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certified by the Endorsement
of the Government and the Signature Sheet
attached to this document
are part of the Document.

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Additional District Sub Registrar
Burdwan, 1st Purba Bardhaman

21 JAN 2026

Jyotdeep Kumar Singh

Nikhil Rajan Chatterjee

ECO PRIME DEVELOPERS

Jyotdeep Kumar Singh

Partner

ECO PRIME DEVELOPERS

Nikhil Rajan Chatterjee

Partner

DEVELOPMENT AGREEMENT

168064/26

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Joydeep Kumar Rej
Nikhil Ranjan Chowdhury

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ECO PRIME DEVELOPERS

Joydeep Kumar Rej
Partner

ECO PRIME DEVELOPERS

Nikhil Ranjan Chowdhury
Partner

THIS DEVELOPMENT AGREEMENT is made at Burdwan
on this the 21st day of January 2026.

BETWEEN

- 1) **JOYDEEP KUMAR REJ, (PAN- AGDPR4409D)**, S/o
Late Nandadulal Rej, residing at Kalibazar Road,
Nutanpally, P.O. & P.S.- Burdwan, Dist.- Purba
Bardhaman- 713101 W.B., by Nationality Indian, by
faith.- Hindu, by Occupation.- Business,
- 2) **NIKHIL RANJAN CHOWDHURY, (PAN- ACJPC7016M)**,
S/o Late Nani Gopal Chowdhury, residing at 47, Netaji
Subhash Sarani, Italgacha, Dist.- North 24 Parganas,
W.B.-700 079, by Nationality Indian, by faith.- Hindu,
by Occupation.- Business, Herein after referred to and
called as the **"LAND OWNER(S)" / FIRST PARTY** (which
expression shall unless excluded by or repugnant to
the context or subject be deemed to mean and include
their respective legal heirs, successors, legal
representatives, administrators, executors and assigns)
of the **ONE PART;**

AND

Joydeep Kumar Rej

Nikhil Ranjan Choudhury

ECO PRIME DEVELOPERS

Joydeep Kumar Rej
Partner

ECO PRIME DEVELOPERS

Nikhil Ranjan Choudhury
Partner

Almaz

ECO PRIME DEVELOPERS, (PAN- AALFE5122A) A Partnership firm having office at Kalibazar Road, Nutanpally, P.O. & P.S.- Burdwan, Dist.- Purba Bardhaman-713101 W.B., Represented by one of its partners:- 1) **JOYDEEP KUMAR REJ, PAN-AGDPR4409D**, S/o Late Nandadulal Rej, residing at Kalibazar Road, Nutanpally, P.O. & P.S.- Burdwan, Dist.- Purba Bardhaman-713101 W.B., by Nationality Indian, by faith.- Hindu, by Occupation.- Business, 2) **NIKHIL RANJAN CHOWDHURY, (PAN- ACJPC7016M)**, S/o Late Nani Gopal Chowdhury, residing at 47, Netaji Subhash Sarani, Italgacha, Dist.- North 24 Parganas, W.B.-700 079, by Nationality Indian, by faith.- Hindu, by Occupation.- Business, hereinafter referred to as the **DEVELOPERS / SECOND PART** (which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its Partners, Successors-in-Office, legal heirs/heiress, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

HISTORY OF OWNERSHIP

Joydeep Kumar Rej

Nikhil Ranjan Chowdhury

ECO PRIME DEVELOPERS

Joydeep Kumar Rej

Partner

ECO PRIME DEVELOPERS

Nikhil Ranjan Chowdhury

Partner

That the Owner purchase the property from **AYAN DUTTA** vide Sale Deed being No. 9800 of 2022, Registered in D.S.R.-II, Purba Bardhaman.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreeing upon by and between the parties hereto on the following terms and conditions.

ARTICLE - I - DEFINITIONS

In this present unless there is anything repugnant to or inconsistent with: -

1.1 OWNER(S): shall mean the aforesaid **JOYDEEP KUMAR REJ AND NIKHIL RANJAN CHOWDHURY** and their respective legal representatives administrators, executors and assigns.

AND

1.2 DEVELOPER(s): shall mean the aforesaid Eco Prime Developers, Representated by of its partners **JOYDEEP KUMAR REJ AND NIKHIL RANJAN CHOWDHURY** and its successors in interest and assigns.

1.3 TITLE DEEDS: shall mean all the documents of title relating to the said land and premises, which shall be handed over and/or handed over in original

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Jyotsna Kumar Baj

Nikhil Rajan Chaudhary

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Jyotsna Kumar Baj

Partner

ECO PRIME DEVELOPERS

Nikhil Rajan Chaudhary

Partner

to the Developer at the time of execution of the agreement.

1.4 PREMISES/PROPERTY: shall mean all that piece and parcel of land as described in the schedule of this deed described herein below

1.5 NEW BUILDING: shall mean the Multistoried Building (G+IV storied) as per available sanctioned area, which is to be constructed over the said premises as per plan to be sanctioned by the concerned Municipality.

 **1.6 COMMON AREA FACILITIES AND AMENITIES:** shall mean and include, corridors stair ways, passage ways, drive ways, Common lavatories, tube well, overhead water tank; water pump and motor, roof and all other facilities which is to be attached with the proposed Building for better enjoyment as Apartment Ownership Act or mutually agreed by and between the owners and the Developer.

1.7 COVERED AREA: shall mean the area covered with outer wall and constructed for the unit including fifty Percent area covered by the common partition wall between two units, and cent percent area covered by the individual wall for the unit plus proportionate area

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share of stair/lobby/other facilities etc. It is applicable for individual unit.

- 1.8 **SALEABLE SPACE:** shall mean the flat/units/ Garage/space in the building available for independent use and occupation of the self-contained flat after making due provision for common amenities and facilities for better enjoyment against consideration.
- 1.9 **SUPER BUILT UP AREA OF THE FLAT/UNIT/ SPACE/GARAGE:** shall mean and include the total covered area of the unit plus minimum 20% service area, over the aforesaid total covered area, is applicable for individual unit.
- 1.10 **BUILDING PLAN:** shall mean such plan to be prepared by the Architect/ Engineer/L.B.S. for the construction of the building and to be sanctioned by the concerned Municipality. Be it mentioned here that the Building Plan will be sanctioned in the name of the Owners at the cost of the Developer with such addition, alteration or modification as prescribed and/ or made afterwards by the Developer from time to time through the owners or by themselves.

Jaydeep Kumar Singh

Nikhil Rajan Chaturvedi

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Jaydeep Kumar Singh

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Nikhil Rajan Chaturvedi

Partner

- 1.11 **OWNERS ALLOCATION :-** Shall mean exclusively entitled to have 40% super built up area of the said building to be constructed, including the parking space in the ground floor with exclusive rights to sell/ transfer or otherwise deal or dispose of the said flats and the parking spaces in the building. The superbuilt up area for the purpose to be considered and to be cancelled upon the built up area.
- 1.12 **DEVELOPERS ALLOCATION:** shall mean exclusively entitled to the rest of the building & that is to say all the other 60% super-built up area of the said building to be constructed including the parking space in the ground floor, with exclusive right to sell/ transfer or otherwise deal or dispose of the said flats and parking spaces.
- 1.13 **TRANSFER:** shall mean and included transfer by delivered of possession as per present customs or by any other means adopted by the Developer for effecting transfer of the proposed building or flat to the intending purchasers thereof against valuable consideration.

Jyoteep Kumar for

Nirul Rajan Chhabra

ECO PRIME DEVELOPERS

Jyoteep Kumar for

Partner

ECO PRIME DEVELOPERS

Nirul Rajan Chhabra

Partner

ARTICLE - II : COMMENCEMENT & DURATION

- 2.1** This agreement shall be deemed to have commenced on and from the date of execution of this Agreement and thereafter sale out of all the flat/units/Garage/space to the intending purchasers and also after delivery of possession to the flat owners and land owners and after formation of the flat/unit owners' Association, if required, this Development Agreement will be coming to an end.

ARTICLE - III: OWNER'S DECLARATION, RIGHTS AND RESPONSIBILITIES

- 3.1** The owner (s) hereby declare that they are the joint and absolute owner (s) of the scheduled property and now seized and possessed of or otherwise well and sufficient entitled thereto without any disturbance hindrance in any manner whatsoever and the said property is free from all encumbrances charges, attachments, acquisition or requisition whatsoever or howsoever and the owners have good and marketable title over the said land.

Jogdeep Kumar Singh

Nikhil Rajan Chaudhary

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Jogdeep Kumar Singh
Partner

ECO PRIME DEVELOPERS

Nikhil Rajan Chaudhary
Partner

3.2 That the owner (s) hereby agreed that he /she/they will not grant lease, mortgage, charge or encumber the scheduled property in any manner whatsoever during the existing/ substance of this agreement as well as during the construction of the building without prior written consent of the Developer and also undertakes that for the betterment of the Project shall acquire and to produce all the relevant papers documents and copy of the order if any from the competent Court Authority Concern.

 **3.3.** That the owner (s) hereby agree to sign, execute Registered Development Power of Attorney and also all the petitions, Affidavit, Deeds, Plaints, written objection, proposed site plan, Building plan, Completion Plan, Declaration of Amalgamation, Deed of Amalgamation, Agreement for Sale and all other necessary Documents in favour of the Developer or its Nominated person or persons for betterment of the construction over the schedule land and adjacent land and betterment of project and also for the betterment of title over the Schedule property and the owner (s) also agreed to pay all the costs and expenses of the documents in up-to-date condition and for betterment of Title of the property of the owner (s) herein.

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Jogdeep kumar-bis

Nikhil Rajan Chawla

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Jogdeep kumar-bis
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Partner

3.4. That the owner(s) shall be liable and responsible for litigation, if any arose due to defects on their part or with regard to title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third party or contagious land owners, then the Developer(s) will be entitled to get cost of litigation from the Landowner(s), which will be incurred by the developer(s) during such litigation. Be it mentioned that if there any type of litigation is found or arose due to any order of the competent Court Authority concern or any other competent authority concern, then the delay in respect of delivery of possession of the owners' allocation shall not be considered the delay on the part of the Developer(s).

3.5. That the owner(s) hereby undertake(s) to deliver and/or handover all the Photostat copy and/or Original of all the Deeds and documents to the Developer(s) at the time of execution of this Agreement and if the Original documents is not delivered in favour of the Developer(s), then produce all the Original documents, whenever called for production of the same by the Developer(s).

Jyoti Kumar for

Nikhil Raja Chaudhary

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Jyoti Kumar for

Partner

ECO PRIME DEVELOPERS

Nikhil Raja Chaudhary

Partner

- 3.6 That the Owner(s) hereby giving exclusive license to the Developer(s) to commercially exploit the same as per terms and condition contained in this Agreement and hereby authorized the Developer(s) to enter into agreement for sale, lease, transfer, mortgage and to dispose of the Developer's Allocation together with right to assignment of all the rights title interest of this agreement to any third party and the owner(s) will give necessary consent for betterment of this project without raising any objection to that effect save and expect the owners' allocation as mentioned.
- 3.7 The Owner(s) hereby agree to execute a Registered Development Power of Attorney in favour of the Developer(s) in respect of the Developer's Allocation and also for the purpose of addition, alteration, revision of the sanctioned building plan, Completion Plan for construction and completion of the work as per Agreement and also to sign on the Deed on or behalf of the owner and to present the same before the District Registrar, Addl. District Sub-Registrar or other Registrars, who has authority to register the Deed of transfer and other documents and if required owners will put their signature on the Agreement for Sale, Deed of conveyance after delivery of possession of the owner's allocation. It is also further agreed that

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for the purpose of betterment of the intending purchasers, if required, the owner (s) herein will join in the Deed of Conveyance as owners for Transfer the Flat to the intending purchaser(s).

- Choudhary*
- 3.8** The owner(s) hereby undertake(s) not to do any act, deeds or things by which the Developer(s) may prevent from executing any Deed of Conveyance in favour of the intending purchaser or Purchasers of the Developer's Allocation. If the Developer(s) fail(s) to deliver possession of the owners' Allocation within the stipulated period, then the owner(s) will be entitled to get compensation/damages from the Developer(s) as deemed fit by the Developer(s). Be it mentioned here that the Time will be essence of the contract.

- 3.9** That the Owner(s) hereto without being influenced or provoked by anybody do hereby categorically declared that the Developer(s) shall continue to construct the building exclusively in the name of the Developer(s)/ Development Firm and also by taking partner in the Firm at its own cost, arrangement and expenses as well as the Owner(s) shall have no financial participation and or involvement.

Jyotsh Kumar by
Nikhil Rajan Chatter

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Jyotsh Kumar by
Partner

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Nikhil Rajan Chatter
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ARTICLE - IV:

DEVELOPER'S RIGHTS, OBLIGATION AND DECLARATION

- 4.1 The Developer(s) hereby agreed to complete the multi-storied (G+IV storied) building over the property as per plan as sanctioned by the concerned Municipal Authority/ KMC/ Municipal corporation/ panchayet concern with due modification or amendment of the sanction plan as made or caused to be made by the Architect /Engineer/L.B.S. of the Developer. Be it pertinent to mention here that at present the Plan of G + IV storied Building will be submitted for sanction before the concerned Municipality.
- 4.2 The Developer(s) hereby declares to take care of the local hazards or accident during the continuation of construction and the owners shall have no liability to that effect.
- 4.3 All applications plans papers and documents as may be required by the developer(s) for the purpose of sanction of Plan, Revised plan, Addition/ Alteration of the building plan shall be submitted by the

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Nikhil Rajan Chandra

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Nikhil Rajan Chandra
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developer(s) with due signature of the owner(s) or on behalf of the owners as may be required and all costs expenses and charges be paid by the developer(s) and also for construction of the building thereon and the Developer(s) will pay all the payments and expenses required for clearance of the occupier thereof, either in cash or in area or in any other lawful manner.

The Developer(s) hereby agreed to deliver possession of the owners' allocation in the proposed new building **within aforesaid stipulated years** from the date of execution and Registration of this Agreement, and if required, the owner(s) will further allow aforesaid stipulated months for delivery of possession of the owners' allocation without claiming any damages. **It is also agreed that the delivery of possession of the owners' allocation will be made first and after that the Developer(s) will be entitled to handover possession of the Developer's Allocation** and if required benefits of the parties hereto before or after completion of the building necessary supplementary Agreement will be executed. Be it pertinent to mention here that **the Developer(s) will obtain Completion Certificate (C.C.) at its/his/her/their own cost expenses** and Xerox copy of the same will be given to all the owner(s)/occupier(s) of the units of the newly constructed building.

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- 4.4 That the notice for delivery of possession of the owners' Allocation shall be delivered by the developer(s) in writing or through the Advocate of the Developer(s) either by Registered post or courier service or under certificate of posting or hand delivery with acknowledgement due card and the owner(s) are bound to take possession within **3 Years** from the date of service of this letter. If the owner(s) fail(s) to take delivery of possession or neglected to do so, then it will be deemed that the owner's allocation already delivered and the Developer(s) shall be entitled to transfer the Developer's Allocation without any further notice.

That the owners shall have to clear all the dues if any due is caused due to extra work other than the specification of flat as mentioned in the schedule as mentioned below.

- 4.5 That the Developer(s) shall have every responsibility for the incidents occurred during the course of construction and the Owner(s) shall have no responsibility for the same, if the Owner (s) are not interfere during the construction and after completion of the building and handover the same to the Owner(s)

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and Intending Purchaser(s), the Developer(s) shall have no liability for any incident occurred in the said Building.

ARTICLE - V. CONSIDERATION & PROCEDURE

5.1 In consideration of the construction of the owners' allocation in the building and other consideration of any mentioned in the owners' allocation, the Developer(s) is/are entitled to get remaining constructed area of the building and proportionate share of the land as Developer's allocation.

5.2 That if the Developer(s) fail(s) to complete the construction work in respect of the owner's allocation within the stipulated period as stated above, and then the Owner(s) shall have liberty to rescind this Agreement on re-payment of the cost and expenses by the Developer(s) as per mutual calculation of the parties. Be it mentioned here that time will be essence of the contract.

ARTICLE - VI. DEALINGS OF SPACE IN THE BUILDING

6.1 The Developer(s) shall on completion of the building put the owner(s) in undisputed possession in respect

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of the owners' allocation together with the right to enjoy the common facilities and amenities.

- 6.2 The Developer(s) being the party of the Second part shall be at liberty with exclusive rights and authority to negotiate for the sale of the flats/ units/unit/ space together with right to proportionate share of land excluding the space/units/flat provided under the Developer's Allocation in the premises to any prospective buyer/s before, after or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developer(s) shall think fit and proper.

- 6.3 The Developer(s) shall at /his/her/their/its own costs, construct and complete the building at the said premises strictly in accordance with the sanctioned plan and due modification if any with such material and with such specification as are to be mentioned in the sanctioned plan of the building hereunder written and as may be recommended by the Architect/ Engineer from time to time. **The Developer(s) shall on completion of the building shall obtain Completion Certificate from the Appropriate Authority concern at its own costs and expenses.**

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- 6.4 That the developer(s) shall install erect and shall provide standard pump set, overhead and underground reservoirs, electric wiring, sanitary fittings, and other facilities as are required to be provided in respect of building having self-contained apartment and constructed for sale of flats/garages on ownership basis and as mutually agreed. Be it mentioned that the security money deposit for the new electric meter connection shall be paid by the owner(s) to the Developer(s) for their respective meters in the individual name(s) of the Owner(s). It is also mentioned that the Developer(s) will fix the sale rate for flat/garages etc. for Developer's allocation without consultation of the owner(s).

ARTICLE - VII. COMMON FACILITIES

- 7.1 The Developer(s) shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due on and from the date of execution of the agreement or before and after handing over the possession of the flats all the flats owner(s) will pay due according to his/her/their shares.

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Nikhil Rajan Choudhary

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Jogdeep Kumar Das
Partner

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 7.2 The Owner(s) and Developer(s) shall punctually and regularly pay for their respective allocation the said rates and taxes (including service taxes and other taxes) to the concerned authorities as levied by the Central or State Govt. or other Appropriate Authorities or otherwise as may be mutually agreed upon between the Owner(s) and the Developer(s). The owner(s) hereby agreed that he/she/they shall keep each other indemnified against all claims actions demands, costs, charges and expenses and proceeding instituted by any third party or against the owner(s) for the same the developer(s) will be entitled to get damages.

7.3 The owner(s) or his/her/their agents or representatives or any third party of the owners' behalf shall not do any act deed or things wherein the developer(s) shall be prevented from construction and completing of the said building or to sale out the flat/units to the intending purchaser/purchasers. If the developer(s) is prevented by the owner(s) without any reasonable and/or justified reason, then the owner(s) or his/her/ their legal representative(s) shall pay bound to indemnify the loss and pay damages with interest and such delay will not be calculated within the stipulated time.

Jyoti Kumar

Nikhil Rajan Chandra

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Jyoti Kumar

Partner

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Nikhil Rajan Chandra

Partner

ARTICLE - VIII. COMMON RESTRICTIONS

THE OWNERS' ALLOCATION AFTER POSSESSION IN THE PROPOSED BUILDING SHALL BE SUBJECT TO THE SAME RESTRICTION AND USE AS IT IS APPLICABLE TO THE DEVELOPER'S ALLOCATION RESPECTIVE POSSESSION IN THE BUILDING WHICH ARE FOLLOWS :-

- 8.1. Neither party shall use or permit to the use of the respective allocation in the building or any portion thereto for carrying on any obnoxious illegal and immoral trade or activities nor use thereto for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.
- 8.2. Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without previous written consent from the owner, developer or from the competent authority or from KMC/ municipal / Municipal corporation/ panchayet authority concern in this behalf.
- 8.3. Both parties shall abide by all laws, bye laws rules and regulations of the Government Statutory bodies and/or local bodies as the case may and shall be

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responsible for any deviation and/or breach of any of the said laws and regulations.

- 8.4. The respective allottee or their transferees shall keep the interior walls, sewers, drains pipe and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or any other of them and/or the occupiers of the building indemnified from the against the consequence of any breach.
- 8.5. No goods or other items shall be kept by either party or their transferees for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free movement of user in the corridors and other places of common use in the building.
- 8.6. Neither party nor their transferees shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about be building or in the compounds corridors or any other portion or portions of the building.

Joydeep Kumar-fy

Nikhil Rajan Chaudhary

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Partner

- 8.7. Neither the parties or their transferees shall permit other agent with or without workmen and other at all reasonable times to enter into and upon each party's allocation and each part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down, maintaining, repairing and testing drains and water pipes and electric wires and for any similar purpose.

ARTICLE - IX. OWNER'S DUTY & INDEMNITY

- 9.1. The owner(s) doth hereby agree and covenants with the Developer(s) not to use cause any interference or hindrance in any manner during the construction and throughout the existence of this agreement of the said building at the said premises and if any such interference or hindrance is caused by the owner(s) or their heirs, agents, servants, representatives causing hindrance or impediments to such construction the owner(s) will be liable to repay entire amount invested by the developer(s) amount will be

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settled by the parties amicably. It is also further agreed that if the developer(s) is prevented for making construction due to any litigation cropped up or due to any restraining order passed by the competent court of a competent Authority Concern or any statutory body law or due to any boundary dispute amongst the contagious land owner(s), then owner(s) will be liable to pay cost of litigation to the Developer(s), which will be incurred by the Developer(s).

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- 9.2.** The owner(s) or their legal representative(s) herein will have no right/ authority power to terminate and/ or determinate this agreement within the stipulated period for construction of the building as well as till the date of disposal of all the flats/units of the Developer's allocation or without the violation of the terms and conditions of this Agreement. If tried to do so then the owner(s) shall pay firstly total market price of the constructed area with damage together with interest on investment intimation for such intention.
- 9.3.** It is agreed that the owner(s) will not involve any of their workmen, contractor, agent or representative etc. or stag any constructional materials in the

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Joydeep Kumar for
Partner
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building for any type of constructional work if required in respect of the owners' allocation in the building without any written consent from the Developer(s).

- 9.4. That the owner(s) and their legal heirs hereby declare and undertake that upon the demise of the owner/ one of the owners, the legal heir(s) of the said owner/ owners will join the Development Agreement and also execute fresh Power of Attorney and also other required documents in favour of the Developer(s) and also for the betterment of the project on the same terms and conditions mentioned herein.

ARTICLE - X. DEVELOPER'S DUTY

- 10.1. That the Developer(s) hereby agree(s) and covenants with the Owner(s) not to do any act, deed or things whereby the Owner(s)/is/are prevented from enjoying selling disposing of the owners' allocation in the building at the said premises after delivery of Repossession thereof to the owner(s) and also obtain Completion Certificate (C.C.)/Occupancy Certificate from the competent Authority at its own costs and expenses.
- 10.2. The Developer(s) hereby undertake/s to keep the Owner(s) indemnified against all third party claims

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and actions arising out of any sort of act or omissions of the Developer(s) in relating to the making of construction of the said building. The developer(s) shall also not interfere in any manner whatsoever to the sale proceeds and/or otherwise with regard to the owners' share or allocation and also not to claim any amount from the sale proceeds of the owners' allocation.

ARTICLE - XI. MISCELLANEOUS

- 11.1 The Owner(s) and Developer(s) hereto have entered into this agreement purely as a contract and under no circumstance this agreement shall be treated as partnership by and between the parties and/or an Association of persons.
- 11.2 As and from the date of getting Completion Certificate of the building the developer(s) and/or its transferees and the owner(s) and/or his/her/their transferees shall be liable to pay and bear proportionate charges on account of ground rents and service tax and other taxes, charged by the Govt. or Semi Govt. or local authority concern. And the proportionate cost towards regular maintenance charges.

Jyoti Kumar Bis
Nikhil Rajan Choudhary

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ECO PRIME DEVELOPERS,

Jyoti Kumar Bis
Partner

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Partner

- 11.3 The building to be constructed by the developer(s) shall be made in accordance with the specification more fully and particulars mentioned and described in the schedule annexed in separate sheet which will be treated part of the agreement.

ARTICLE - XII. FORCE MAJEURE

12. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existing of "Force Majeure" and shall be suspended from obligations during the duration of the Force Majeure, which also includes non-availability of Building materials due to Government Notifications or against notification or rules and regulations of the other appropriate authority and also includes mass stopping of work in the locality against notification or rules and regulations of the other appropriate authority.

ARTICLE - XIII. ARBITRATION CLAUSE

13. It is hereby agreed by and between the parties that all dispute and/or difference by and between the parties hereto in any way relating to or connected with the flats and or construction and or in respect of

Jogdeep Kumar Bis
Nikhil Rajan Choudhary

27

ECO PRIME DEVELOPERS

Jogdeep Kumar Bis
Partner

ECO PRIME DEVELOPERS

Nikhil Rajan Choudhary
Partner

this agreement and/or anything done in pursuance hereto and/or otherwise shall be referred for arbitration, which will adjudicated in accordance with the Arbitration and conciliation Act, 1996, or any amendment thereon as may be applicable.

In case agreement unless it is contrary or repugnant to the context.

- a) Singular shall include the plural and vice-versa.
b) Masculine shall include the feminine and vice-versa.

ARTICLE - XIV EFFECTIVENESS :-

That in between both the party the agreement was done. For the convenience both the parties the agreement is being written today i.e. 21/01/2026.

SCHEDULE OF PROPERTY **(SAID PROPERTY)**

All That piece and parcel of land of District.- Purba Bardhaman, P.S.- Burdwan, Mouza.- Radhanagar, J.L. No. 39, Holding No. 2, Mohalla.- Kalibazar, Ward No. 09 under Burdwan Municipality, R.S. Kh. No. 1098, L.R. Khatian No. 10991 and 10990, R.S. Plot No. 7270, L.R. Plot No. 6629, Area 08 decimal = 3714.58 Sq.ft. (More Less) butted and bounded as follows:- *Class- Bastu*

NEXT PAGE

Jyoti Kumar Bis
Nikhil Rajan Chakraborty

28

ECO PRIME DEVELOPERS

Jyoti Kumar Bis
Partner

ECO PRIME DEVELOPERS

Nikhil Rajan Chakraborty
Partner

On the North :- House of R. Mondal & M. Bhattacharjee.

On the South :- 40ft Metal Road. Kalikazar Road.

On the East :- Dakshinapan Abasan

On the West :- House of A.B. Sarkar & Ors.

(SPECIFICATION OF CONSTRUCTION FOR THE FLATS/ UNITS)

STRUCTURE :-

RCC frame structure, standard Red Bricks external 8" & Internal 5" brick wall as designed by our Architect.

DOORS :-

Main doors

Seasoned hard wood frames with machine made flush door & magic eye

Internal Doors

Seasoned hard wood frames with machine made flush door.

Toilet Doors

PVC Door will be provided in toilets

WINDOW

UPVC sliding window

ELECTRICAL

Concealed copper wiring with semi modular switches provision for split A/C points in bedroom.

Jydeep Kumar Das

Nikhil Rajan Choudhary

29

ECO PRIME DEVELOPERS,

Jydeep Kumar Das
Partner

ECO PRIME DEVELOPERS

Nikhil Rajan Choudhary
Partner

TV point in livingroom and one
bedroom Washing machine point.
Sufficient electrical points
Geyser in one bathroom
Exhaust fan point in bathroom &
kitchen.

TOILET :-

Anti-skid ceramic tiles on floor
Wall tiles upto 7 feet
C.P. fittings & sanitary fittings of a
reputed make.

KITCHEN

Flooring Anti-skid ceramic tiles on
floor wall tiles upto 2 feet finishes
Dado-Ceramic tiles 2 feet high above
granite counter with stainless steel
sink rest of walls pop finish

FLOORING

Living, Dining, Bedrooms and Toilet
vitrified tiles

WALL FINISH

Internal walls putty finish with one
coat primer

External walls weather shield paint
and textured coating finish as per
design of the architect. Common area
cement based paint with primer coat
over plaster.

Joydeep Kumar Rej

Nikhil Rajan Choudhary

30

ECO PRIME DEVELOPERS

Joydeep Kumar Rej

Partner

ECO PRIME DEVELOPERS

Nikhil Rajan Choudhary

Partner

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on this the 21st day of January 2026.

SIGNED SEALED AND DELIVERED

In the presence of the following

Joydeep Kumar Rej
Nikhil Rajan Choudhary

SIGNATURE OF THE OWNER(S)

ECO PRIME DEVELOPERS
Joydeep Kumar Rej,
Partner

ECO PRIME DEVELOPERS
Nikhil Rajan Choudhary
Partner

SIGNATURE OF THE DEVELOPER(s)

Drafted by me
Aashish Karmakar
Advocate
En. No-WB/967/2001.
Burdwan District Judge's court
Typed by
Rajesh Chakrabarti
Gitanjali Computer Centre.
Court compound, South, Burdwan.

Witness :-
1) Antik Rej
c/o, Joydeep Kumar Rej
Nutanpally Kalibazar Road,
Burdwan, 713101, Purba Bardhaman
West Bengal
2) Piyush Dutta
s/o Uday Dutta
Koson, Saran, Bihar
713407
3) Subrata Bhattacharya
s/o Biplob Bhattacharya
Ichhabad, Burdwan

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AALFE5122A



नाम / Name
ECO PRIME DEVELOPERS

30092024

निगमन/गठन की तारीख
Date of Incorporation/Formation
23/09/2024

ECO PRIME DEVELOPERS

Jaydeep Kumar Raj

Partner

ECO PRIME DEVELOPERS

Nikhil Rajan Chandra

Partner



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/39/271/660603



নির্বাচকের নাম : জয়দীপ কুমার রেজ

Elector's Name : Joydeep Kumar Rej

পিতার নাম : নন্দ দুলাল রেজ

Father's Name : Nanda Duial Rej

লিঙ্গ/Sex : পু/ M

জন্ম তারিখ
Date of Birth : 07/10/1963

WB/39/271/660603

ঠিকানা:

কলীবাজার রোড (পূর্ব), বর্ধমান, বর্ধমান
(সদর), বর্ধমান-713101

Address:

KALIBAZAR ROAD
(EAST), BARDHAMAN, BURDWAN
(SADAR), BURDWAN-713101

Date: 26/11/2013

260-বর্ধমান দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

260-Burdwan Dakshin Constituency

কোনো পরিবর্তন হলে সফল টিকাদার জোড়ার নম্বর বোলে ও একটি
স্বাক্ষরে সফল পত্র পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট করে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

1360617

Joydeep Kumar Rej

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JOYDEEP KUMAR REJ

NANDADULAL REJ

07/10/1963

Permanent Account Number

AGDPR4409D

Joydeep Kumar Rej

Signature



Joydeep Kumar Rej



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UWX1972181



নির্বাচকের নাম : অতিক রেজ
Elector's Name : Anlik Rej
পিতার নাম : জয়দীপ কুমার রেজ
Father's Name : Joydeep Kumar Rej
লিঙ্গ/সঙ্গ : পু / M
জন্ম তারিখ : 25/05/1998
Date of Birth

UWX1972181

ঠিকানা:

211, কালিবাড় রোড, নতুন পল্লী, বর্ধমান,
বর্ধমান (মধ্য), পিন-713101

Address:

211, KALIBAZAR ROAD, NATUN PALLY,
Bardhaman, BURDWAN (SADAR),
BURDWAN-713101

Date: 03/01/2017

26(i) - নির্বাচন পরিচালনা কমিশনের নির্দেশনামূলক
অধিবেশনের মাধ্যমে শুধু করুন।

Facsimile Signature of the Electoral
Registration Officer for

260 - Burdwan Dakshin Constituency

বিজ্ঞপ্তি: নির্বাচনের জন্য নতুন ঠিকানায় প্রার্থীর নাম
কোনো নতুন নতুন নির্বাচন পরিচালনা পত্রিকায়
নতুন নির্বাচন পরিচালনা পত্রিকায় প্রকাশ করা হবে।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

135 / 777

Antik Rej

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

SIGNATURE Joydeep Kumar Ray



Joydeep Kumar Ray

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

SIGNATURE Nikhil Rajan Choudhary



Nikhil Rajan Choudhary

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

SIGNATURE

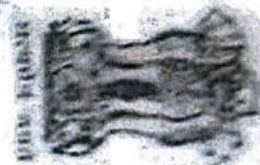
Antik Ray



Antik Ray

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

ACJPC7016M

नाम / Name

NIKHIL RANJAN CHOWDHURY

पिता का नाम / Father's Name

NANI GOPAL CHOWDHURY

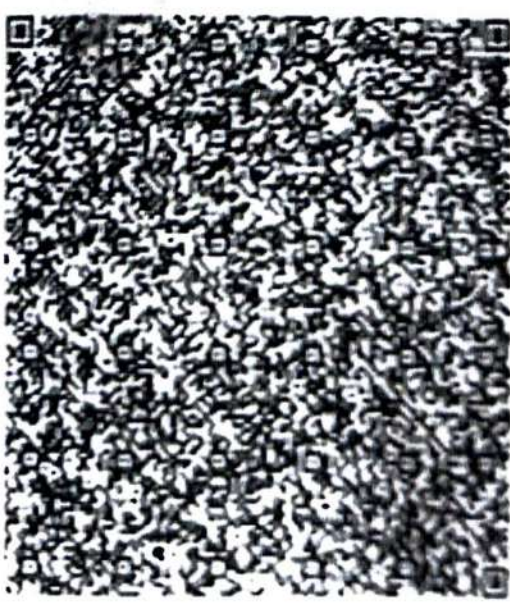
जन्म की तारीख /

Date of Birth

25/05/1961

N. R. Choudhury

हस्ताक्षर / Signature



25072018



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/20/138/609357

পরিচয় পত্র



Elector's Name : CHOWDHURY NIKHIL

নির্বাচকের নাম : চৌধুরী নিখিল

Father/Mother/
Husband's Name : NANIGOPAL

পিতা/মাতা/স্বামীর নাম : ননীগোপাল

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 33

১.১.১৯৯৫-এ বয়স : ৩৩

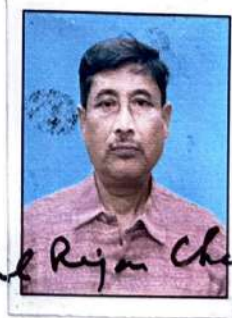
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Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Joydeep Kumar Ray

SIGNATURE Joydeep Kumar Ray

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



Nichhil Rajan Chatterjee

SIGNATURE Nichhil Rajan Chatterjee



Office of the BURDWAN MUNICIPALITY
101, G.T. ROAD, BURDWAN MUNICIPALITY, PURBA BARDHAMAN, 713101



PROPERTY TAX RECEIPT

Assessee ID : 2890244 Assessment No. : 2610202890244 Old No. : 8297 Holding No. : 2 Receipt Date : 14/11/2025

Name of the Assessee : JOYDEEP KUMAR BEJ, NIKHIL RANJAN CHOUDHURY

Receipt No : 2025-2026/F/22710

Ward No : 9 Locality/Street : KALIBAZAR

Bill Receipt No. :

Received the sum of Rs. 1986.00 (In words) RUPEES ONE THOUSAND NINE HUNDRED EIGHTY-SIX ONLY
on account of property tax and surcharge as detailed below :

	Details of Arrear Received (Year wise)					Current (2025-2026)				
	Year (Others)	2022-2023	2023-2024	2024-2025	Total Arrear	1st Qtr Amount April - June	2nd Qtr Amount July - Sep	3rd Qtr Amount Oct - Dec	4th Qtr Amount Jan - March	Total Amount
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2090.25	0.00	2090.25
Rebate On Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-104.51	0.00	-104.51
Surcharge Amt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Amount :										1985.74
Round-off Amount :										0.26
Net Amount :										1986.00

Pay Mode: Cash, Amount: 1986.00

Bank Transaction ID : 251114045137062E770092951

Collecting Sarkar/Counter : RANJIT SINGH

Paid At : Municipality

(OUTDOOR-9)



Authorized Signatory

Major Information of the Deed

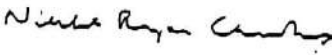
Deed No :	I-0203-00307/2026	Date of Registration	21/01/2026
Query No / Year	0203-2000168064/2026	Office where deed is registered	
Query Date	20/01/2026 12:25:54 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	ASISH KARMAKAR BURDWAN DIST JUDGE COURT, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 8250222989, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 63,03,032/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 400/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Municipality: BURDWAN, Road: Kalibazar Road, Mouza: Radhanagar, , Ward No: 9, Holding No:2 JI No: 39, , KALIBAZAR Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-6629 (RS :-)	LR-10991	Bastu	Shali	4 Dec		31,51,516/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-6629 (RS :-)	LR-10990	Bastu	Shali	4 Dec		31,51,516/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			8Dec	0 /-	63,03,032 /-	
		Grand Total :			8Dec	0 /-	63,03,032 /-	

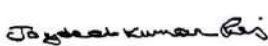
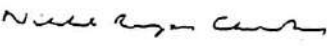
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name JOYDEEP KUMAR REJ (Presentant) Son of Late NANDADULAL REJ Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office	Photo  21/01/2026	Finger Print  LTI 21/01/2026	Signature  21/01/2026
KALIBAZAR ROAD, NUTANPALLY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AGxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office				
2	Name NIKHIL RANJAN CHOWDHURY Son of Late NANI GOPAL CHOWDHURY Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office	Photo  21/01/2026	Finger Print  LTI 21/01/2026	Signature  21/01/2026
47, NETAJI SUBHASH SARANI, ITALGHACHA, City:- , P.O:- ITALGHACHA, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ACxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/01/2026 , Admitted by: Self, Date of Admission: 21/01/2026 ,Place : Office				

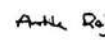
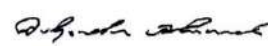
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ECO PRIME DEVELOPERS KALIBAZAR ROAD, NUTANPALLY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name JOYDEEP KUMAR REJ Son of Late NANDADULAL REJ Date of Execution - 21/01/2026, , Admitted by: Self, Date of Admission: 21/01/2026, Place of Admission of Execution: Office	Photo  Jan 21 2026 12:31PM	Finger Print  Captured LTI 21/01/2026	Signature  21/01/2026
KALIBAZAR ROAD, NUTANPALLY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: AGxxxxxx9D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ECO PRIME DEVELOPERS (as PARTNER)				
2	Name NIKHIL RANJAN CHOWDHURY Son of Late NANI GOPAL CHOWDHURY Date of Execution - 21/01/2026, , Admitted by: Self, Date of Admission: 21/01/2026, Place of Admission of Execution: Office	Photo  Jan 21 2026 12:33PM	Finger Print  Captured LTI 21/01/2026	Signature  21/01/2026
47, NETAJI SUBHASH SARANI, ITALGHACHA, City:- , P.O:- ITALGHACHA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: ACxxxxxx6M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ECO PRIME DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
ANTIK REJ Son of JOYDEEP KUMAR REJ KALIBAZAR ROAD, NUTANPALLY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	 21/01/2026	 Captured 21/01/2026	 21/01/2026
Identifier Of JOYDEEP KUMAR REJ, NIKHIL RANJAN CHOWDHURY, JOYDEEP KUMAR REJ			
Dibyendu Bhuimali Son of Dilip Bhuimali Ichlabad, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103	 21/01/2026	 Captured 21/01/2026	 21/01/2026

Identifier Of JOYDEEP KUMAR REJ, NIKHIL RANJAN CHOWDHURY, JOYDEEP KUMAR REJ, NIKHIL RANJAN CHOWDHURY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	JOYDEEP KUMAR REJ	ECO PRIME DEVELOPERS-4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	NIKHIL RANJAN CHOWDHURY	ECO PRIME DEVELOPERS-4 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Kalibazar Road, Mouza: Radhanagar, , Ward No: 9, Holding No:2 JI No: 39, , KALIBAZAR Pin Code : 713101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6629, LR Khatian No:- 10991	Owner:জয়দীপ কুমার রেজ, Gurdian:বন্দুলাল , Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	JOYDEEP KUMAR REJ
L2	LR Plot No:- 6629, LR Khatian No:- 10990	Owner:নিখিল রঞ্জন চৌধুরী, Gurdian:বনী মোসাদ, Address:নিজ , Classification:শালি, Area:0.04000000 Acre,	NIKHIL RANJAN CHOWDHURY

Endorsement For Deed Number : I - 020300307 / 2026

On 21-01-2026

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 11:50 hrs on 21-01-2026, at the Office of the A.D.S.R. Bardhaman by JOYDEEP KUMAR REJ , 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 63,03,032/-

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

Execution is admitted on 21/01/2026 by 1. JOYDEEP KUMAR REJ, Son of Late NANDADULAL REJ, KALIBAZAR ROAD, NUTANPALLY, P.O: BURDWAN, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Business, 2. NIKHIL RANJAN CHOWDHURY, Son of Late NANI GOPAL CHOWDHURY, 47, NETAJI SUBHASH SARANI, ITALGHACHA, P.O: ITALGHACHA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Business

Indetified by ANTIK REJ, , , Son of JOYDEEP KUMAR REJ, KALIBAZAR ROAD, NUTANPALLY, P.O: BURDWAN, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Others

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

Execution is admitted on 21-01-2026 by JOYDEEP KUMAR REJ, PARTNER, ECO PRIME DEVELOPERS, KALIBAZAR ROAD, NUTANPALLY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
,, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by ANTIK REJ, , , Son of JOYDEEP KUMAR REJ, KALIBAZAR ROAD, NUTANPALLY, P.O: BURDWAN, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Others

Execution is admitted on 21-01-2026 by NIKHIL RANJAN CHOWDHURY, PARTNER, ECO PRIME DEVELOPERS, KALIBAZAR ROAD, NUTANPALLY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman
,, District:-Purba Bardhaman, West Bengal, India, PIN:- 713101

Indetified by Dibyendu Bhuimali, , , Son of Dilip Bhuimali, Ichlabad, P.O: Sripally, Thana: Bardhaman
,, City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 400.00/- (E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/01/2026 11:34AM with Govt. Ref. No: 192025260442394188 on 21-01-2026, Amount Rs: 400/-, Bank: SBI EPay (SBlePay), Ref. No. 7864417722132 on 21-01-2026, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 5,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1457, Amount: Rs.5,000.00/-, Date of Purchase: 21/01/2026, Vendor name: G MOHABUB

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/01/2026 11:34AM with Govt. Ref. No: 192025260442394188 on 21-01-2026, Amount Rs: 5,010/-, Bank: SBI EPay (SBlePay), Ref. No. 7864417722132 on 21-01-2026, Head of Account 0030-02-103-003-02

Sanjit

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 0203-2026, Page from 22059 to 22105
being No 020300307 for the year 2026.



San.

Digitally signed by SANJIT SARDAR
Date: 2026.01.30 11:15:19 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 30/01/2026

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.