (3) Sri Tapas Kumar Dutta, therein called and referred to as the Vendor sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 34 (Thirty Four) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3706, under L.R. Khatian No. 1128, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O.

& P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Agreement for Sale dated 29th Day of September, 2016, Being No. 030307124 for the year 2016 and registered Deed of Conveyance (Bengali Kobala) dated 28th Day of December, 2016, Being No. 030308440 for the year 2016, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 100 (One Hundred) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS one Kerima Khatun, wife of Ekramul Haque was the owner of all that piece and parcel of land measuring about 13 (Thirteen) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3706, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispensens whatsoever in nature.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 5th Day of April, 2021 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2021, Pages from 87580 to 87596, Being No. 030303924 for the year 2021, while seized and possessed entitled to the aforesaid land, said Kerima Khatun, therein called and referred to as the Vendor sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 13 (Thirteen) Decimal more or less, comprised in R.S./L.R. Dag No. 3361/3706, under L.R. Khatian No. 155, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances and/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 5th Day of April, 2021, Being No. 030303924 for the year

2021, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 13 [Thirteen] Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 5th Day of June, 2017 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2017, Pages from 131081 to 131120, Being No. 030306840 for the year 2017, one Atiur Rahaman, Hasibur Rahaman, Hafijur Rahaman, Anisur Rahaman, Saidur Rahaman, Machhakura Bibi, Sk Mujibar Rahaman, Sk Ajijur Rahaman, Sk Bajlur Rahaman, Sk Sahidur Rahaman, Amanul Haque, Jamirul Haque therein jointly called and referred to as the Vendor sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 5 (Five) Decimal more or less, comprised in R.S./L.R. Dag No. 3363, under L.R. Khatian Nos. 356, 449, 240, 687, 247, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 5th Day of June, 2017, Being No. 030306840 for the year 2017, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 5 (Five) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 10th Day of January, 2013 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Pages from 1818 to 1831, Being No. 00122

for the year 2013, one Iten Bauri, Jummatun Bibi, Lakshi Bauri, Mahana Bauri, Sagar Bauri, Shyamla Bauri therein jointly called and referred to as the Vendor sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 30 (Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, under L.R. Khatian Nos. 650, 65, 148, 155, 328, 474, 607, 1137, 1138, lying and situated at Mouza - Kendradangal, J.L. No. 57, P.S. Panrui, District - Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances at/or for a valuable consideration mentioned therein, unto and in favour of Subhadip Das, son of Sachidulal Das, by faith - Hindu, occupation - Business, by Nationality - Indian, residing at Nalhati, P.O. & P.S. Nalhati, Pin - 731243, District - Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 23rd Day of June, November, 2016 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2016, Pages from 155679 to 155691, Being No. 030307886 for the year 2016, said Subhadip Das therein called and referred to as the Vendor sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about 30 (Thirty) Decimal more or less, comprised in R.S./L.R. Dag No. 3362, under L.R. Khatian Nos. 650, 65, 148, 155, 328, 474, 607, 1137, 1138, lying and situated at Mouza - Kendradangal, J.L. No. 57, P.S. Panrui, District - Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances and/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality - Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin - 731204, District - Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 23rd Day of June, November, 2016, Being No. 030307886 for the year 2016, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 30 (Thirty) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS one Anarul Haque & others were the recorded owner of all that piece and parcel of land measuring about 9 (Nine) Decimal more or less, comprised in R.S./L.R. Dag No. 3377, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, as per record of rights, free from all sorts of encumbrances, charges, liens, lispendens whatsoever in nature.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 18th Day of January, 2012 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2012, Pages from to, Being No. 030300373 for the year 2012, while seized and possessed entitled to the aforesaid land, said Anarul Haque & others therein jointly called and referred to as the Vendors sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about about 9 (Nine) Decimal more or less, comprised in R.S./L.R. Dag No. 3377, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances and/or for a valuable consideration mentioned therein, unto and in favour of Mukul Sarkar, son of Late Krishnagopal Sarkar, residing at Surul, P.O. Sriniketan, P.S. Bolpur, Pin – 731236, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS said Mukul Sarkar duly mutated his name in the concern B.L.&L.R.O. records vide L.R. Khatian No. 1078, under L.R. Dag No. 3377 and was enjoying his right, title and interest over the aforesaid property by paying rent, taxes, khajnas and other outgoings to the concern government authority time to time on regulat basis.

AND WHEREAS by virtue of a registered Deed of Conveyance (Bengali Kobala) dated 22nd Day of July, 2019 which was duly registered at the office of the Additional District Sub Registrar at Bolpur and recorded in Book No. 1, Volume No. 0303-2019, Pages from 124092 to 124107, Being No. 030306117 for the year 2019, while seized and possessed entitled to the aforesaid land, said Sri Mukul Sarkar therein called and referred to as the Vendor sold, transferred and conveyed the aforesaid land i.e. ALL THAT piece and parcel of land measuring about about 9 (Nine) Decimal more or less, comprised in R.S./L.R. Dag No. 3377,

under L.R. Khatian No. 1078, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, free from all sorts of encumbrances and/or for a valuable consideration mentioned therein, unto and in favour of Hazi Absar Ali, son of Late Md Jakir Hossain, by faith - Muslim, occupation - Business, by Nationality – Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin – 731204, District – Birbhum, West Bengal, therein called and referred to as the Purchaser absolute and forever.

AND WHEREAS thus in the manner as stated above, by way of a registered Deed of Conveyance (Bengali Kobala) dated 22nd Day of July, 2019, Being No. 030306117 for the year 2019, said Hazi Absar Ali become the absolute owner of piece and parcel of land measuring about 9 (Nine) Decimal more or less and thereafter he is paying panchayat rent, taxes, khajnas and other outgoings to the competent authority time to time regularly in respect of their aforesaid land.

AND WHEREAS said Hazi Absar Ali duly mutated his name in the concern B.L.&L.R.O. records vide L.R. Khatian No. 1347, under L.R. Dag Nos. 3264, 3360, 3362, 3363, 3368, 3367/3703, 3361/3704, 3361/3706, 3361/3705, 3361/3391, 3268 and is enjoying his right, title and interest over the aforesaid property by paying rent, taxes, khajnas and other outgoings to the concern government authority time to time on regulat basis.

AND WHEREAS said Hazi Absar Ali duly mutated his name in the concern B.L.&L.R.O. records vide L.R. Khatian No. 1508, under L.R. Dag Nos. 3377 and is enjoying his right, title and interest over the aforesaid property by paying rent, taxes, khajnas and other outgoings to the concern government authority time to time on regulat basis.

AND WHEREAS the Landowner is lawful owner in respect of the entire property being **ALL THAT** piece and parcel of total land measuring about 386.05 (Three Hundred Eighty Six point zero Five) Decimal more or less, comprised in R.S./ L.R. Dag Nos. 3264, 3360, 3362, 3363, 3368, 3367/3703, 3361/3704, 3361/3706, 3361/3705, 3361/3391, 3268, 3377 under L.R. Khatian Nos. 607, 251, 469/1, 474, 1439, 1440, 1441, 1442, 1443, 328, 633, 1137, 1138, 1128, 356, 449, 240, 687, 247 at present L.R. Khatian No. 1347, 1508, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat.

TOGETHER WITH all rights, liberties and easements including the easement of egress and ingress and otherwise all common rights and facilities available in the said plot of land free from all encumbrances, charges, mortgages, liens, attachments etc.

AND WHEREAS while thus being absolutely seized and possessed of or otherwise well and sufficiently to the said schedule Land as the absolute owner thereof the Party hereto of the First Part have expressed its desire to develop the said a part of the aforesaid land being ALL THAT piece and parcel of land measuring about 211.84 (Two Hundred Eleven point Eighty Four) Decimal more or less, comprised in R.S./ L.R. Dag Nos. 3362, 3363, 3361/3704, 3361/3703, 3361/3705, 3361/3706, 3377 under L.R. Khatian Nos. 607, 251, 469/1, 474, 1439, 1440, 1441, 1442, 1443, 328, 633, 1137, 1138, 1128, 356, 449, 240, 687, 247 at present L.R. Khatian No. 1347, 1508 lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat more fully and particularly described in the **SCHEDULE "A"** hereunder written, hereinafter called the said property by construction of a housing project consisting of several villa/s, studio apartment/s and related infrastructure thereon, through any recognized Developer who have got the clear knowledge and experience about developing land and building in and around the city of Kolkata.

AND WHEREAS having come to know the aforesaid intention of the Owner herein, the party hereto of the Other Part i.e. the Developer/Promoter herein have also expressed it's desire before the Owner herein to take up the task of development of the said Schedule "A" Land in accordance with the sanctioned plan to be obtained from Sattor Gram Panchayat.

NOW THIS AGREEMENT WITNESSETH AND IT'S HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

ARTICLE – I, DEFINITIONS

1. OWNER : shall mean the said ABSAR ALI ALIAS HAZI ABSAR ALI ALIAS HAZI SK ABSAR ALI, (PAN NO. ACQPA6409B) (AADHAAR NO. 881629867574), son of Late Md Jakir Hossain,

by faith - Muslim, occupation - Business, by Nationality - Indian, residing at Bhubandanga, P.O. & P.S. Bolpur, Pin - 731204, District - Birbhum, West Bengal, and his legal heirs, successors, legal representatives and assigns.

2. DEVELOPER : shall mean "**JAGANNATH CONSTRUCTION**", a proprietorship firm, having its principal office at 83/A, Chandra Master Road, P.O.-Nona Chandanpukur, Barrackpore, P.S -Titagarh, District 24 Parganas (N), Kolkata -700122, being represented by its proprietor for the time being, namely **SRI PRASANTA KUMAR RAY, (PAN NO.:- AIHPR4083K) (AADHAAR NO. 646991172141)**, son of Sri Pabitra Kumar Ray, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 83/A, Chandra Master Road, P.O. Nonachandanpukur, P.S. Titagarh, Pin - 700122, District - North 24 Parganas, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its successor-in-office and assigns) -

3. PREMISES : shall mean **ALL THAT** piece and parcel of land measuring about 211.84 (Two Hundred Eleven point Eighty Four) Decimal more or less, comprised in R.S./ L.R. Dag Nos. 3362, 3363, 3361/3704, 3367/3703, 3361/3705, 3361/3706, 3377 under L.R. Khatian Nos. 607, 251, 469/1, 474, 1439, 1440, 1441, 1442, 1443, 328, 633, 1137, 1138, 1128, 356, 449, 240, 687, 247 at present L.R. Khatian No. 1347, 1508, lying and situated at Mouza - Kendradangal, J.L. No. 57, P.S. Panrui, District - Birbhum, within the ambit of Sattor Gram Panchayat, more fully and particularly described in the **SCHEDULE "A"** hereunder written.

4. PROJECT : shall mean the various types of villas, studio apartments constructed at the said premises in accordance with plan sanctioned by the appropriate authorities.

5. COMMON FACILITIES AND AMENITIES : shall mean Club house, Children Park, Small Play Ground, Road width 16 feet, 24 Hours Security, 24 Hours water supply, 24 Hours Pick up and Drop Facility, Swimming Pool, Walk Pathway, Small Pond, Flower Garden, location

enjoyment maintenance and/or management of the project, which is more fully described in the Schedule "C" herein under written.

6. **COMMON EXPENSES** : would mention more fully described in the Schedule "G" hereunder written.

7. **SALEABLE SPACE** : shall mean the villa/s, studio apartment/s in the project available for independent use and occupation after making the provisions for common facilities and space required.

8. **OWNERS' ALLOCATION** : Shall mean Owner shall be entitled to receive:

The Owner shall be entitled to receive 35% Floor Area Ratio in the villa/s and studio apartment/s(excluded common share of lift ,lobby,stair) in the proposed new project to be constructed by the Developer according to the Scheduled Land.

That the Developer shall pay to the Owner as interest free refundable security deposit of Rs. 40,00,000/- (Rupees Forty Lakhs) only at the time of signing of this Development Agreement.

That the building plan shall be sanctioned by the Developer at their own costs from the Sattor Gram Panchayat.

That after receiving of this building sanctioned plan from the Sattor Gram Panchayat, the parties shall execute a further supplementary Agreement for the purpose of demarcation of their respective allocated area.

That developer shall have right to amalgamate adjacent plots of other owners with plot of the landowner.

The Owner shall hand over all the original documents to the Developer for obtaining the sanction building plan from the Sattor Gram Panchayat and the Developer will keep all the documents till completion of the project after which the same shall be handed over to the owner's association to be formed by the proposed owners of the said project.

The developer shall also construct, erect and complete at their own costs the entire common facilities and amenities for the said villas, studio apartments.

The developer shall have no right, title and interest whatsoever in the farmer's allocation and undivided proportionate share pertaining thereto in the land in respect of facilities and amenities, in terms of the farmer's allocation.

The developer shall have no right or claim for payment or reimbursement of any costs expenses or charges incurred towards construction of farmer's allocation and of the undivided proportionate share in common facilities and amenities.

9. DEVELOPER'S ALLOCATION : shall mean All THAT remaining with group (V) of the project of the total constructed area consisting of Villas/Independent apart. with 2/200 Apartments / any floor/specified area as well as other apart. areas in the group V, to be allotted to the Developer as Developer's allocation, save and except the area shown in the Owner's allocation specified herein above, in accordance with the terms and conditions of this presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Developer.

10. ARCHITECT : shall mean the person or persons who may be appointed by the Developer for designing and planning of the said building.

11. BUILDING PLAN : shall mean the Building sanction to be sanctioned by the Panchayat with such alteration or modifications as may be made by the Developer from time to time.

12. TRANSFEREE: shall mean the person, firm, limited company association or persons to whom any space in the building shall be transferred.

13. WORDS IMPARTING: singular shall include plural vice-versa.

14. WORDS IMPARTING: masculine gender shall include feminine and neuter genders; likewise word imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

ARTICLE – II, COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from
..... day of 2022.

ARTICLE – III, OWNERS' REPRESENTATIONS

1. The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrance's attachment and liens whatsoever.
2. The said premises is not vested under the land ceiling Act.
3. There is no bar for and on behalf of the Owner to enter into this Agreement or otherwise to transfer their properties.
4. There is no impediment to obtain plan of the premises of the Owner.
5. That the land owner declares that the said premises more fully described in the schedule- A below is free from all encumbrances and the owner has not made any Agreement or Agreements for sale or any liens or mortgage or any sort of transfer to any person or persons has been made earlier and if the owners appear to have been made any agreement with any person and/or persons in respect of the schedule property that will be treated as cancelled and void on signing of this Agreement.

ARTICLE – IV, DEVELOPER'S RIGHT

1. The Owner hereby grants subject to what has been hereinafter provided the exclusive right to the developer to build, construct, erect and complete the said project comprising the various sizes of villas, studio apartment in order to sell the said villa/studio apartment to the member of the public for their residential purpose by entering into agreements for sell and/or transfer and/or construction in respect of the Developer's allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the developer with the approval of the Owner.

2. The developer shall be entitled to prepare modify or alter the plan with approval of the Owner and to submit the same to the appropriate authorities in the name of the Owner at its own costs and developer shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities for construction of the building at the said premises provided however that developer shall be exclusively entitled to all refunds of any or all payments and/or deposits paid by the developer. The Developer shall at its own cost construct the villas, studio apartments in accordance with the sanction plan duly sanctioned by Sattor Gram Panchayat and shall deposit all the sanction fees, water connection fees, drainage connection fees.

3. Nothing in these presents shall be construed as a demise or assignment or transfer by the Owner of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in favour of the developer other than an exclusive license to the developer to sell the Villas/Studio apartments area of the said premises in terms thereof and to deal with the developer's allocation in building to be constructed thereon in the manner and subject to the terms hereafter stated.

ARTICLE – V, APPARENT CONSIDERATION

1. In consideration of the Owner having agreed to permit the developer to sell the Villas/Studio Apartments area of the Developer's allocation of the said premises and construct, erect and complete the project at the said premises the developer agrees: -

- a) At their own costs shall obtain all necessary permissions and/or approvals and/or consents.
- b) In respect of the construction of the project to pay costs of supervision of the development and construction of the Owner's and the Developer's allocation in the proposed new project to be constructed at the said premises.
- c) To bear all costs charges and expenses for construction of the project at the said premises.
- d) Allocate the Owner of it's allocation in the building to be constructed at the said premises within 30 (Thirty) months which shall be calculated after 6 (six) month from the date of signing of this agreement, with a further period of 6 (Six) months, the building sanction plan shall obtain from Sattor Gram Panchayat. Ownershould handover(Land) of the free and

vacant physical possession for construct of the new building to the Developer, is the essence of contract.

c) No extra cost will be charged from land owner's allocation for transformer & mother meter.

ARTICLE - VI, OWNERS' ALLOCATION

1. **OWNERS' ALLOCATION:** Shall mean Owner shall be entitled to receive:

The Owner shall be entitled to receive 35% Floor Area Ratio in the villa/s and studio apartment/s(excluded common share of lift, lobby, stair) in the proposed new project to be constructed by the Developer according to the Scheduled Land. The 35% Floor Area should be specified at supplementary Agreement.

That the Developer shall pay to the Owner as interest free refundable security deposit of Rs. 40,00,000/- (Rupees Forty Lakh) only at the time of signing of this Development Agreement.

~~Security deposit will be adjustable to Rs. Two thousands two hundred per square feet of covered area.~~

That the building plan shall be sanctioned by the Developer at their own costs from the Sattor Gram Panchayat.

That after receiving of this building sanctioned plan from the Sattor Gram Panchayat, the parties shall execute a further supplementary Agreement for the purpose of demarcation of their respective allocated area.

That developer shall have right to amalgamate adjacent plots of other owners with plot of the landowner.

The Owner shall hand over all the original documents to the Developer for obtaining the sanction building plan from the Sattor Gram Panchayat and the Developer will keep all the documents till completion of the project after which the same shall be handed over to the owner's association to be formed by the proposed owners of the said project.

The developer shall also construct, erect and complete at their own costs the entire common facilities and amenities for the said villas, studio apartments.

JAGANNATH CONSTRUCTION
Proposed to be made by
Panchayat

M. J. J. J.
G. J. J. J.

The developer shall have no right, title and interest whatsoever in the Owners' allocation and undivided proportionate share pertaining thereof in the land in common facilities and amenities, in terms of the Owner's allocation.

The developer shall have no right or claim for payment or reimbursement of any costs expenses or charges incurred towards construction of Owner's allocation and of the undivided proportionate share in common facilities and amenities.

ARTICLE – VII, DEVELOPER'S ALLOCATION

In consideration of the above details, the developer shall be entitled to ALL THAT remaining 65% portion (Floor areas) of the project of the total constructed area consisting of residential Villas and studio apartments (excluded common share of lift ,lobby,stair)of the Project is to be allotted to the Developer as Developer's allocation, save and except the area stated in the Owner's allocation specified herein above, in accordance with the terms and conditions of this presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Developer and the developer shall be entitled to enter into agreement for sell and transfer its own name with any transferees for their residential villas, & studio apartments purpose in the form of individual villas and studio apartment areas and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose of entering into such agreement it shall not be obligatory on part of the developer to obtain any further consent of the Owner and this agreement by itself shall be treated as consent by the Owner provided however the developer will not be entitled to deliver possession of developer's allocation to any of its transferees until the developer shall make over possession of the Owner's allocation and comply with all other obligations of the developer to the Owner under this agreement.

ARTICLE – VIII, PROCEDURE

1. The Owner shall grant to the developer and/or his nominee or nominees a Registered Development Power of Attorney as may be required for the purpose of obtaining the

sanctions from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities. It is further stated that the said Power of Attorney shall include to sale any villas or studio apartment's to any intending purchaser or purchasers save and except the said constructed area of the Owners Allocation.

2. That the land owner shall at the request of the Developer shall sign, execute all such further necessary Deeds, papers, documents, writings for completion of construction works and/or sale of villas/studio apartments/spaces/portions of the said project of developer's allocation only provided always that the developer shall have every right to enter into any agreement for sale and/or collect the consideration money either in art or in full from the Purchaser or Purchasers and the Developer shall be entitled to sign, execute such deeds, agreement for sale as the constructed Attorney of the said land owner.
3. The land owner shall not do any act, deeds or things, whereby the Developer shall face any obstruction or hindrance to carry out construction of the project smoothly or to sell out villas/studio apartments/spaces etc. of whatever nature to the intending buyer or buyers of Developer's allocation.

ARTICLE - IX, CONSTRUCTION

1. The developer shall be solely and exclusively responsible for construction of the said project.
2. The Developer will indemnify the Owner from the third Party claim or demand, damages, etc in respect of the said construction work.
3. The Developer hereby agrees and covenants with the land owners not to violate or contravene any of the provisions or rules applicable to construction of the proposed project and furthermore, not to do any act, deed or things whereby the land owners are prevented from their right, title and interest vested in the property mentioned herein.

ARTICLE - X, SPACE ALLOCATION

1. After completion of the project the Owner shall be entitled to obtain physical possession of the Owner's allocation and the balance constructed area and other portions of the said project shall belong to the developer.
2. Subject as aforesaid and subject to Owner's allocation and undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said project and the open space shall exclusively belong to the Owner and the developer contained herein, according to their respective proportionate share.
3. The Owner shall be entitled to transfer or otherwise deal with it's own allocation in the project without any claim whatsoever of the developer after due payment of the taxes, GST as applicable by the law of the time being.
4. The developer shall be exclusively entitled to the developer's allocation in the project with exclusive right to get it registered from the Owner in the name of his nominee/nominees without any right claim or interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation, to be transferred to its nominee/noninees.

ARTICLE - XI, PROJECT

1. The developer shall at its own cost construct, erect and complete the project comprised of various types of Villas, studio apartments and common facilities and amenities at the said premises in accordance with the plan to be sanctioned by the competent authority and the building would be constructed with good and standard materials as may be specified by the architect from time to time, such construction of the project shall be completed entirely by the developer within 30 (Thirty) months which shall be calculated after 6 (six) month from the date of signing of this agreement, with a further period of 6 (Six) months, the project sanction plan shall be obtained from Sattor Gram Panchayat for construction of the villas, studio apartment and other spaces by the Developer.
2. The decision of the architect regarding the quality of the materials shall be final and binding between the parties hereto.

3. The developer shall erect the said villas, studio apartment and common amenities and spaces in the project at its own cost as per specification and drawings provided by the architect and pay for the motor pump, under ground water storage tanks, overhead reservoirs, building materials, sanitary works, fittings, electric works, labour charges, cost of lift and its installation etc., if so necessary, shall be provided with and other facilities as are required to be provided in a residential building comprising individual villas and studio apartment and constructed spaces for sell and/or residential villas/ studio apartment and/or constructed space in such project.

4. The developer shall be authorised by of the Owner to apply and obtain quotas, entitlements and other allocations of cement, steel, bricks and other building materials allocable to the owner for the construction of the project and similarly to apply for and obtain temporary and permanent connection and water, electricity power, drainage, sewerage to the project and other inputs and facilities required for the construction of enjoyment of the villas, studio apartments and for which purpose, the owner shall execute in favour of the developer a power of attorney and other authorities as shall be required by the developer.

5. The developer shall at its own cost and expenses and without creating any financial and/or other liability on the owner, construct and complete the project and various villas/units and/or studio apartments herein in accordance with the building plan and amendment thereto or modification thereof made or caused to be made by the developer. The Developer shall be entitled to any vertical or horizontal construction of the villas, studio apartments by amending or rectifying the sanction plan proposed to be rectified by the Sattor Gram Panchayat / Appropriate Authority.

6. All costs, charges and expenses including architects fees shall be paid discharged and borne by the developer and the owner shall have no liability in this matter whatsoever.

7. The developer shall provide at its own cost electricity wiring, water, pipeline, sewerage connection in portion of the Owners' allocation. However the owner shall bear the proportionate charges for laying of the cable from the WBSEDCL authorities to the building premises and the charges for security deposit & all other Charges for the meter caution money including the electric meters in the name of the owner in respect of the Owners's allocation.

8. That the Developer shall be entitled to fly sign boards or hoardings for the purpose of advertisement for sale of flats or flats of their allocation.
9. The Developer shall be entitled to publish necessary advertisement in the daily newspapers and/or put hoarding, banner at the site of the said project and the land owner shall not raise any objection in the matter.
10. The Developer will obtain Tax Improvement Certificate from the Urban Gram Panchayat at its own cost.

ARTICLE - XII, COMMON FACILITIES

1. The developer shall pay and bear the property taxes and other dues and outgoings in respect of the Owners' allocation of the said building on and from the date of handing over vacant possession of the Owner's allocation till completion of work.
2. As soon as the project comprised of various types of villas, studio apartments shall be completed and the electricity wiring sewerage line and water pipe lines are ready of the portion of the Owner's allocation, the developer shall give written notice to the Owner requesting the latter to take possession of it's allocation in the project and there being no dispute regarding the completion of the villas and studio apartments in terms of the agreement and according to the specification and plan thereof and certificate of the architect herein produced to this effect then after 30 (thirty) days from the date of service of such notice and at all times thereafter the Owner shall be responsible for payment of all Gram Panchayat and property taxes, dues, duties and other public outgoing of and impositions whatsoever the (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Owner's allocation, the said rates to be apportioned on pro rata basis with reference to the salable space in the building if they are levies on the villas, studio apartments as a whole.
3. The Owner and the developer shall punctually and regularly pay for their respective allocations of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and the developer and both the parties shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted against or suffered by

- or paid by either of them as the case may be consequent upon a default by the owner or the developer in this behalf.
4. As and from the date of service of notice of possession, the owner and the developer shall be responsible to pay and bear proportionate share of the service charges for the common facilities in the project payable in respect of both the Owner's and the developer's allocation and the said charges to include proportionate share of premises for insurances of the building, water, fire and scavenging charges and taxes light, sanitation and lift maintenance operation, repair and renewal charges for bill collection maintenance of the common facilities renovation replacement repair and maintenance charges and expenses for the building and common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installations, applications and equipments, stairways, corridors, passage ways, and other common facilities whatsoever as may be mutually agreed from time to time.
 5. That the Developer shall not assign the right of construction to any third party or parties without the consent of the Owner.
 6. That after obtaining of the building sanction plan the Developer shall start the construction work and as long as the construction work continues as per the sanction building plan and in terms of this Development agreement the Owner will not stop the construction work or cause any hinderance in the construction work of the Developer.
 7. That in case of any changes in the internal planing and material specification of the Owner's allocation the same will have to be intimated to the Developer by the Owner well in advance and all the changes shall be in printed format duly signed by both the parties and all the extra cost incurred and billed by the Developer has to be paid by the Owner prior to taking possession of the Owner's allocation.
 8. That the owner shall be liable to pay all taxes as well as the GST as applicable as per law for the time being in force.
 9. The developer alone shall have absolute authority to deal with the matter of sale of the villas/studio apartments etc. of the Developer's allocation by virtue of this Development Agreement to the intending purchaser or Purchasers and the Land Owner shall have no right to interfere in the matter.

ARTICLE – XIII, LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the developer as attorney holder of the owner to defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose with the approval of the Owner shall be borne and paid by the developer and for that purpose, the owner shall have to sign necessary applications and other documents as required to be signed. The owner hereby undertakes to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the Owner shall execute any such additional power of attorney and/or authorizations as may be required by the developer for the purpose and the Owner also undertakes to sign and execute all such additional documents as the case may be provided that all such acts deeds and things do not in any way infringe of the rights of the Owner and/or go against the spirit of this agreement.
2. Any notice required to be given by the developer shall without prejudice to any other mode of service available demand to have been served on the Owner if delivered by hand and duly acknowledged by owner shall likewise be deemed to have been served on the developer if delivered by hand or send by pre-paid registered post to the office of the developer.
3. The developer shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof the Owner hereby agrees to abide by all the rules and regulations as such management society/association/holding organization do hereby give their consent to abide by the same.
4. The name of the project will be **Hiyar Majhe**.
5. Nothing in these present shall be construed as a demises or assignment or conveyance by the Owner in respect of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof, but an exclusive license to the developer to commercially exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any Banks or financial institutes without creating any financial liability of the owner or affecting their estate and interest in the said premises and

- it is being expressly agreed and understood that in no event the Owner or any of their estate shall be responsible and/or made liable for payment of any dues of such Banks and for that purpose, the developer shall keep the Owner indemnify against all actions suits proceedings and costs, charges and expenses in respect thereof.
6. As and from the date of completion of the project 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 ground of taxes payable in respect of their spaces.
 7. There is no existing agreement regarding the development or sell of the said premises and that all other agreement if any, prior to this agreement shall stand cancelled and the Owner agree to indemnify and keep indemnified the developer against any or all claims made by any third party in respect of the said premises.
 8. The owner undertakes and agrees to execute and register all conveyance and transfer Deed in favour of the persons with whom the developer or enters under into agreement as and when required by the developer. (The stamp duty or Registration fees and all other expenses towards the registration will be borne by the developer or assignee or assignees).
 9. That the Owner shall not be entitled to cancel this Agreement if the Developers starts the construction work and do not violate the terms of this Development Agreement.
 10. That the Developer shall be responsible for providing operation and maintenance services to the purchaser and for the aforesaid purpose, as and when any plot is sold or transferred to any end-user, the Developer shall make available such common facilities to such end-user upon such terms and conditions against such fees as may be agreed upon between the Developer and the end-user.

ARTICLE - XIV, FORCE MAJURE

1. The developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

2. Force majeure shall mean act of god, flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other or further commotion beyond the control of the developer.

JURISDICTION:- District Court shall be the original jurisdiction to enter regarding title proceedings or any other proceedings, arising out of this Agreement.

ARBITRATION:- That in case of any dispute and differences by and between the parties the same shall be referred to an Arbitrator to be nominated by both the parties and the award passed by the Arbitrator shall be final and binding upon both the parties under the provisions of Arbitration and Reconciliation Act, 1996 as amended till date.

THE SCHEDULE "A" ABOVE REFERRED TO
SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land measuring about 211.84 (Two Hundred Eleven point Eighty Four) Decimal more or less, comprised in R.S./ L.R. Dag Nos. 3362, 3363, 3361/3704, 3361/3703, 3361/3705, 3361/3706, under L.R. Khatian Nos. 607, 251, 469/1, 474, 1439, 1440, 1441, 1442, 1443, 328, 633, 1137, 1138, 1128, 356, 449, 240, 687, 247 at present L.R. Khatian No. 1347, 1508, lying and situated at Mouza – Kendradangal, J.L. No. 57, P.S. Panrui, District – Birbhum, within the ambit of Sattor Gram Panchayat, Pin – 731236:-

R.S./L.R. DAG NO.	L.R. KHATIAN NO.	AREA (IN Decimal)	MOUZA	Butted & Bounded
3362	1347	56.75	Kendradangal	N – Road S – Land of Dag No. 3363 & 3361/3706 E – Owner's Land W – Land of Other Owner
3363	1347	45.56	Kendradangal	N – Owner's land S – Owner's Land E – Land of Dag No. 3362 W – Land of Other owner
3363	356, 449, 240,	5	Kendradangal	N – Owner's land

	687, 247			S - Owner's Land E - Land of Dag No. 3362 W - Land of Other owner
3361/3704	1347	2.07	Kendradangal	N - Land of Dag No. 3361/3705 S - Land of Dag No. 3367/3703 E - Land of Other Owner W - Land of Other Owner
3367/3703	1347	0.46	Kendradangal	N - Land of Dag No. 3361/3704 S - Land of Other Owner E - Land of Dag No. 3367 W - Land of Other Owner
3361/3705	1347	33	Kendradangal	N - Land of Dag No. 3363 S - Land Of Dag No. 3361/3704 E - Land of Other Owner W - Land of Other Owner
3361/3706	1347	60	Kendradangal	N - Land of Dag No. 3362 S - Land of Dag No. 3361/3705 E - Other Owner's Land W - Owner's Land
3377	1508	9	Kendradangal	N - Road S - Land of Dag No. 3363 E - Land of Dag No. 3362 W - Land of Other Owner

THE SCHEDULE "B" ABOVE REFERRED TO:
(OWNERS' ALLOCATION)

OWNERS' ALLOCATION: Shall mean Owner shall be entitled to receive:

The Owner shall be entitled to receive 35% Floor Area Ratio in the villa/s and studio apartment/s(excluded common share of lift ,lobby,stair) in the proposed new project to be constructed by the Developer according to the Scheduled Land. The 35% Floor Area should be specified at supplementary Agreement.

That the Developer shall pay to the Owner as interest free refundable security deposit of Rs. 40,00,000/- (Rupees Forty Lakh) only at the time of signing of this Development Agreement.

That the building plan shall be sanctioned by the Developer at their own costs from the Sattor Gram Panchayat.

That after receiving of this building sanctioned plan from the Sattor Gram Panchayat, the parties shall execute a further supplementary Agreement for the purpose of demarcation of their respective allocated area.

That developer shall have right to amalgamate adjacent plots of other owners with plot of the landowner.

The Owner shall hand over all the original documents to the Developer for obtaining the sanction building plan from the Sattor Gram Panchayat and the Developer will keep all the documents till completion of the project after which the same shall be handed over to the owner's association to be formed by the proposed owners of the said project.

The developer shall also construct, erect and complete at their own costs the entire common facilities and amenities for the said villas, studio apartments.

The developer shall have no right, title and interest whatsoever in the Owners' allocation and undivided proportionate share, pertaining thereof in the land in common facilities and amenities, in terms of the Owner's allocation.

The developer shall have no right or claim for payment or reimbursement of any costs expenses or charges incurred towards construction of Owner's allocation and of the undivided proportionate share in common facilities and amenities.

SPECIFICATION OF VILLA	OWNER AND DEVELOPER ALLOCATION			OWNERS ALLOCATION	AREA(SFT)	DEVELOPER ALLOCATION	AREA(SFT)
	TOTAL NO-	TOTAL AREA	AREA				
SMALL VILLA (1000 SFT APPROX)							
A5, A7, A8, A9	4	4 X 1000 = 4000 SFT	4000 SFT	A5, A9	2000	A7, A8	2000
MEDIUM VILLA (1400 SFT APPROX)							
B5, D2, D3, D4, D5, D6, D7, D9, D10, D11, D12, B3, B2, B6, B7	15	15 X 1400 = 21000 SFT	21000 SFT	B2, B3, D2, D3, D4	7000	B5, B6, B7, D6, D7, D9, D10, D11, D12, D5	14000
LARGE VILLA (2000 SFT APPROX)							
A10, B1, B4, B8, D1, D13, D14, D15	8	8 X 2000 = 16000 SFT	16000 SFT	B1, D1, B4	6000	A10, B8, D13, D14, D15	10000
		TOTAL AREA	41000 SFT		15000 SFT		26000 SFT
TOTAL 41000 SFT, ACTUAL OWNER GET 35% = 14350 SFT, DEVELOPER 65% = 26650 SFT							
SEMI DELUX STUDIO APPARTMENT							

W 2

SD1, SD2, (3 STORIED BUILDING)	S BUILDING	OWNER GET ENTIRE 1 ST FLOOR AT SD3, SD4, AND GROUND FLOOR AT SD1,SD2, SD5, INCLUDING COMMON SHARE OF LIFT,LOBBY,STAIR.OWNER'S 35% ALLOCATION.(REST AREA DEVELOPER'S ALLOCATION)			
SD3, SD4, SD5.					
SUPER DELUX STUDIO APPARTMENT (G + 4)					
SD3, SD4.		OWNER GET ENTIRE 1 ST FLOOR INCLUDING COMMON SHARE OF LIFT,LOBBY,STAIR,AND 35% OF GROUND FLOOR SD3 (LOT A),SD4(LOT B)OWNER'S 35% ALLOCATION(REST AREA DEVELOPER'S ALLOCATION)			
GROUND FLOOR PARKING AREA					

THE SCHEDULE "C" ABOVE REFERED TO

(Schedule of common portions/facilities)

- 1) The land on common spaces in the project and all easements, rights and appurtenances belonging to the land and the project.
- 2) The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stair-ways and entrances and exits in the common spaces of the Project.
- 3) Installation of common services, such as, power, sewerage etc.
- 4) The tanks, pumps, lift, caretaker room, lift room, pipes and ducts and in general all apparatus and installations existing for common use.
- 5) Such other common facilities as may be mutually agreed upon between the parties and required for the establishment, location, enjoyment provisions, maintenance and management of the building (including the roof and the terrace of the building).
- 6) All other parts of the property necessary convenient to its existence, maintenance and safety or normally in common use.
- 7) Club house, Children Park, Small Play Ground, Road width 16 feet, 24 Hours Security, 24 Hours water supply, 24 Hours Pick up and Drop Facility, Swimming Pool, Walk Pathway, Small Pond, Flower Garden.

THE SCHEDULE "D" ABOVE REFERED TO

(Common Expenses)

- 1) All expenses for the maintenance, operating, replacing, white washing/oil bound distemper (OBD), painting, re-building, reconstructing, decorating, re-decorating and lighting the common parts and common portions and also the outer walls of the building and parking spaces and also for security of the said Project.
- 2) The Salaries of all persons employed for the same purpose.
- 3) All charges and deposits for supplies of common utilities.
- 4) Municipal taxes and other outgoings save those separately assessed or charged or claimed for or on the respective unit.

THE SCHEDULE "C" ABOVE REFERED TO

(Schedule of common portions/facilities)

- 1) The land on common spaces in the project and all easements, rights and appurtenances belonging to the land and the project.
- 2) The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stair-ways and entrances and exits in the common spaces of the Project.
- 3) Installation of common services, such as, power, sewerage etc.
- 4) The tanks, pumps, lift, caretaker room, lift room, pipes and ducts and in general all apparatus and installations existing for common use.
- 5) Such other common facilities as may be mutually agreed upon between the parties and required for the establishment, location, enjoyment provisions, maintenance and management of the building (including the roof and the terrace of the building).
- 6) All other parts of the property necessary conviniet to its existence, maintenance and safety or normally in common use.
- 7) Club house, Children Park, Small Play Ground, Road width 16 feet, 24 Hours Security, 24 Hours water supply, 24 Hours Pick up and Drop Facility, Swimming Pool, Walk Pathway, Small Pond, Flower Garden.

THE SCHEDULE "D" ABOVE REFERED TO

(Common Expenses)

- 1) All expenses for the maintenance, operating, replacing, white washing/oil bound distemper (OBD), painting, re-building, reconstructing, decorating, re-decorating and lighting the common parts and common portions and also the outer walls of the building and parking spaces and also for security of the said Project.
- 2) The Salaries of all persons employed for the same purpose.
- 3) All charges and deposits for supplies of common utilities.
- 4) Municipal taxes and other outgoings save those separately assessed or charged or claimed for or on the respective unit.

- 5) Costs and charges of establishment for maintenance of the project and for watch and ward staff.
- 6) All litigation expenses appertaining to the maintenance and protection of the said Project and disputes regarding claims and /or demands from the SATTOR GRAM PANCHAYAT.
- 7) All other expenses and outgoings as are deemed by the Sellers to be necessary or incidental for regulating interest and /or the rights of the buyers and occupiers, including sellers.
- 8) All expenses referred to above shall be borne by the buyers from the date of notice as completion of unit and for taking possession of units but the Sellers shall not under any circumstances be liable to bear any of such charges in respect of unsold units.

IN WITNESSETH WHEREOF, the Parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

At Bolpur in presence of: -

1. Kunes Yashwantrao Shau
H/L no-150, B/L no-18
Katchari Road, Kankinara
P.S-Bhatpara, Pin-743126
WB.

*By Jagannath Construction
Prasanta Kumar Ray*

SIGNATURE OF THE LANDOWNER

2. Soumen Das.
Barraek pore, Chakbathalia
Rambhadracharya colony, Pin-750121
P.S. Titagarh.

JAGANNATH CONSTRUCTION
Prasanta Kumar Ray
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted and prepared by me:

Sr. Mayim Rahman
Advocate.

Bolpur court.

Enrolment No- F/455/2020.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the within mentioned sum of Rs. 40,00,000/- (Rupees Forty Lakh) only towards as refundable interest free security deposit towards the development of project upon the said Land as mentioned herein below:

Sl.No.	Cheque No.	Date	Drawn on Bank	In favour of	Amount (Rs.)
1.	237165	17-04-2022	Canara Bank	Abraaz Ali	20,00,000.00
2.	237166	17-04-2022	Canara Bank	Abraaz Ali	20,00,000.00
TOTAL					40,00,000/-

(Rupees Forty Lakh) only

WITNESSES:-

1.

2.

Geetanjali
Abraaz Ali

SIGNATURE OF LANDOWNER

SITE PLAN OF "HIYAR MAJHE"

DIST - BIRBHUM, P.S - BOLPUR, MOUZA - KENDRADANGAL, JL NO- 57



JAGANNATH CONSTRUCTION
Prasanta Kumar Ray
Proprietor

Attested
By [Signature]

18 APR 2022
Addl. Dist. Sub-Registra-
r, Bolpur, Birbhum



অতিরিক্ত জেলা অবর নিবন্ধক

বাম হস্তের টিপ		নং জেলা/বিজ্ঞতা, মাতা/গ্রহীতা		ডান হস্তের টিপ	
	কনিষ্ঠা	স্বাক্ষর- H. J. J. J. J.	কনিষ্ঠা		
	অনামিকা	 উক্ত বাম এবং ডান হস্তের টিপ গুলি আমার।	অনামিকা		
	মধ্যমা		মধ্যমা		
	তর্জনী		তর্জনী		
	বৃদ্ধা	স্বাক্ষর- H. J. J. J. J.	বৃদ্ধা		
বাম হস্তের টিপ		নং জেলা/বিজ্ঞতা, মাতা/গ্রহীতা		ডান হস্তের টিপ	
	কনিষ্ঠা	স্বাক্ষর- Prasantha Kumar Ray	কনিষ্ঠা		
	অনামিকা	 উক্ত বাম এবং ডান হস্তের টিপ গুলি আমার।	অনামিকা		
	মধ্যমা		মধ্যমা		
	তর্জনী		তর্জনী		
	বৃদ্ধা	স্বাক্ষর- Prasantha Kumar Ray	বৃদ্ধা		
বাম হস্তের টিপ		নং জেলা/বিজ্ঞতা, মাতা/গ্রহীতা		ডান হস্তের টিপ	
	কনিষ্ঠা	স্বাক্ষর-	কনিষ্ঠা		
	অনামিকা	ফটো	অনামিকা		
	মধ্যমা		মধ্যমা		
	তর্জনী		তর্জনী		
	বৃদ্ধা	স্বাক্ষর-	বৃদ্ধা		



Prasanta Kumar Ray

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ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

অনুলিপিত নম্বর / Enrolment No.: 2189/68530/59571

To
প্রশান্ত কুমার রায়
Prasanto Kumar Ray
S/O Paslira Kumar Ray
63/A
Chandra Master Road
Barrackpore
Barrackpore (ns)
North 24 Parganas West Bengal - 700122
9230642137



Prasanto Kumar Ray

আপনার আধার সংখ্যা / Your Aadhaar No.
6469 9117 2141

UID - 9143 2387 2321 4990

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



প্রশান্ত কুমার রায়
Prasanto Kumar Ray
জন্ম তারিখ/DOB: 04/02/1972
লিঙ্গ/SEX: MALE

6469 9117 2141

UID - 9143 2387 2321 4990

আমার আধার, আমার পরিচয়

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



नाम / Name
ABGAR ALI

पिता का नाम / Father's Name
JAMIR HOSSEIN

जन्म की तिथि /
Date of Birth
03/08/1952

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACQPA6409B



09/2021

For e-filing, please visit: www.incometax.gov.in
e-filing Portal

*Hasan
Gupta*

भारत सरकार
GOVERNMENT OF INDIA

Absar Ali
जन्म तारीख / DOB: 03/08/1952
पुरुष / MALE
Mobile No.: 9434307159

8816 2986 7574
VID: 9141 3516 7598 9576

आमार आधार, आमार परिचय

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
C/O Jahn Hossain Bhattacharya
Nayrupally Bazar M. Bhatnagar West
Bengal - 731204

8816 2986 7574
VID: 9141 3516 7598 9576

1947
1600 262 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

absar ali
Gupta & Co

GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No. WB23 20180353595

Name: K YASHOWARSHAN SHAW

Address:
H/1 NO 150 BALNO 15 KACHARI ROAD
PO KANKARPARA PS JAGADOL
NORTH 24 PARGANAS, WEST BENGAL 743126

Signature of P. N. N. A. SHAW

Date of Issue	25-11-2018	Blood Group	
Valid Till (MT)	25-11-2025	Date of Birth	05-05-1986
Valid Till (TR)		License holder's sign	

Issuing Authority: J. S. SHARMA, JAGADOL

Issuing Authority Sign: *[Signature]*



Kumar Yashowarshan Shaw

(P
AI
OF
We



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

4532/22

GRN Details

GRN: 192022230008873095
GRN Date: 18/04/2022 01:46:06
BRN: IK0BQFRBL1
Payment Status: Successful
Payment Mode: Debit Card Payment
Bank/Gateway: State Bank of India
BRN Date: 18/04/2022 01:04:04
Payment Ref. No: 2001152988/7/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: KUMAR YASHOVARDHAN SHAW
Address: KATCHARI ROAD, KANKINARA
Mobile: 7998893154
EMail: shawyash6@gmail.com
Contact No: 7998893154
Depositor Status: Others
Query No: 2001152988
Applicant's Name: Mr SNEHA SHAW
Identification No: 2001152988/7/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001152988/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2001152988/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan 4532/22

GRN Details

GRN: 192022230009314941
GRN Date: 18/04/2022 14:07:40
BRN : IK0BQGLTF6
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 18/04/2022 14:04:57
Payment Ref. No: 2001152988/11/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Kumar Yashovardhan Shaw
Address: Kankinara
Mobile: 7998893154
Depositor Status: Others
Query No: 2001152988
Applicant's Name: Mr SNEHA SHAW
Identification No: 2001152988/11/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 11

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001152988/11/2022	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2001152988/11/2022	Property Registration- Registration Fees	0030-03-104-001-16	40000
Total				40001

IN WORDS: FORTY THOUSAND ONE ONLY.

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

GRN Details

GRN: 192022230010403881
GRN Date: 19/04/2022 15:38:35
BRN: IK0BQIJT14
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 19/04/2022 15:04:37
Payment Ref. No: 2001152988/14/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Kumar Yashovardhan Shaw
Address: Kankinara
Mobile: 7998893154
Depositor Status: Others
Query No: 2001152988
Applicant's Name: Mr SNEHA SHAW
Address: A.D.S.R. BOLPUR
Office Name: A.D.S.R. BOLPUR
Identification No: 2001152988/14/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 14

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001152988/14/2022	Property Registration- Stamp duty	0030-02-103-003-02	13000
Total				13000

IN WORDS: THIRTEEN THOUSAND ONLY.

Major Information of the Deed

Deed No :	I-0303-04606/2022	Date of Registration	19/04/2022
Query No / Year	0303-2001152988/2022	Office where deed is registered	A D S R BOLPUR, District Birbhum
Query Date	16/04/2022 12:49:07 PM		
Applicant Name, Address & Other Details	SNEHA SHAW KANKINARA, Thana Jagaddal, District North 24 Parganas, WEST BENGAL, PIN - 743126, Mobile No : 7998893154, Status Advocate		
Transaction	[0110] Sale, Development Agreement or Construction	Additional Transaction	[4305] Other than Immovable Property Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs 40,00,000/-]
Set Forth value	Rs. 40,00,000/-	Market Value	Rs. 1,31,34,101/-
Stampduty Paid(SD)	Rs. 20,021/- (Article:48(g))	Registration Fee Paid	Rs. 40,021/- (Article E. E. 8)
Remarks			

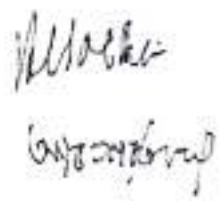
Land Details :

District: Birbhum, P.S:- Panrui, Gram Panchayat: SATTOR, Mouza: Kendradangal, JI No: 57, Pin Code 731236

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3362 (RS :-)	LR-1347	Viti	Danga	56.75 Dec	7,00,000/-	36,77,400/-	Property is on Road Adjacent to Metal Road,
L2	LR-3363 (RS :-)	LR-1347	Dobapar	Doba	45.56 Dec	5,00,000/-	21,47,101/-	Property is on Road Adjacent to Metal Road,
L3	LR-3363 (RS :-)	LR-356	Dobapar	Doba	1 Dec	50,000/-	50,000/-	Property is on Road Adjacent to Metal Road,
L4	LR-3363 (RS :-)	LR-449	Dobapar	Doba	1 Dec	1,00,000/-	1,00,000/-	Property is on Road Adjacent to Metal Road,
L5	LR-3363 (RS :-)	LR-240/1	Dobapar	Doba	1 Dec	1,00,000/-	1,00,000/-	Property is on Road Adjacent to Metal Road,
L6	LR-3363 (RS :-)	LR-687	Dobapar	Doba	1 Dec	1,00,000/-	1,00,000/-	Property is on Road Adjacent to Metal Road,
L7	LR-3363 (RS :-)	LR-247	Dobapar	Doba	1 Dec	1,00,000/-	1,00,000/-	Property is on Road Adjacent to Metal Road,
L8	LR-3361/3704 (RS :-)	LR-1347	Viti	Danga	2.07 Dec	1,50,000/-	1,50,000/-	Property is on Road Adjacent to Metal Road,
L9	LR-3367/3703 (RS :-)	LR-1347	Viti	Shuna	0.46 Dec	1,00,000/-	1,00,000/-	Property is on Road Adjacent to Metal Road,

LR-3361/3705 (RS :-)	LR-1347	VIII	Do	33 Dec	6,00,000/-	21,38,400/-	Property is on Road Adjacent to Metal Road.
LR-3361/3706 (RS :-)	LR-1347	VIII	Do	60 Dec	10,00,000/-	38,88,000/-	Property is on Road Adjacent to Metal Road.
LR-3377 (RS :-)	LR-150B	VIII	Shuna	9 Dec	5,00,000/-	5,83,200/-	Property is on Road Adjacent to Metal Road.
TOTAL :							
Grand Total :				211.84Dec	40,00,000 /-	131,34,101 /-	
				211.84Dec	40,00,000 /-	131,34,101 /-	

Land Lord Details :

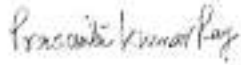
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ABSAR ALI, (Alias: Mr HAZI ABSAR ALI) (Presentant) Son of Late MD JAKIR HOSSAIN Executed by: Self, Date of Execution: 18/04/2022 , Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Office	Photo  18/04/2022	Finger Print  LTI 18/04/2022	Signature  18/04/2022
City:- Bolpur, P.O:- BOLDPUR, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx9B, Aadhaar No: 88xxxxxxxx7574, Status :Individual, Executed by: Self, Date of Execution: 18/04/2022 , Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JAGANNATH CONSTRUCTION City:- Barrackpore, P.O:- NONA CHANDANPUKUR, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122 , PAN No.:: AXxxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri PRASANTA KUMAR RAY Son of Shri PABITRA KUMAR RAY Date of Execution - 18/04/2022, , Admitted by: Self, Date of Admission: 18/04/2022, Place of Admission of Execution: Office	 Apr 18 2022 3:23PM	 LTI 18/04/2022	 18/04/2022
City:- Barrackpore, P.O:- NONA CHANDANPUKUR, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Axxxxxx3K, Aadhaar No: 64xxxxxxxx2141 Status : Representative, Representative of : JAGANNATH CONSTRUCTION (as PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KUMAR YASHOVARDHAN SHAW Son of Shri PANNA LAL SHAW City:- Bhatpara, P.O:- BHATPARA, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743126	 18/04/2022	 18/04/2022	 18/04/2022
Identifier Of Mr ABSAR ALI, Shri PRASANTA KUMAR RAY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ABSAR ALI	JAGANNATH CONSTRUCTION-56.75 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Mr ABSAR ALI	JAGANNATH CONSTRUCTION-33 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Mr ABSAR ALI	JAGANNATH CONSTRUCTION-60 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Mr ABSAR ALI	JAGANNATH CONSTRUCTION-9 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr ABSAR ALI	JAGANNATH CONSTRUCTION-45.56 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr ABSAR ALI	JAGANNATH CONSTRUCTION-1 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr ABSAR ALI	JAGANNATH CONSTRUCTION-1 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr ABSAR ALI	JAGANNATH CONSTRUCTION-1 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr ABSAR ALI	JAGANNATH CONSTRUCTION-1 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr ABSAR ALI	JAGANNATH CONSTRUCTION-1 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mr ABSAR ALI	JAGANNATH CONSTRUCTION-2.07 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Mr ABSAR ALI	JAGANNATH CONSTRUCTION-0.46 Dec

and details as per Land Record

District: Birbhum, P.S:- Panrui, Gram Panchayat: SATTOR, Mouza: Kendradangal, JI No: 57, Pin Code : 731236

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3362, LR Khatian No:- 1347	Owner:হাজী আবদার আলী, Gurdian:জাকির হোসেন, Address:ভুবনডাঙ্গা, বোলপুর, বীরভূম, Classification:ডাঙ্গা, Area:0.81000000 Acre,	Mr ABSAR ALI
L2	LR Plot No:- 3363, LR Khatian No:- 1347	Owner:হাজী আবদার আলী, Gurdian:জাকির হোসেন, Address:ভুবনডাঙ্গা, বোলপুর, বীরভূম, Classification:ডাঙ্গা, Area:0.17000000 Acre,	Mr ABSAR ALI
L3	LR Plot No:- 3363, LR Khatian No:- 356	Owner:ফজলুর রহমান ., Gurdian:আবুল হোসেন, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Mr ABSAR ALI
L4	LR Plot No:- 3363, LR Khatian No:- 449	Owner:মাহবুবা বিবি ., Gurdian:সেখফজলুর রহমান, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Mr ABSAR ALI
L5	LR Plot No:- 3363, LR Khatian No:- 240/1		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 3363, LR Khatian No:- 687	Owner:হানিমা বিবি ., Gurdian:নজরুলা হক, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Mr ABSAR ALI
L7	LR Plot No:- 3363, LR Khatian No:- 247	Owner:আবেদা বিবি (মৃত) ., Gurdian:হাজী আবুল হোসেন, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Mr ABSAR ALI
L8	LR Plot No:- 3361/3704, LR Khatian No:- 1347	Owner:হাজী আবদার আলী, Gurdian:জাকির হোসেন, Address:ভুবনডাঙ্গা, বোলপুর, বীরভূম, Classification:ডাঙ্গা, Area:0.04000000 Acre,	Mr ABSAR ALI
L9	LR Plot No:- 3367/3703, LR Khatian No:- 1347	Owner:হাজী আবদার আলী, Gurdian:জাকির হোসেন, Address:ভুবনডাঙ্গা, বোলপুর, বীরভূম, Classification:শুনা, Area:0.02000000 Acre,	Mr ABSAR ALI
L10	LR Plot No:- 3361/3705, LR Khatian No:- 1347	Owner:হাজী আবদার আলী, Gurdian:জাকির হোসেন, Address:ভুবনডাঙ্গা, বোলপুর, বীরভূম, Classification:দো, Area:0.33000000 Acre,	Mr ABSAR ALI

On 18-04-2022

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

Presented for registration at 15:09 hrs on 18-04-2022, at the Office of the A.D.S.R. BOLPUR by Mr ABSAR ALI Alias Mr HAZI ABSAR ALI, Executant.

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 1,31,34,101/-

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

Execution is admitted on 18/04/2022 by Mr ABSAR ALI, Alias Mr HAZI ABSAR ALI, Son of Late MD JAKIR HOSSAIN, P.O: BOLPUR, Thana: Bolpur, City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Muslim, by Profession Business

Identified by Mr KUMAR YASHOVARDHAN SHAW, Son of Shri PANNA LAL SHAW, P.O: BHATPARA, Thana: Jagaddal, City/Town: BHATPARA, North 24-Parganas, WEST BENGAL, India, PIN - 743126, by caste Hindu, by profession Student

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

Execution is admitted on 18-04-2022 by Shri PRASANTA KUMAR RAY, PROPRIETOR, JAGANNATH CONSTRUCTION (Sole Proprietorship), City:- Barrackpore, P.O:- NONA CHANDANPUKUR, P.S:-Titagarh, District:- North 24-Parganas, West Bengal, India, PIN:- 700122

Identified by Mr KUMAR YASHOVARDHAN SHAW, Son of Shri PANNA LAL SHAW, P.O: BHATPARA, Thana: Jagaddal, City/Town: BHATPARA, North 24-Parganas, WEST BENGAL, India, PIN - 743126, by caste Hindu, by profession Student

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,021/- (B = Rs 40,000/-, E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 40,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/04/2022 1:49AM with Govt. Ref. No: 192022230008873095 on 18-04-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQFRBL1 on 18-04-2022, Head of Account 0030-03-104-001-16
Online on 18/04/2022 2:08PM with Govt. Ref. No: 192022230009314941 on 18-04-2022, Amount Rs: 40,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQGLTF6 on 18-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 1435, Amount: Rs.5,000/-, Date of Purchase: 13/04/2022, Vendor name: Samir Samanta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/04/2022 1:49AM with Govt. Ref. No: 192022230008873095 on 18-04-2022, Amount Rs: 2,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQFRBL1 on 18-04-2022, Head of Account 0030-02-103-003-02
Online on 18/04/2022 2:08PM with Govt. Ref. No: 192022230009314941 on 18-04-2022, Amount Rs: 1/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQGLTF6 on 18-04-2022, Head of Account 0030-02-103-003-02

Kamalika Datta

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
Birbhum, West Bengal

On 19-04-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,021/- (B = Rs 40,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 0/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/04/2022 3:39PM with Govt. Ref. No: 192022230010403881 on 19-04-2022, Amount Rs: 0/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQIJT14 on 19-04-2022, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by by online = Rs 13,000/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/04/2022 3:39PM with Govt. Ref. No: 192022230010403881 on 19-04-2022, Amount Rs: 13,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQIJT14 on 19-04-2022, Head of Account 0030-02-103-003-02



Kamalika Datta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
Birbhum, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0303-2022, Page from 95669 to 95733
being No 030304606 for the year 2022.



Digitally signed by Kamalika Datta
Date: 2022.04.19 17:17:40 +05:30
Reason: Digital Signing of Deed.

Kamalika Datta

(Kamalika Datta) 2022/04/19 05:17:40 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
West Bengal.

(This document is digitally signed.)

