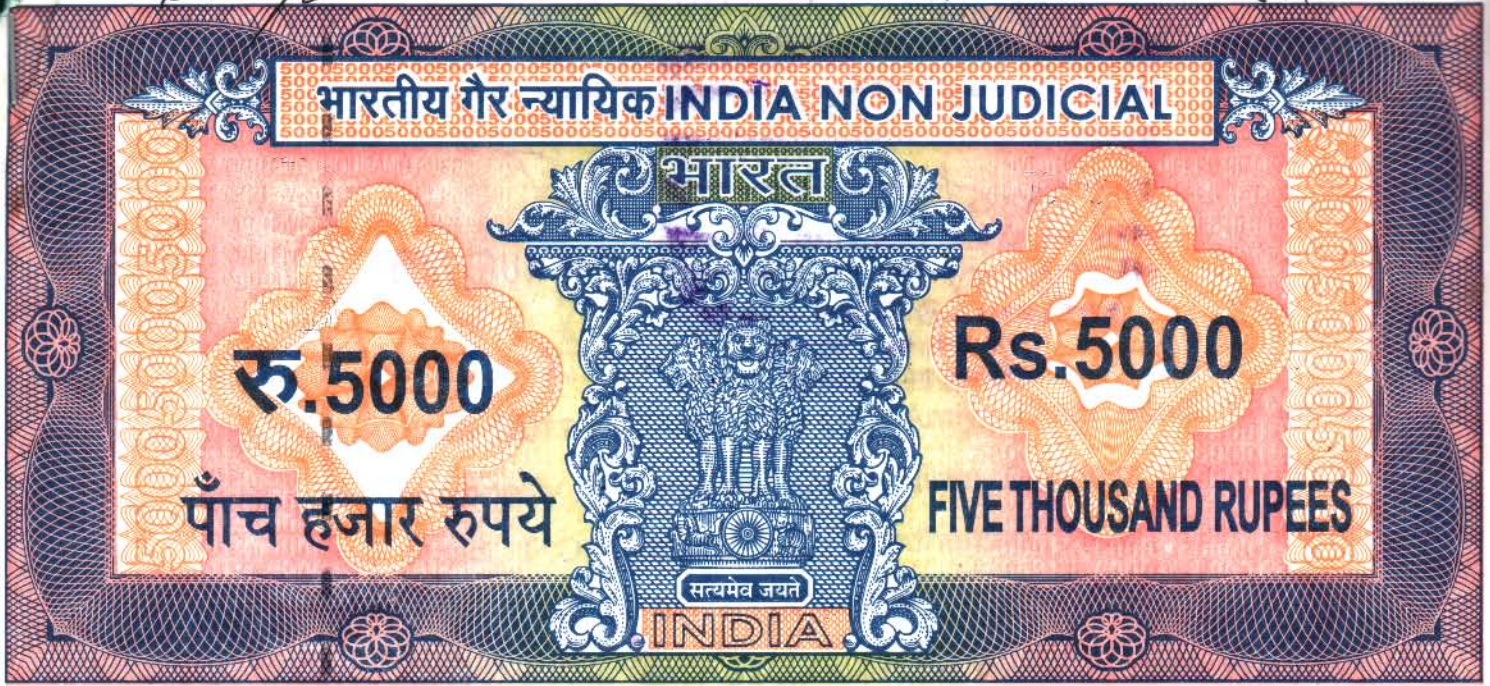


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Certified that the Endorsement Sheet's and the Signature Sheet's attached to this document are part of the Document.

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Deo Kumar Dutta Bank
Manik Dutta Bank

ABHISIKTA DEVELOPERS
Sushanta Saha
Partner

ABHISIKTA DEVELOPERS
Sumanish Nandi
Partner

Additional District Sub Registrar
Burdwan, Dt.-Purba Bardhaman

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE AND EXECUTED ON THIS 02ND DAY OF SEPTEMBER, 2025

BETWEEN

02 SEP 2025
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Deo Kumar Dutta Banik
Manik Dutta Banik

ABHISIKTA DEVELOPERS

Sushanta Saha
Partner

ABHISIKTA DEVELOPERS

Suvarish Nandi
Partner

- 1) **MR. DEB KUMAR DUTTA BANIK**, S/o Late Amiya Dutta Banik, by caste Hindu, by Nationality Indian, by Occupation Business, resident of Chotonilpur Road, P.O. Sripally, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, PIN-713103, **PAN: AYDPD9504H**
- 2) **MR. MANIK DUTTA BANIK**, S/o Late Amiya Dutta Banik, by caste Hindu, by Nationality Indian, by Occupation Business, resident of Chotonilpur Road, P.O. Sripally, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, PIN-713103, **PAN: BKLPB7811C**

Referred to hereinafter as the **OWNER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to his legal heirs, successors, legal representatives, executors, administrators and assigns) of the **FIRST PART**.

AND

ABHISIKTA DEVELOPERS, PAN ACFFA1364E, a Partnership Firm having its registered office at Chotonilpur, Chotobalidanga, P.O. Sripally, P.S. Bardhaman, Dist. Purba Bardhaman- 713103, represented by its partners, namely:

1. **MR. SUSHANTA SAHA**, S/o Late Provash Chandra Saha, being principal partner, by caste Hindu, by Nationality Indian, by Occupation Business, resident of 39, Khublal Saha Street, P.O. & P.S. Dumdum, Dist. Kolkata, PIN-700028, **PAN: BDEPS3679B**

Suvarish

Deb Kumar Dutta Banik
Manik Dutta Banik

ABHISIKTA DEVELOPERS

Sushata Saha
Partner

ABHISIKTA DEVELOPERS

Suvasish Nandi
Partner

2. **MR. SUVASISH NANDI**, S/o Late Manotosh Nandi, by caste Hindu, by Nationality Indian, by Occupation Business, resident of Chotonilpur Choto Balidanga, P.O. Sripally, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, PIN-713103, **PAN: AFOPN8090A**

Referred to hereinafter as the **DEVELOPER/PROMOTER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to its legal heirs, successors, legal representatives, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS the property described in the "A" Schedule below was originally owned and possessed by Reba Rani Das and during her ownership & possession she transferred 2.5 Decimal of land specifically & demarcated through sketch map from the A Schedule Plot in favour of Deb Kumar Dutta Banik, i.e, Owner No 1 by virtue of Deed of Sale registered in the office of D.S.R., Burdwan, recorded in Book no I, Volume No 114, within the pages 445 to 458, being deed No 8236 for the year 1983. Reba Rani Das also transferred 2.5 Decimal of land specifically & demarcated through sketch map from the A Schedule Plot in favour of Manik Dutta Banik, i.e, Owner No 2 by virtue of Deed of Sale registered in the office of D.S.R., Burdwan, recorded in Book no I, Volume No 114, within the pages 431 to 444, being deed No 8235 for the year 1983. In this way the Owner jointly became the owner & possessor in respect of the A Schedule property and thereafter the name of the Owners were recorded under L.R. Khatian No 7927 & 7926 of Mouza Balidanga respectively.

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Mominik Dutta Basink

ABHISIKA DEVELOPERS
Sushanta Saha
Partner

ABHISIKA DEVELOPERS
Sovanish Nandi
Partner

AND WHEREAS the OWNERS are previously decided to construct multi-storied building and for that purpose they have got sanction plan from Burdwan Municipality, but because of their scarcity of fund, they are not willing to build multi-storied building over the "A" schedule property, but as the "A" schedule property is situated within residential area as a result there will be lucrative and prospective scope to convert the "A" schedule property into multi storied Building and sell the same to different intending purchasers.

AND WHEREAS the DEVELOPER Firm is engaged in civil construction and development of immovable properties and being informed from, the closed sources approached to the OWNERS through it's partners to carry on the project to build Multi-storied building project by providing fund from his own source.

AND WHEREAS in the joint meeting with the DEVELOPER, the OWNERS expressed their affirmation to the proposal of the DEVELOPER, and the DEVELOPER is agreed to take up the project and to complete the same by providing fund of the Firm with certain condition, single as well as joint liability written herein under that the DEVELOPER would start the project and complete the same of Multi-storied building as per the sanction plan from the competent authority and provide allotment to the OWNER embodied in this deed and it is further agreed that the DEVELOPER would also bear their joint liabilities with the other flat owners in respect of the common portion/space left as per the sanction plan as written herein under.

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Debi Kumar Dutta Banik
Manik Dutta Banik

ABHISIKTA DEVELOPERS
Sushanta Saha
Partner

ABHISIKTA DEVELOPERS
Swarajish Dandi
Partner

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

ARTICLE -I

Definitions: Unless in these presents there is something in the subject,
clauses, restriction of context inconsistent with.

- 1.1. **PREMISES** shall mean the premises situated at PS. Burdwan & Dist. Purba Bardhaman, Mouza, Balidanga, J.L. No. 35, Sabek Khatian No 600, R.S. Plot No 644, L.R. Khatian No. 7927 & 7926, L.R. Plot no 1244, area 05 Decimal, Classification Bastu, under Holding No 161, ward no 14, Mahalla Chotobalidanga of Burdwan Municipality. For free ingress & egress there is 16 Ft wide unnamed Municipal Road towards the western side of the "A" Schedule property.
- 1.2. **OWNER** shall mean A) **MR. DEB KUMAR DUTTA BANIK**, S/o Late Amiya Dutta Banik, by caste Hindu, by Nationality Indian, by Occupation Business, resident of Chotonilpur Road, P.O. Sripally, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, PIN-713103, **PAN: AYDPD9504H** & B) **MR. MANIK DUTTA BANIK**, S/o Late Amiya Dutta Banik, by caste Hindu, by Nationality Indian, by Occupation Business, resident of Chotonilpur Road, P.O. Sripally, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, PIN-713103, **PAN: BKLPB7811C**, (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to his legal heirs, successors, legal representatives, executors, administrators and assigns)

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ABHISIKA DEVELOPERS
Sushanta Saha
Partner

ABHISIKA DEVELOPERS
Savasish Nandi
Partner

of the FIRST PART, (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her heirs, executors, administrators, legal representatives, assigns, nominee or nominees).

1.3. **DEVELOPER:** shall mean **ABHISIKA DEVELOPERS, PAN ACFFA1364E**, a Partnership Firm having its registered office at Chotonilpur, Chotobalidanga, P.O. Sripally, P.S. Bardhaman, Dist. Purba Bardhaman-713103, represented by its partners, namely: A) **MR. SUSHANTA SAHA**, S/o Late Provash Chandra Saha, being principal partner, by caste Hindu, by Nationality Indian, by Occupation Business, resident of 39, Khublal Saha Street, P.O. & P.S. Dumdum, Dist. Kolkata, PIN-700028, **PAN: BDEPS3679B** & B) **MR. SUVASISH NANDI**, S/o Late Manotosh Nandi, by caste Hindu, by Nationality Indian, by Occupation Business, resident of Chotonilpur Choto Balidanga, P.O. Sripally, P.S. Bardhaman Sadar, Dist. Purba Bardhaman, PIN-713103, **PAN: AFOPN8090A** (Which term and expression shall unless excluded by or repugnant to the subject or context be deemed to his legal heirs, successors, legal representatives, executors, administrators and assigns).

1.4. **BUILDING** shall mean the Multi-storied building have to be constructed over the "A" schedule property namely "**MAA SARADA APARTMENT**" with such specification in accordance with the plan/plans sanctioned by the Burdwan Municipality, which shall also include common spaces, common rights, parking spaces & other common facilities in the building.

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Manik Dutta Basik

ABHISIKTA DEVELOPERS
Sushanta Saha
Partner

ABHISIKTA DEVELOPERS
Savasish Nandi
Partner

- 1.5. ARCHITECT** shall mean any technically experienced, qualified, certified person or persons or firm or firms to be appointed by the Developer as Architect of the said building to be constructed over the "A" schedule.
- 1.6. BUILDING PLAN** shall mean the plan/drawings of the Multi-storied building yet to be constructed over the "A" schedule property prepared by the Architect, Engineers and issued by the Burdwan Municipality with such variation or specification as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned.
- 1.7. COMMON PORTIONS** shall includes paths, passages, roof, foundations, columns, beams, supports, main wall, corridors, lobbies, stairs, lift, stairways, fire-escapes, entrances & exits, tanks, motors, pump and such other spaces and facilities whatsoever required for the establishment, location, common enjoyment, provision, management and/or maintenance of the buildings as shall be determined by the Developer and the Owner of the building or otherwise required and the Developer shall continue to manage and control all affairs until an Association or Society is formed and take charge of the same.
- 1.8. CONSTRUCTED SPACE** shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities yet to be constructed in accordance with the sanction plan/plans approved by the Burdwan Municipality or any other competent authorities.

Debi Kumar-Dutta Banik
Manik Dutta Banik

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Sushanta Saha

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Partner

1.9. OWNER'S ALLOCATION shall mean and include the area allotted in favour of the OWNERS which was already fixed between the OWNERS & DEVELOPER, and it is decided and settled by the Owners and Developer that owners will jointly get 40 % of the total constructed area in the multi storied construction to be constructed over the A schedule property. It is further settled in between the parties that out of the said 40% allocation the Owners will jointly get entire 2nd Floor of the forthcoming construction and the rest allotted area will be provided in the 4th Floor of the forthcoming construction.

Be it further mentioned here that the Developer paid Rs 5,00,000/- (Five Lakh) only in favour of the Owners through Bank transaction and it is further decided that the Developer will pay Rs 5,00,000/- (Five Lakh) only in favour of the Owners at the time of roof casting of the Ground Floor and will pay Rs 2,50,000/- (Two Lakh Fifty Thousand) only in favour of the Owners at the time of roof casting of the First Floor and will pay Rs 2,50,000/- (Two Lakh Fifty Thousand) only in favour of the Owners at the time of roof casting of the Second Floor. In this way the Developer will pay Rs 15,000,00/- (Fifteen Lakh) only in total during the tenure of this Development Agreement. The Owners will return entire Rs 15,000,00/- (Fifteen Lakh) only in favour of the Developer on the date of delivery of possession in respect of their allotment without any interest.

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1.10. DEVELOPER'S ALLOCATION shall mean excepting the area to be allotted in favour of OWNER (mentioned here in above) the remaining constructed area, i.e., 60% of the total constructed area in the proposed Multi-storied building over the "A" schedule property according to the building plan

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Sunwarish Nandi

Partner

sanctioned by the Burdwan Municipality TOGETHER WITH undivided proportionate share in land and common parts, facilities, amenities with sufficient modern fittings & fixtures TOGETHER WITH right over the roof over the "A" schedule property.

- 1.11. **COVERED AREA** shall mean the plinth area or build-up area of the flat/unit/parking space of the proposed construction including the thickness of the walls and pillars which includes proportionate share of the plinth area of the common portions PROVIDED THAT if any wall be common between two flat then one - half of the area under such wall shall be included in each flat.
- 1.12. **UNDIVIDED SHARE** shall mean the undivided proportionate share in the land to be allocated & left vacant in the sanction plan attributable to the each flat/unit/parking comprised in the "A" Scheduled property and the common portions held by and remained for the common use and occupation for the each intending flat/unit/parking purchaser and for the Owner.
- 1.13. **CO – OWNER** shall according to its context mean and include legal heirs, successors, legal representatives, executors, administrators and assigns of the OWNER, DEVELOPER & intending purchasers of flat/unit/car parking space of the said complex in the proposed construction, including the subsequent purchasers of the flat/s as well as parking space/s in the proposed construction not alienated or agreed to be alienated.

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ABHISIKA DEVELOPERS

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- 1.14. Flat/Unit** shall mean the Flat and/or other space or spaces in the proposed Multi-storied construction and/or the covered area capable of being occupied as the purpose specified within the meaning of Flat/Unit and to be constructed with such specification according plan sanctioned by the Burdwan Municipality and also are retained and/or not alienated and/or cannot agreed to be alienated at any point of time.
- 1.15. Parking Space** shall mean the Parking Space or Car Parking Space and/or other space or spaces remained in the Ground Floor or in any other area under the proposed Multi-storied construction and/or the covered area capable of being occupied as the purpose specified within the meaning of Parking Space and to be constructed with such specification according plan sanctioned by the Burdwan Municipality and also are retained and/or not alienated and/or cannot agreed to be alienated at any point of time.
- 1.16. COMMON EXPENSES** shall include all expenses to be incurred by the co-owners of the Flat/Unit/Space for the maintenance, management and upkeep of the building over the schedule property for the common purposes.
- 1.17. COMMON FACILITIES AND AMENITIES** shall mean the Corridors, Ways Stairways, Stair Passage Ways, Drive Ways, lift, Roof, Pump, Tube well, Overhead tank, Electric Meter Room Space, Septic Tank, Boundary Wall and other facilities which may be mutually agreed upon between the parties and required for the proper establishment, location, enjoyment, maintenance and/or management of the Building in common.

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Partner

1.18. COMMON PURPOSES shall mean the purpose of managing and maintaining the proposed construction over the "A" Schedule property and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the co - owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the proportions in common.

1.19. SALEABLE SPACE shall mean to the DEVELOPER except the allocation in favour of OWNER, the space in the building which will be available for the independent use and occupation after providing and allocating space for common use, occupation & facility in accordance with building plan to be sanctioned by Burdwan Municipality.

1.20. TRANSFER with its grammatical meaning shall mean and include transfer by possession and by other means adopted for effecting what is understood as a transfer of saleable space in the Multi-storied building to the intending purchaser/s thereof and will include the meaning of the said terms as defined in the Income Tax Act and Transfer of Property Act or any Act time being in force.

1.21. TRANSFEREE shall mean the person, Firm, Limited Company, Association, Body to whom any saleable space in the proposed construction to be transferred or proposed to be transferred.

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Partner

1.22. TRANSFEROR within its & legal meaning shall mean the OWNER who can transfer his allotment of flat/unit/parking space by way of sale, gift, lease out or in any other nature which is legally permissible and the DEVELOPER who can transfer it's allotted portion of flat/unit/parking space after taking Power of Attorney from the OWNER and will include the meaning of the said terms as defined in the Transfer of Property Act or any Act time being in force.

1.23. DEVELOPER'S ADVOCATE shall mean the Advocate appointed by the DEVELOPER, who has prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, subsequent transfer of the Flat/s, Parking space/s therein demised, devise and provide of the premises, its parts and parcels and the Building/s and the Flat/ Parking space therein, including this Development Agreement thereof.

1.24. MASCULINE GENDER shall include the feminine and neuter gender and vice versa.

1.25. SINGULAR NUMBER shall include the plural and vice versa.

ARTICLE -II

THE OWNERS HAVE REPRESENTED TO THE DEVELOPER AS FOLLOWS:

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- 1) That the OWNER is the absolute OWNER of the said property and lawfully entitled to the same and no dispute or proceedings is pending in respect thereof any part or portion thereof.

Debo Kumar Datta Basu
Manik Datta Basu

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Partner

- 2) That there is no arrear of taxes and/or other levies of impositions of the said property due and payable to any statutory authority.
- 3) That neither any proceeding for acquisition of the said property or any portion thereof is pending nor any notice has been received by the OWNERS in respect thereof.
- 4) That the said land is not a Debottor or Pirottor property or Vested to the State of West Bengal or any other authority.
- 5) That no proceeding of Income Tax Act, or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 6) That there is absolutely no impediment or bar in matter of this agreement/ understanding of the said property as contemplated in these present.
- 7) That the said property hereunder given for development does not in any way attract the mischief of the Urban Land (Ceiling and Regulation) Act. However, in case of necessity the Owners undertake to procure and produce proper permission or No-Objection from the competent authority under the said Act.
- 8) The OWNER shall supply all original documents in respect of the A Schedule property to the DEVELOPER as and when required by the Developer and the same will be returned to the Owner after meeting up the purpose.
- 9) The OWNER shall extend all co-operation and take all steps lawfully & reasonably necessary for speedy construction of the proposed building.

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Dele Kumar Datta Banik
Manik Datta Banik

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Partner

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Swarish Nandi
Partner

- 10) The Owner will not pay proportionate amount in respect of their allotment for the installation of transformer & lift with the other intending Flat Owner or with Developer.
- 11) It is within the knowledge of the Owner that the Developer will apply (if required) for project loan before any financial organization in connection to the multi-storied building to be constructed over the A Schedule property and the Owner will extend his cooperation to fulfil that purpose of the Developer and if required the Owner will put his signature over the necessary documents in relation to the said purpose of taking loan.

ARTICLE-III

THE DEVELOPER ASSURANCES, REPRESENTS AND CONFIRMAS FOLLOWS:

- 1) The DEVELOPER has vast experience sufficient infrastructure & sufficient money and enough competence to complete the building as per terms of this agreement within the stipulated period.
- 2) The DEVELOPER after scrutiny is satisfied with regard to the Owner's title of the "A" Scheduled property according to the oral assurance and documentary representations made by the OWNER.
- 3) In case there will be any damage to the building or unforeseen situation happens to any workmen, labourers in course of construction, the DEVELOPER will personally liable for the same and shall not indemnify the OWNER from all costs, consequences and damages arising thereof.
- 4) The OWNER will not be liable for any act, deeds and things on the part of the DEVELOPER regarding construction & development of the property.

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- 5) The DEVELOPER shall at his/their own costs and expenses apply, obtain and sanction all necessary plan, permission, certificates etc. from all appropriate authority or authorities as may be required for the purpose of completion of the building over the "A" schedule property.
- 6) The DEVELOPER acting on behalf of the OWNER and shall from time to time submit all further Plans and/or applications and other documents and papers with the consent of the Architect and do all further acts, deeds and things as may be required or otherwise relevant for the purpose and, or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the building expeditiously and without delay.
- 7) The applications, plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the OWNERS. All fees and other expenses related to the construction of the building shall be borne and paid by the Developer.
- 8) The OWNERS shall be entitled to periodically supervise the progress of construction of the new Buildings over the "A" schedule property.
- 9) The Developer will pay the Owner required amount for the alternative shifting accommodation of the Owner from the A Schedule property to any tenanted premises till date delivering possession in respect of Owner's allocation.
- 10) That the DEVELOPER has every right to modify or alter the building plan and also have right to submit supplementary Building Plan before the sanctioning authority and get the necessary permission for such modification or alteration over the remaining construction and if in any case

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Partner

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

- 11) If there will be any delay irrespective of the causes of force measure or act of God or pandemic to deliver the possession in favour of the Owner after passing 36 months, in that case the Developer pay the Bank interest in respect of the valuation of the Owner's allocation.
- 12) The change of partners of the DEVELOPER Firm as well as change of shares of the existing partners of the DEVELOPER Firm will not change the ambit of this Development Agreement.

ARTICLE - IV OCCUPANT

The OWNER shall deliver possession of the "A" schedule property and give permission to the DEVELOPER to complete the proposed construction work as per the sanction plan issued by the Burdwan Municipality on the date of execution of the present Agreement.

ARTICLE - V

COST OF CONSTRUCTION / COMPLETION

- 1) The cost of construction of the building or whatsoever nature shall be borne by the DEVELOPER. Such costs shall include the cost of all service amenities, fittings and fixtures, all over heads regarding construction, price rise in the cost of materials used for construction, fee payable to the Architect and Engineers in respect of the construction costs for the purpose

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of obtaining all other permissions and approvals. The OWNER shall not be required to contribute any amount in that regard.

- 2) The DEVELOPER shall complete the said Multi-storied construction and hand over possession of the Owner's allocation within 30 months from the date of execution of this Development Agreement and this time to be extended for further 06 months time or any further time to be mutually agreed by the OWNER & DEVELOPER after completing the first 30 month for any unavoidable circumstances which will be prevented the DEVELOPER to continue the construction.

ARTICLE - VI

POSSESSION AND PAYMENT

- 1) The OWNER shall deliver possession of the "A" schedule property and give permission for construction on the date of execution of the present agreement.
- 2) That the DEVELOPER shall be entitled to use, sale out, lease out the flats, parking space in respect of their allotment as per the power delivered in the Power of Attorney together with the undivided proportionate and impartible share and interest in the land as would be proportionate to the Developer's allocation within the constructed area with common parts, common areas and facilities.
- 3) That the DEVELOPER shall be entitled to pay the taxes of the undivided proportionate and impartible share or interest in the said land so far it relates to their allocation.

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Sushata Saha
Partner

ABHISIKTA DEVELOPERS

Suvasish Nandi
Partner

- 4) The Flat/ Unit as well as Parking space will not be considered as complete unless the DEVELOPER has given possession letter to this effect to the OWNERS and there after the said building shall be deemed to be completed in all regards and on receipt such and the OWNER can use the flat in respect of his allocation.
- 5) The DEVELOPER will provide Completion Certificate/Occupancy Certificate after obtaining it from the Burdwan Municipality.

ARTICLE -VII

DEVELOPER'S OBLIGATION

- 1) The DEVELOPER shall complete the building within such time frame as stated hereinabove/herein after.
- 2) The DEVELOPER shall provide the specification as well as materials as mentioned in Schedule "B" written hereinafter and if the OWNERS needs any additional facility & higher quality material, the difference money from the Developer's provided specification and Owner's specification will be solely paid by the owners in favour of the DEVELOPER.

ARTICLE-VIII

SPACE ALLOCATION

It is decided and settled by the Owners and Developer that, owner will jointly get 40% of the total constructed area in the multi storied construction to be constructed over the A schedule property TOGETHER WITH undivided proportionate share in land and common parts, facilities,

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Manik Datta Banik

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Partner

amenities with sufficient modern fittings & fixtures TOGETHER WITH right over the roof over the "A" schedule property. It is further settled in between the parties that out of the said 40% allocation the Owners will jointly get entire 2nd Floor of the forthcoming construction and the rest allotted area will be provided in the 4th Floor of the forthcoming construction.

The OWNER and the DEVELOPER shall be entitled to deal with sale, transfer, grant lease and/or in any way dispose of their respective allotments and to receive, realize and collect all sale proceeds, rents, issues and profits arising there from and for which no further consent of the other party shall be required.

ARTICLE - IX

DELIVERY OF POSSESSION

The DEVELOPER shall complete the said Multi-storied construction within 30 months from the date of the date of execution of this Development Agreement and this time to be extended for further 06 months time or any further time to be mutually agreed by the OWNERS & DEVELOPER after completing the first 30 month due to the reason of force majeure, civil commotion or for any Act of God, which will be prevented the DEVELOPER to continue the construction.

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Devi Kumar Datta Bank
Manik Datta Bank

ABHISIKTA DEVELOPERS

Sushanta Saha
Partner

ABHISIKTA DEVELOPERS

Swarish Nandi
Partner

ARTICLE - X

ARCHITECT/ENGINEER ETC.

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

ARTICLE-XI

INDEMNITY

- 1) The DEVELOPER shall be fully responsible for any deviation or unauthorized construction or accident or mishap while making any construction and in that case the OWNER shall not incur any liability in respect thereof. The

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Mannik Dutta Banik

ABHISIKTA DEVELOPERS

Sushanta Singh

Partner

ABHISIKTA DEVELOPERS

Suvarish Nandi

Partner

DEVELOPER shall indemnify the OWNER against all losses liabilities, costs or claims, actions or proceedings if any arising.

- 2) The DEVELOPER before to execute this Development Agreement have inspected and scrutinize all the relating documents regarding the "A" Schedule property and having satisfied that the OWNER have good transferable title over the property and free from all encumbrances agreed to executed this Development Agreement irrespective of that if any proceeding be started before any statutory authority by questioning the title of the OWNER and in that case the OWNER indemnifies the DEVELOPER that they will take part, co-operate to dissolve such dispute.
- 3) The Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of this Deed shall be entirely borne by the DEVELOPER or its legal representatives.
- 4) The present agreement will be in force till the time framed mentioned above and during pendency of the project if any party dies, his/her/their legal heirs/ successors/administrators will be bound to obey the terms & conditions of the present agreement and will be bound to execute supplementary agreement (if required) with the other party.
- 5) The OWNERS agrees and undertakes not to cause any interference or hindrance in the work of construction of the building over the "A" Schedule property and shall vacate the possession free from all sorts of encumbrances.
- 6) The OWNERS will personally bear all costs relating to the ownership of his property and if any dispute arises by challenging the title of OWNER at that time the OWNERS will bear all costs of the suit/case/proceeding. If the

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Debi Kumar Dutta, Bank
Manik Dutta, Bank

ABHISIKA DEVELOPERS

Sushanta Saha

Partner

ABHISIKA DEVELOPERS

Suvarish Nandi

Partner

OWNERS fail to conduct the said suit/case/proceeding at that time the DEVELOPER will conduct the same and the costs of the suit/case will be deducted from the share of the Owner.

ARTICLE-XII

MAINTENANCE

- 1) The DEVELOPER shall be liable to pay and bear all current taxes, rates and other outgoing payable in respect of the property from the date of handing over possession by the OWNERS till the Owner's allocation are handed over after completing the building in all respect.
- 2) The OWNERS and the DEVELOPER from the date of delivery of possession of the Owner's Allocation, maintain their portion at their own costs in good repair and habitable condition and shall not do anything in or to the said property and/or common areas and passages of the said building which may be against law or which will cause obstruction or interference to the other users of such common areas.
- 3) That after the said building is completed and the Owner's Allocation are delivered, the DEVELOPER will take initiative to form an Association with the OWNERS and other occupants of the various Flats as well as parking spaces and form an Association and make such Rules and Regulations as the DEVELOPER and other owners shall think fit and proper for the maintenance of the said building and the OWNERS shall be liable to make payment proportionate share of the maintenance charges payable in respect thereof.

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Manik Datta Basnik

ABHISIKTA DEVELOPERS

Sushanta Saha

Partner

ABHISIKTA DEVELOPERS

Suvarish Nandi

Partner

- 4) That until such Association is formed the DEVELOPER shall continue to remain responsible for the maintenance of the common services subject to the OWNERS making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof.

ARTICLE-XIII

OBLIGATIONS OF THE OWNER

- 1) The OWNERS by entering this agreement grant or permit the DEVELOPER for development & construction of the building as per sanctioned plan and to make & sign all necessary applications & papers before any competent authority relating to construction work and, permission for water supply, electricity supply, laying down drainage & sewerage and for other amenities before the competent authority and other statutory authorities and to appoint Architects, Contractors, Structural Engineers, Surveyors, Advocate, Agent or any other professionals as may be required for proposed construction of the building and if required to enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary.
- 2) The OWNERS shall sign and execute necessary applications, papers, and documents and do all acts, deeds and things as may be required in order to provide legal authority to the DEVELOPER or its nominee in respect of the subsequent transfer of Developer's Allocation over the "A" Schedule property and for completing the construction work of the proposed building.

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Sushanta Saha
Partner

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Suvashish Nandi
Partner

- 3) The OWNERS and also the DEVELOPER jointly will be at liberty to negotiate for sale of the proposed Flat as well as parking space at the best price available in respect of their respective allotment and to enter into an agreement for sale with the intending purchaser/s in the prescribed form and to execute the sale deed in favour of the prospective purchasers and to receive consideration amount from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the OWNER and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority.
- 4) That the OWNERS shall sign all papers and execute necessary documents for the purpose of completion of the proposed project.
- 5) The OWNERS shall execute Supplementary Agreement with the DEVELOPER for any further amendments, alterations or modifications, which are not possible to be stated at present.
- 6) The OWNERS hereby agree and undertake not to let out, grant lease, with possession, mortgage and/or charge the said property or any part thereof at any time hereafter during the continuance of this agreement without the written consent of the DEVELOPER.
- 7) The OWNERS hereby further agree and undertake not do any act, deed, thing whereby the DEVELOPER may be prevented from constructing the proposed building and complete the same.
- 8) The OWNERS hereby further agree and undertake not to cause any interference or hindrance in the work of construction of the building over the schedule property and shall vacate the possession free from all sorts of

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Sushata Seth
Partner

ABHISIKTA DEVELOPERS
Suvarish Nandi
Partner

encumbrances and if the OWNERS commit any breach, the OWNERS shall be bound to pay compensation & interest as per banking rate for such work.

ARTICLE - XIV

BREACH AND CONSEQUENCE

- 1) That all disputes in question in connection with this Development Agreement or interpretation of any provision hereof or otherwise, the same shall be referred to arbitration of one sole Arbitrator appointed by any aggrieved party and whereas the decision of the Arbitrator will be final and binding upon both the parties therein and the arbitration shall be governed by the Arbitration and Conciliation Act time being in force and no dispute will be referred to any Court of law without referring the said dispute to Arbitration.
- 2) If the DEVELOPER fails to carry-on the proposed work within the stipulated period, due to the reason of force majeure, civil commotion or for any Act of God, the duration of this agreement may be extended with the mutual consent of the parties of this agreement and in that case the DEVELOPER cannot be liable for such delay.
- 3) If the DEVELOPER is unwilling/unable to implement the construction project as per this agreement and willing to terminate this agreement, the DEVELOPER have to send written notice to the OWNERS prior to three months before the termination and in such situation the OWNER have every liberty to engage any other agency for completion of the project after executing Deed for cancelation of this agreement. The DEVELOPER shall

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Manik Dutta Banik

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Sushanta Saha
Partner

ABHISIKTA DEVELOPERS
Suvashish Nandi
Partner

also be liable to compensate the OWNERS if any loss that may result to the OWNERS on account of such abandonment of the project work by the DEVELOPER.

ARTICLE-XV

JURISDICTION

All actions, suits and proceedings arising out of this Agreement shall be adjudicated within the area of the District Purba Bardhaman only.

THE "A" SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land under PS. Burdwan & Dist. Purba Bardhaman, Mouza Balidanga, J.L. No. 35, Sabek Khatian no 600, R.S. Plot No 644, L.R. Khatian No. 7927 & 7926, L.R. Plot no 1244, area 5 Decimal, Classification Bastu, Vacant land, under Holding No 161, Chhotobalidanga Mahalla of ward no 14 of Burdwan Municipality. For free ingress & egress there is 16 Ft wide unnamed Municipal Road towards the Western side of the "A" Schedule property.

Butted & bounded by:

ON THE NORTH : House of Parul Chakraborty.

ON THE SOUTH: Tarun Sangha Club.

ON THE EAST: Pond.

ON THE WEST: 16 Ft wide unnamed Municipal Road.

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Manik Dutta Banik

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Sushanta Saha
Partner

ABHISIKTA DEVELOPERS

Suvarish Nandi
Partner

THE "B" SCHEDULE ABOVE REFERRED TO

THE SPECIFICATION OF CONSTRUCTION OF THE FLAT

1. Structure : R.C.C. Foundation & maintain M-25 grade
2. Caress Walls and : Outside wall 8" and Flat to Flat
Partition Walls inside partition wall 5" with
brick finishing.
3. External Boundary : Boundary wall will be covered in three sides and
one Gate will be provided.
4. Interior Wall : Plaster of Paris/Putty.
5. Stair : Marble finishing with steel fencing.
6. Flooring : Vitrified Tiles.
7. Toilet : Anti-skid floor tiles and tiles up-to 5' 2" height in
walls having sanitary ware with ISI standard.
Separate line for hot & normal water including
mixture will be provided.
8. Kitchen : Black Stone cooking slab & Granite kitchen top
upto 3ft height with sink. There will be anti-skid tiles
in the flooring.
9. Sanitary : One pan or commode in the toilet.
10. Balcony Floor : Tiles finishing.

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Manik Datta Basnik

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Sushants Sahy
Partner

ABHISIKTA DEVELOPERS
Swastish Nandi
Partner

11. Toilet fittings & fixtures : Tiles flooring, Glazed Tiles upto 5' 2" taps including one for Geyser with one electrical point for the installation of Geyser and the same will be connected with shower.
12. Plumbing : Inside water line- one shower point & three tap point including one for the geyser, one separate tap point for basin, one tap for sink in the kitchen and one tap point in the bathroom.
13. Doors : Toilet doors will PVC door and rest doors will be flush doors. Flash (Tycoon make, both side laminate) Door will be provided in owner's allocation.
14. Steel and M.S. Grill works and Glazing : The grill works for the windows will be completely with the steel windows or separately fixed. The developer also provided collapsible gate to the Owners allocation. Ms Grill with Uniform design in window, ventilation and in veranda.
15. Windows : Aluminium channel glass-fitting window
16. Painting : The external wall surfaces will be finished with weathercoat or Wall Guard. All the wooden surfaces and the steel surfaces will be finished with enamel paint after necessary priming coat.
17. Roof : Roof having water resistant.

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Manik Dutta Banik

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Sushanta Singh
Partner

ABHISIKTA DEVELOPERS
Suvarish Nandi
Partner

18. Lift : Manual lift having capacity of 04 persons.
17. Electrical Works : All the electrical lines will be concealed with copper wires with PVC conduct having ISI standard. Each Flat/unit will have the following electrical points:
- Bed Room : Two light points, two plug point, one fan point, one AC point in one bed room. One AC point of every room of Owner's allocation.
- Living room cum Dining room : Two light points, one plug point, one fan point, one separate TV point.
- Kitchen : One light point, Two plug point, one separate point for refrigerator & chimney.
- Balcony : One light point, one plug point & one separate point for Washing Machine.
- Toilet : One light point, one separate point for Geyser (all bathroom of the owner's allocation) & exhaust fan.
16. Water supply & Drainage : P.V.C. Pipe
17. All the material will be ISI standard.

IN WITNESS WHEREOF both the parties do hereby set and subscribe their respective fingerprints, signed, sealed and delivered on this day month and year first above written.

Signature of witness:

1) *Shyam Prasad Karmakar*
S/O. Late. Sankar Karmakar.
Vill + P.O. Teandul.
P.S. Raina Dist: Purba Bardhaman
(Law Clerk)

2) *Amaresh Mallik*
Colonel pur Neche Colonel
PSF Dist - Purba Bardhaman
PN - 713103

Deb Kumar Dutta Bannik

Manik Dutta Bannik

Drafted by me as per the documents supplied by both the parties before me & as per the instruction of both the parties and computerized typed by me in my office

Gadadhar Mukherjee
Gadadhar Mukherjee

Advocate











Dist. Judge's Court, Burdwan
Enrolment No. WB/1621 of 2014

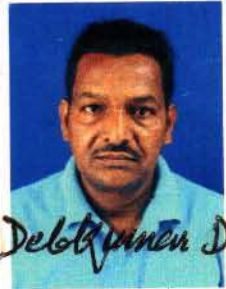
Signature of the OWNER

ABHISIKTA DEVELOPERS
Sushanta Saha
Suvarish Nandi
Partner

Signature of the DEVELOPER

Finger Print & Photograph

Left Hand					
	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER
Right Hand					













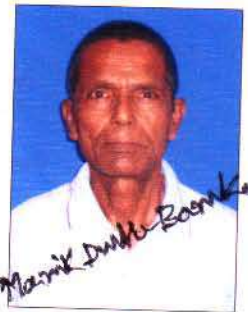
Deb Kumar Dutta Banik

Deb Kumar Dutta Banik

Deb Kumar Dutta Banik

Finger Print & Photograph

Left Hand					
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Right Hand					



Manik Dutta Banik











Manik Dutta Banik

Manik Dutta Banik

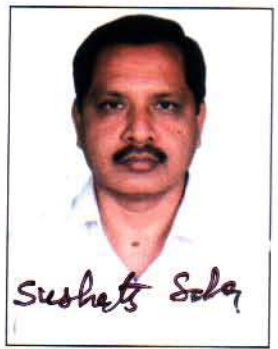
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Right Hand					

Finger Print & Photograph

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Right Hand					
	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER











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Sushant Sahas

Sushant Sahas

Finger Print & Photograph

Left Hand					
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	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER

Suvarish Nandi



Suvarish Nandi

Suvarish Nandi

Finger Print & Photograph

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Right Hand					
	THUMB	INDEX	MIDDLE FINGER	RING FINGER	PINKY FINGER

आयकर विभाग
INCOME TAX DEPARTMENT
MANIK DUTTA BANIK
AMIYA DUTTA BANIK
01/01/1957
Permanent Account Number
BKLPB7811C
Manik Dutta Banik
Signature

भारत सरकार
GOVT. OF INDIA



18052012

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाने
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, साफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411045

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

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

Manik Dutta Banik



COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/39/271/639495

নির্বাচন



Elector's Name : MANIK DUTTABANIK

নির্বাচকের নাম : মানিক দত্ত বনিক

Father/Mother/ Husband's Name : AMIYA DUTTABANIK

পিতা/মাতা/স্বামীর নাম : অমিয়া দত্ত বনিক

Sex : M

লিংগ : পুরুষ

Age as on 1.1.1995 : 38

১.১.১৯৯৫-এ বয়স : ৩৮

Address CHOTONILPUR
SUBHASPARA
BURDWAN

ঠিকানা
ছোটনীলপুর
সুভাষপাড়া
বর্ধমান

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক
For 271-BURDWAN (S) Assembly Constituency
২৭১-বর্ধমান দক্ষিণ বিধানসভা নির্বাচন ক্ষেত্র

Place : BURDWAN

স্থান : বর্ধমান

Date : 26/02/95

তারিখ : ২৬/০২/৯৫

Manik Dutta Banik



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने
आयकर पैन सेवा इकाई, एन एम डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

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please inform / return to :*
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

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

Deb Kumar Dutta Baccals

भारत सरकार
GOVT. OF INDIA



18052012

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाए
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411045

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

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3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

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

Manik Dutt Basik

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

पंजीयन अकाउंट नंबर
Registration Account Number
ACFFA1364E



पंजीयन नाम
Registration Name
ABHISIKTA DEVELOPERS

निष्पन्न / जारी की तिथि
Date of Issuance / Generation
23/02/2024

66369

ABHISIKTA DEVELOPERS

Sushants Saha

Partner

ABHISIKTA DEVELOPERS

Sevansh Nandi

Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUSHANTA SAHA
PRAVASH CHANDRA SAHA
07/02/1968

Permanent Account Number
BDEPS3679B


Sushanta Saha





In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटायें :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४००-६१४

Sushanta Saha

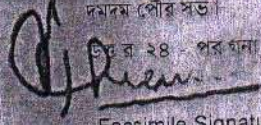

ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
IDENTITY CARD WB/20/138/678032
 পরিচয় পত্র

Elector's Name : SAHA SUSHANTA
 নির্বাচকের নাম : সাহা সুশান্ত
 Father/Mother/
 Husband's Name : PRAVAS
 পিতা/মাতা/স্বামীর নাম : প্রভাস
 Sex : M
 লিঙ্গ : পুরুষ
 Age as on 1.1.1995 : 28
 ১.১.১৯৯৫-এ বয়স : ২৮

Address PART NO 227
 DUMDUM MUNICIPALITY
 NORTH 24 - PARGANAS

ঠিকানা : পাট নং ২২৭
 দুমদুম পৌর সভা
 উত্তর ২৪ পরগনা


 Facsimile Signature
 Electoral Registration Officer
 নির্বাচক-নিবন্ধন অধিকারিক

For 138-DUM DUM Assembly Constituency
 ১৩৮-দুমদুম বিধানসভা নির্বাচন ক্ষেত্র

Place : BARRACKPUR
 স্থান : ব্যারাকপুর
 Date : 25/11/95
 তারিখ : ২৫/১১/৯৫

Sushanta Saha



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/39/271/639108

পরিচয় পত্র



Elector's Name : SHUBHASHIS NANDI

নির্বাচকের নাম : শুভাশীষ নন্দী

Father/Mother/

Husband's Name : MANATOSH NANDI

পিতা/মাতা/স্বামীর নাম : মনতোষ নন্দী

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 18

১.১.১৯৯৫-এ বয়স : ১৮

Address CHOTONILPUR
SUBHASPORA
BURDWAN

ঠিকানা ছোটোনীলপুর

সুভাষপড়া

বর্ধমান

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 271-BURDWAN (S) Assembly Constituency

২৭১-বর্ধমান দক্ষিণ বিধানসভা নির্বাচন কেন্দ্র

Place : BURDWAN

স্থান : বর্ধমান

Date : 26/02/95

তারিখ : ২৬/০২/৯৫

Sevasish Nandi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUVASISH NANDI
MANOTOSH NANDI

02/01/1977


Permanent Account Number
AFOPN8090A

Suvasish Nandi
Signature




14052031

Suvasish Nandi

 **WEST BENGAL LAW CLERKS STATE COUNCIL**
Sealdah Court Complex (7th Floor)
1, Beliaghata Road, Kolkata-700014

IDENTITY CARD NO. 00007187

NAME	SHYAMA PRASAD KARMAKAR	
EDUCATION	LATE SANKAR KARMAKAR	
WORKING PLACE	WILL. TEANJUL PO TEANJUL P.S. RAINA DIST. BARDHAMAN	
DATE OF BIRTH	05.10.1975	
ISS. NO.	0138531001010886	
DATE OF ISSUE	COURT OF DEPT. & SESSIONS JUDGE AT BARDHAMAN 13.10.2013	

Signature of _____

Shyama Prasad Karmaakar

Major Information of the Deed



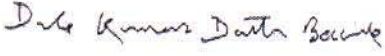


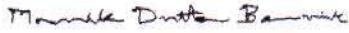
Deed No :	I-0203-06847/2025	Date of Registration	02/09/2025
Query No / Year	0203-2002498845/2025	Office where deed is registered	
Query Date	02/09/2025 12:07:29 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Gadadhar Mukherjee BARANILPUR, SHAKTIPARA, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713103, Mobile No. : 9883041395, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 30,30,306/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,001/- (Article:48(g))		Rs. 15,200/- (Article:E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W14, Mouza: Balidanga, JI No: 35, Pin Code : 713103

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-1244 (RS :-)	LR-7927	Bastu	Bastu	2.5 Dec	1/-	15,15,153/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-1244 (RS :-)	LR-7926	Bastu	Bastu	2.5 Dec	1/-	15,15,153/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			5Dec	2 /-	30,30,306 /-	
Grand Total :					5Dec	2 /-	30,30,306 /-	






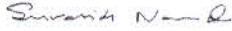
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DEB KUMAR DUTTA BANIK (Presentant) Son of Late AMIYA DUTTA BANIK Executed by: Self, Date of Execution: 02/09/2025 , Admitted by: Self, Date of Admission: 02/09/2025 ,Place : Office	 02/09/2025	 LTI 02/09/2025	 02/09/2025
CHHOTONILPUR ROAD,, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: AYxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/09/2025 , Admitted by: Self, Date of Admission: 02/09/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr MANIK DUTTA BANIK Son of Late AMIYA DUTTA BANIK Executed by : Self, Date of Execution: 02/09/2025 , Admitted by: Self, Date of Admission: 02/09/2025 ,Place : Office	 02/09/2025	 LTI 02/09/2025	 02/09/2025
CHHOTONILPUR ROAD,, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: BKxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/09/2025 , Admitted by: Self, Date of Admission: 02/09/2025 ,Place : Office				



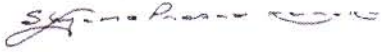
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ABHISIKTA DEVELOPERS CHHOTONILPUR, CHHOTOBALIDANGA, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ACxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUSHANTA SAHA Son of Late PROVASH CHANDRA SAHA Date of Execution - 02/09/2025, , Admitted by: Self, Date of Admission: 02/09/2025, Place of Admission of Execution: Office		 Captured	 02/09/2025
	Sep 2 2025 2:50PM LTI 02/09/2025			
39, KHUBLAL SAHA STREET, City:- Dum Dum, P.O:- DUMDUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: BDxxxxxx9B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ABHISIKTA DEVELOPERS (as PARTNER)				
2	Name Mr SUVASISH NANDI Son of Late MANOTOSH NANDI Date of Execution - 02/09/2025, , Admitted by: Self, Date of Admission: 02/09/2025, Place of Admission of Execution: Office		 Captured	 02/09/2025
	Sep 2 2025 2:51PM LTI 02/09/2025			
CHHOTONILPUR, CHHOTO BALIDANGA, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: AFxxxxxx0A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ABHISIKTA DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHYAMA PRASAD KARMAKAR Son of Late SANKAR KARMAKAR TEANDUL, Village:- TEABDUL, P.O:- TEANDUL, P.S:-Raina, District:-Purba Bardhaman, West Bengal, India, PIN:- 713424		 Captured	 02/09/2025
Identifier Of Mr DEB KUMAR DUTTA BANIK, Mr MANIK DUTTA BANIK, Mr SUSHANTA SAHA, Mr SUVASISH NANDI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DEB KUMAR DUTTA BANIK	ABHISIKTA DEVELOPERS-2.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr MANIK DUTTA BANIK	ABHISIKTA DEVELOPERS-2.5 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: UMR W14, Mouza: Balidanga, JI No: 35, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1244, LR Khatian No:- 7927	Owner:দেব কুমার দত্ত বনিক, Gurdian:অমিয় দত্ত বনিক, Address:নিজ Classification:বাস্ত, Area:0.04300000 Acre,	Mr DEB KUMAR DUTTA BANIK
L2	LR Plot No:- 1244, LR Khatian No:- 7926	Owner:মানিক দত্ত বনিক, Gurdian:অমিয় দত্ত বনিক, Address:নিজ Classification:বাস্ত, Area:0.04300000 Acre,	Mr MANIK DUTTA BANIK

Endorsement For Deed Number : I - 020306847 / 2025

On 02-09-2025

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

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

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

Presented for registration at 13:37 hrs on 02-09-2025, at the Office of the A.D.S.R. Bardhaman by Mr DEB KUMAR DUTTA BANIK , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 30,30,306/-

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

Execution is admitted on 02/09/2025 by 1. Mr DEB KUMAR DUTTA BANIK, Son of Late AMIYA DUTTA BANIK, CHHOTONILPUR ROAD,, P.O: SRIPALLY, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business. 2. Mr MANIK DUTTA BANIK, Son of Late AMIYA DUTTA BANIK, CHHOTONILPUR ROAD,, P.O: SRIPALLY, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession Business

Indetified by Mr SHYAMA PRASAD KARMAKAR, , , Son of Late SANKAR KARMAKAR, TEANDUL, P.O: TEANDUL, Thana: Raina, , Purba Bardhaman, WEST BENGAL, India, PIN - 713424, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 02-09-2025 by Mr SUSHANTA SAHA, PARTNER, ABHISIKTA DEVELOPERS (Partnership Firm), CHHOTONILPUR, CHHOTOBALIDANGA, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr SHYAMA PRASAD KARMAKAR, , , Son of Late SANKAR KARMAKAR, TEANDUL, P.O: TEANDUL, Thana: Raina, , Purba Bardhaman, WEST BENGAL, India, PIN - 713424, by caste Hindu, by profession Law Clerk

Execution is admitted on 02-09-2025 by Mr SUVASISH NANDI, PARTNER, ABHISIKTA DEVELOPERS (Partnership Firm), CHHOTONILPUR, CHHOTOBALIDANGA, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103

Indetified by Mr SHYAMA PRASAD KARMAKAR, , , Son of Late SANKAR KARMAKAR, TEANDUL, P.O: TEANDUL, Thana: Raina, , Purba Bardhaman, WEST BENGAL, India, PIN - 713424, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,200.00/- (B = Rs 15,000.00/- ,E = Rs 200.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 15,200/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/09/2025 12:19PM with Govt. Ref. No: 192025260246542968 on 02-09-2025, Amount Rs: 15,200/-,
Bank: SBI EPay (SBlePay), Ref. No. 4228992931356 on 02-09-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 2,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3767, Amount: Rs.5,000.00/-, Date of Purchase: 02/09/2025, Vendor name: K BANERJEE

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/09/2025 12:19PM with Govt. Ref. No: 192025260246542968 on 02-09-2025, Amount Rs: 2,001/-, Bank: SBI EPay (SBlePay), Ref. No. 4228992931356 on 02-09-2025, Head of Account 0030-02-103-003-02



Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0203-2025, Page from 174412 to 174461
being No 020306847 for the year 2025.**



Digitally signed by SANJIT SARDAR
Date: 2025.09.22 12:42:12 +05:30
Reason: Digital Signing of Deed

**(Sanjit Sardar) 22/09/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.**