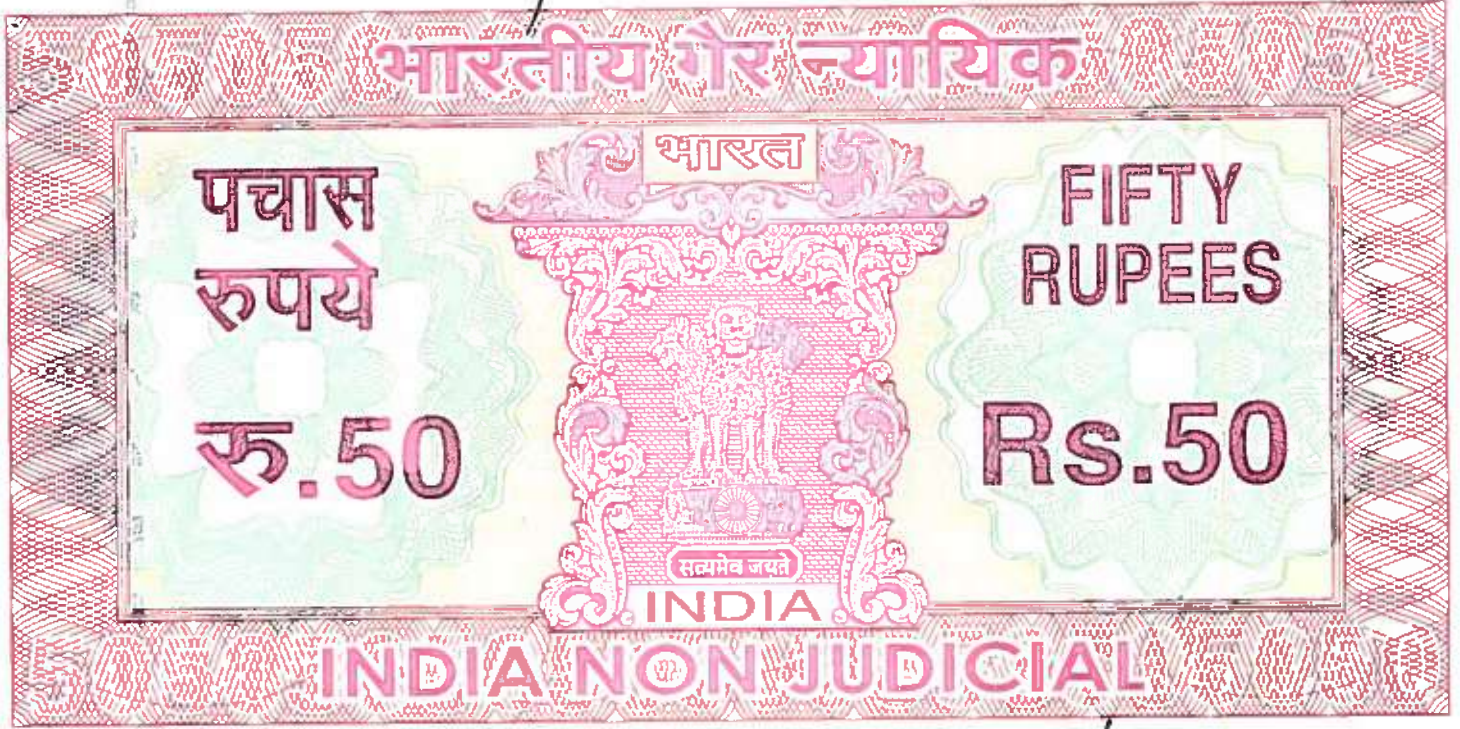


SLNo- 4255/2023

4351/2023
I-4244/2023

भूमिगत पश्चिम बंगाल WEST BENGAL

8. 2001997324/2023

AG 301551

Identified to Register the
Signature and
endorsement shall be the part
with this document.

2/8/23
14/8/23

THIS DEVELOPMENT AGREEMENT made this 7th day of August 2023

BETWEEN 1) MRS. SUMAN SARAWGI Wife of Mr. Deepak Kumar Sarawgi, Holding PAN : AKWPS4521Q, Adhaar No. 8680 8711 3033, (2) **MRS. DIMPLE SARAWGI** Wife of Mr. Sandeep Sarawgi, Holding PAN : AKCPS9150P, Adhaar No. 5806 8107 6841, (3) **MRS. MADHU SARAWGI** Wife of Mr. Chiranjilal Sarawgi, Holding PAN : AKAPS1857K, Adhaar No. 3152 4566 5501 all are Business by occupation, by faith Hinduism, Citizen of India, resident of Bhagwati Mansion, B.T. Sarkar Road, Purulia, P.O. Dulmi-Nadiha, P.S. Purulia (Town), District- Purulia, Pin Code- 723102, here-in-after called as hereinafter jointly called and referred to as the "**LANDLORD / OWNERS**" (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assignees) of the **FIRST PART**.

Suman Sarawgi
Madhu Sarawgi
Dimple Sarawgi

[Signature]

9442 08.08.2023
S.S. Builders Purulia

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Pranab Kr. Manda
S.V. Purulia

Suman Sarangi

V.C.T.G. NO-1467
Suman Sarangi

V.C.T.G. NO-1468
Dimple Sarangi

V.C.T.G. NO-1469
Madhu Sarangi

V.C.T.G. NO-1470
Dhanu

V.C.T.G. NO-1471

Sougata - Mukherjee
S/o Late: Supriya Mukherjee
P.O. & Vill: Lagda, Dist: Purulia.
Pin: 723149.



3
Additional District
Sub-Registrar

- 7 AUG 2023

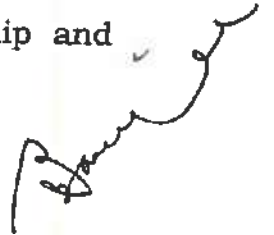
Purulia (M.D.)

AND

M/S. S. S. BUILDERS. Holding PAN : **AFAFS4540J** a partnership firm having its registered Office at "Kreeng Plaza", Cooks Compound More, P.O. Dulmi-Nadiha, P.S. Purulia (Town), Dist. Purulia, Pin - 723102, West Bengal, represented by its one of the Partners **SUKOMAL BANERJEE** Son of Late Sfatick Chandra Banerjee, Holding PAN: **AEKPB3163K**, Aadhaar No. **7538 9481 3913**, by nationality - Indian Citizen, by religion - Hinduism, by Caste - Brahmin, by occupation - Business, residing at Cook's Compound, P.O. Dulmi-Nadiha, P.S. Purulia (Town), Dist - Purulia, Pin -723102, West Bengal, hereinafter referred to as "**THE DEVELOPERS**" (which expression shall, unless excluded by or repugnant to the context, be deemed to include its successor or successors in office and assigns) of the **OTHER PART** :

WHEREAS the property situated at Mouza Bhatbandh, J.L. No.01, Under P.S. Tamna, Post & Dist. Purulia, by the side of Will Cox Road, Under Sonajuri Gram Panchayet within R.S. Plot No. 4747 & 4749 corresponding to C.S. Plot No. 2297, was originally belonged to Late Smt. Mallika Rani Dutta, wife of Late Satyendra Kumar Dutta, during R.S. operation made under the provision of the W.B. Estate Acquisition Act recorded in the name of Mallika Rani Dutta in R.S. Khatian No.862 & 861 and subsequently she bequeath the half share of the aforesaid plots on 25.05.1965 in favour of Pradyut Kumar Dutta, Smita Dutta, Nandita Dutta and Puspita Dutta, all sons and daughters of Late Satyendra Kumar Dutta in equal share and it has been also recorded in R.S. operation under R.S. Khatian No.862 & 861. In this way they have jointly obtained 12.5 decimals within R.S. Plot No. 4747 and 6.7 decimals within R.S, Plot No. 4749 and came in ownership and possession of the same.

Dimpu Sarangi

Suman Sarangi
Madhu Sarangi




3
Additional District
Sub-Registrar

- 7 AUG 2023

Purulia (V.S.D.)

AND WHEREAS after the marriage of Smita Dutta, Nandita Dutta and Puspita Dutta they have taken their husband's title as their own and now they are known as **MRS. NANDITA AMRIT, MRS. PUSPITA BISWAS** and **MRS. SMITA MUKHRJEE,** all daughters of Late Satyendra Kumar Dutta.

Dimple Sarangi

AND WHEREAS to effect a peaceful marked off separate possession of the above mentioned property between the other co-sharers (namely Dipti Besra, Manoj Maddi and Sanat Maddi) of the another half portion of the aforesaid plots, they have mutually partitioned their properties on 18.01.2021 and by this amicable settlement and partition the **MRS. NANDITA AMRIT, MRS. PUSPITA BISWAS, MR. PRADYUT KUMAR DUTTA** and **MRS. SMITA MUKHRJEE,** obtained the schedule below property as shown in the annexed map in their own share absolutely, which has been clearly mentioned as schedule 1A and shown in red ink in the map of said partition. In this manner the **MRS. NANDITA AMRIT, MRS. PUSPITA BISWAS, MR. PRADYUT KUMAR DUTTA** and **MRS. SMITA MUKHRJEE,** came in separate possession of their half share of the property in question.

Suman Sarangi
Madhu Sarangi

AND WHEREAS the **MRS. NANDITA AMRIT, MRS. PUSPITA BISWAS, MR. PRADYUT KUMAR DUTTA** and **MRS. SMITA MUKHRJEE,** have absolute good and marketable title with exclusive possession over the above mentioned property free from all encumbrances.

[Signature]



3
Tamil Nadu Legislative Assembly
Sub-Committee

— 7 AUG 2023

P. S. S. (V. S.)

AND WHEREAS by virtue of the above-mentioned act, deeds and things (1)**MRS. NANDITA AMRIT**, Wife of Mr. Swapan Kumar Amrit, Holding PAN : **CSOPA0227R**, Aadhaar No. **9058 2665 0122**, (2)**MRS. PUSPITA BISWAS**, Wife of Mr. Indrajit Biswas, Holding PAN : **BRXPB3183Q**, Adhaar No. **2949 7636 7384**, (3)**MR. PRADYUT KUMAR DUTTA**, Son of Late Satyendra Kumar Dutta, Holding PAN : **AGQPD0785R**, Adhaar No. **8939 4754 6180**, (4)**MRS. SMITA MUKHRJEE**, Wife of Mr. Ranjit Kumar Mukherjee, Holding PAN : **BWXPM4306F**, Adhaar No. **4827 0690 4036**. became the absolute Owners in equal share of **ALL THAT** Land measuring more or less 17.5 decimals on Wilcox Road, under R.S. Plot No. 4747(8.2 Decimals) and R.S. Plot No. 4749, (9.3 Decimals) , R.S. Khatian No.861 and 862, Mouza Bhatbandh, J.L. No.01 Sonajuri Gram Panchayet P.O. Purulia, P.S.- Tamna & District Purulia, within the jurisdiction of Purulia Sub-Registry Office .

Dimple Sarangi

*Suman Sarangi
Madhu Sarangi*

AND WHEREAS (1)**MRS. NANDITA AMRIT**, Wife of Mr. Swapan Kumar Amrit, Holding PAN : **CSOPA0227R**, Aadhaar No. **9058 2665 0122**, (2)**MRS. PUSPITA BISWAS**, Wife of Mr. Indrajit Biswas, Holding PAN : **BRXPB3183Q**, Adhaar No. **2949 7636 7384**, (3)**MR. PRADYUT KUMAR DUTTA**, Son of Late Satyendra Kumar Dutta, Holding PAN : **AGQPD0785R**, Adhaar No. **8939 4754 6180**, (4)**MRS. SMITA MUKHRJEE**, Wife of Mr. Ranjit Kumar Mukherjee, Holding PAN : **BWXPM4306F**, Adhaar No. **4827 0690 4036**. sold, conveyed and transferred **ALL THAT** Land measuring more or less 17.5 decimals on Wilcox Road, under R.S. Plot No. 4747(8.2 Decimals)

[Signature]



3
Additional District
Sub-Registrar

_ 7 AUG 2023

Purulia (vv.B.)

and R.S. Plot No. 4749, (9.3 Decimals) , R.S. Khatian No.861 and 862, Mouza Bhatbandh, J.L. No.01 Sonaijuri Gram Panchayet P.O. Purulia, P.S.- Tamna & District Purulia, within the jurisdiction of Purulia Sub-Registry Office, to and in favour of **MRS. SUMAN SARAWGI**, wife of Mr. Deepak Kumar Sarawgi, Holding PAN : **AKWPS4521Q**, Adhaar No. **3152 4566 5501**, (2)**MRS. DIMPLE SARAWGI**, Wife of Mr. Sandeep Sarawgi, Holding PAN : **AKCPS9150P**, Adhaar No. **5806 8107 6841**, (3)**MRS. MADHU SARAWGI**, Wife of Mr. Chiranjilal Sarawgi, in the ratio of undivided **50%** share in the name of **MRS. SUMAN SARAWGI** and **25%** share in the name of **MRS. DIMPLE SARAWGI** and **25%** share in the name of **MRS. MADHU SARAWGI** by executing a registered deed of conveyance on 18/02/2021, registered at the office of A.D.S.R. Purulia and recorded in Book No1, Volume No .1402-2021 ,Pages from19554 to19586 Being No. 140200986 for the year2021.

Dimple Sarawgi

Suman Sarawgi
Madhu Sarawgi

AND WHEREAS after the said purchase owners got their name mutated in the records of the office of B.L & L.R.O under L. R. Khatian No **1856/1** in the name of **MRS. SUMAN SARAWGI**, L. R. Khatian No. **2679/1** in the name of **MRS. DIMPLE SARAWGI** and L. R. Khatian No. **2953/1**, in the name of **MRS. MADHU SARAWGI**.

AND WHEREAS said **MRS. SUMAN SARAWGI**, **MRS. DIMPLE SARAWGI** and **MRS. MADHU SARAWGI** applied for change of classification of land under R S Dag no 4747 from Bastu to Abasan and land under R S Dag no 4749 from Bari to Abasan before A.D.M and D.L & L.R.O. District Purulia

[Signature]



2
Additional District
Sub-Registrar

7 AUG 2023

Purnia (Vv.B.)

and A.D.M and D.L & L.R.O.District Purulia granted change of classification of land under R S Dag no 4747 from Bastu to Abasan on 20.07.2022 and land under R S Dag no 4749 from Bari to Abasan on 22.08.2022.

AND WHEREAS by virtue of the above-mentioned act, deeds and things **MRS. SUMAN SARAWGI, MRS. DIMPLE SARAWGI and MRS. MADHU SARAWGI** became the absolute Owners in the ratio of undivided **50%** share in the name of **MRS. SUMAN SARAWGI** and **25%** share in the name of **MRS.DIMPLE SARAWGI** and **25%** share in the name of **MRS. MADHU SARAWGI** of **ALL THAT** Abasan Land measuring more or less 17.5 decimals on Wilcox Road, under R.S. Plot No. 4747 (8.2 Decimals) and R.S. Plot No. 4749, (9.3 Decimals), under R. S. Khatian No **1856/1** in the name of **MRS. SUMAN SARAWGI**, R. S. Khatian No **2679/1** in the name of **MRS.DIMPLE SARAWGI** and R. S. Khatian No. **2953/1**, in the name of **MRS. MADHU SARAWGI**. Mouza Bhatbandh, J.L. No.01 Sonajuri Gram Panchayet, P.O. Purulia, P.S.- Tamna, & District Purulia, within the jurisdiction of Purulia Sub-Registry Office, more fully and particularly described in the **FIRST SCHEDULE** hereinafter mentioned and for the sake of brevity hereinafter called and referred as the **SAID PROPERTY**,

AND WHEREAS Owners herein declare and confirm that they are the absolute Owners of the **SAID PROPERTY** and the **SAID PROPERTY** is free from all encumbrances and under their absolute possession.

Dimple Sarawgi

Suman Sarawgi
Madhu Sarawgi

[Signature]



3

Additional District
Sub-Registrar

- 7 AUG 2023

Purulia (V.V.E.)

AND WHEREAS relying on the Owners declaration and confirmation Developer agreed to develop the said property by constructing multi storied building.

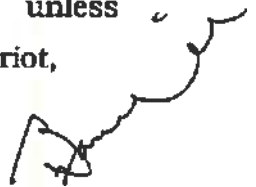
AND WHEREAS the Owners and Developers have agreed to develop the **SAID PROPERTY** jointly on the terms and conditions hereunder appearing.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

1. The Owners hereby agrees and undertakes to deliver vacant possession of the **SAID PROPERTY** to the Developers at the time of signing of this Agreement.
2. The Developers shall at their own costs and expenses apply for and obtain Building Plan sanctioned from concern authority for construction of a multi storied Building on the **SAID PROPERTY**. And shall make necessary changes, modifications and/or revisions of the said sanctioned plan as may from time to time be necessary or required however, subject to the prior approval of the owner.
3. The Developers shall complete the construction of the Owner's allocation with good and first in hand materials in a substantial and workmanlike manner and in conformity in every respect as mentioned in **SECOND SCHEDULE** within three years from the date of commencement of the construction and a further grace period of one year after completion of the above mentioned three years, unless the Developers are prevented by any force majeure i.e. flood, earthquake, riot,

Dimpal Sarangi

Suman Sarangi
Madhu Sarangi





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Additional District
Sub-Registrar

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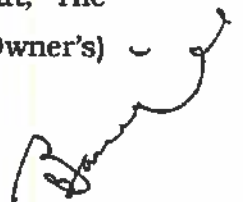
Purulia (vs.)

war, storm, tempest, civil commotion, strike, non availability of electric connection, lock out, legal dispute, notification or commission beyond the control of the Developers and in such event the period for completion of construction work shall be excluded which is covered by force majeure, no extension will be allowed.

Dimple Sarangi

4. The Developers shall construct and complete at their own cost and expenses the multistoried buildings on the **SAID PROPERTY (B+G+5)** as per plan to be sanctioned by the concern authority.
5. The Owners and Developers decided that they will share the total constructed area/salable area of the Buildings to be constructed by the Developers as **(Except Basement)** Owner's allocation/Developers allocation. The Owners will jointly retain **33%** (Thirty Three percent) of constructed area out of the total constructed area with ultimate roof together with proportionate share or interest in the Land of the **SAID PROPERTY** and also together with proportionate common area and facilities of the newly constructed Building/Buildings, as their allocation, for the sake of brevity hereinafter called and referred as the **Owner's allocation**. Developers will also retain balance **67%** (Seventy percent) of the total constructed area with ultimate roof together with proportionate share or interest in the Land of the **SAID PROPERTY** and also together with proportionate common area and facilities of the newly constructed Building, as their allocation, for the sake of brevity hereinafter called and referred as the **Developers allocation**. It has been decided among the parties, that, The Owner's will not take any allocation of flats Commercial space, They (Owner's) will take only 33% of the total consideration amount.

Suman Sarangi
Madhu Sarangi





3
Additional District
Sub-Registrar

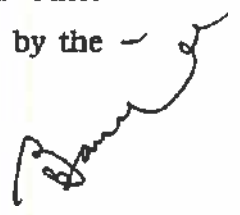
- 7 AUG 2023

Purulia (V.V.B.)

6. The Owner's/Developers allocation shall be subject to the same restrictions covenants and conditions as may be contained in the Agreement for Sale/Deed of Conveyance/Transfer/Lease to be executed by the Owner's/Developers in favour of their buyers/transferees/lessees of their respective allocation and that the Owner's/Developers and/or prospective buyers/transferees/lessees of the Owner's/Developers allocation shall be liable to pay the proportionate costs, charges and expenses in respect of the maintenance of the Building and the common parts/areas and facilities.
7. That the Owners shall execute such number of Deeds of Conveyance or Conveyances in respect of undivided proportionate/full share in the said Land comprised in the **SAID PROPERTY** in respect of Developers allocation directly in favour of the Developers and/or their nominee or nominees, transferee or transferees and/or its nominee or nominees in such part or parts as may be desired and requested by the Developers.
8. The Developers shall be entitled to retain, appoint and employ such licensed contractors, engineers, surveyors, masons, mistries, caretakers, managers, supervisors, durwans, guards and other staff and employees at such remuneration, salaries, fees and charges as the Developers shall at their discretion think proper for the purpose of construction and completing the said building and for obtaining electricity, sewerage, drainage and all other connection at the **SAID PROPERTY**. The Developers alone shall be responsible for the payment of salaries, wages, remuneration compensation and other charges to all such persons who may be retained, engaged or appointed by the Developers.

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Suman Sarangi
Madhu Sarangi





2
Additional District
Sub-Registrar

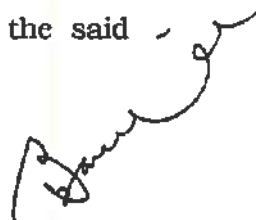
- 7 AUG 2023

Purulia (W.B.)

9. The Owners and their agents and representatives shall be entitled during the construction to inspect the progress of the construction work and the Developers shall accord all facilities therefor.
10. Any damage causing from accidents or otherwise to the workmen or to any other person whatsoever or otherwise to any other property shall be borne and effectually make good by the said Developers at their own costs, charges and expenses and the Owners shall not be liable or responsible with regard thereto or for any such accident the Developers shall keep the Owners his heirs, executors and estate and effects reasonably and adequately safe harmless and indemnified against all claims, demands, rights and actions in respect thereof.
11. The Owners shall execute Deed of Conveyance or Conveyances in respect of each Flat/Unit constructed space TOGETHER WITH undivided impartiable variable proportionate share or interest in the Land of the **SAID PROPERTY** in respect of each Flat/Unit/constructed space in favour of the Purchaser/Purchasers, transferee/transferees with the consent and concurrence of the Developers and Developers will also join as Confirming Party.
12. The Owners shall not create any encumbrances or charge or impediment of any nature whatever or enter into any Agreement which shall have the effect of causing impediment to the Developers, construction, in respect of the said building till the entire project is completed.

Dimple Sarangi

Suman Sarangi
Madhu Sarangi





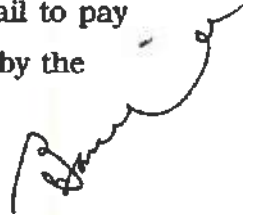
3
Additional District
Sub-Registrar

- 7 AUG 2023

Purulia (W.B.)

13. The Owners and the Developers and/or their prospective buyer or buyers shall be liable to pay and deposit for the proportionate costs, charges and expenses in respect of their holding of Flat, constructed space for H.T. line, WBSEDCL deposit, Management Committee Membership, Maintenance and Sinking Fund deposit etc. The said amount shall be paid by the Owners/Developers and/or their prospective buyer or buyers/transferees/lessees as and when asked by the Developer and before taking possession of their holding of Flat, constructed space. All balance deposits on account of maintenance, membership and sinking fund deposit shall be transferred by the Developers to the Management Committee/Society of the building within six months of the completion of the building.
14. That the Owners do hereby undertake to indemnify and keep the Developers indemnified against all actions, losses, as may be suffered by the Developers due to any act deeds or omission of the Owner. In case the Owners fails to pay for and/or indemnify the losses and/or damages as may be suffered by the Developers as aforesaid the Developers shall be entitled to sell, transfer, lease, assign, dispose off and/or enter into agreement or agreements to sell, transfer, assign and/or dispose of Owner's allocation of the said Buildings and appropriate the sale proceeds towards the said losses and/or damages. The Owners do and each of them doth hereby give their consent for the same.
15. That the Developers do hereby undertake to indemnify and keep the Owners indemnified against all actions, losses, as may be suffered by the Owners due to any act deeds or omission of the Developers. In case the Developers fail to pay for and/or indemnify the losses and/or damages as may be suffered by the

Dimple Sarangi

Suman Sarangi
Madhu Sarangi




2
Additional District
Sub-Registrar

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Purulia (Vv. 2.)

Owners as aforesaid the Owners shall be entitled to sell, transfer, lease, assign, dispose off and/or enter into agreement or agreements to sell, transfer, assign and/or dispose off Developers allocation of the said Buildings and appropriate the sale proceeds towards the said losses and/or damages. The Developers doth hereby give their consent for the same.

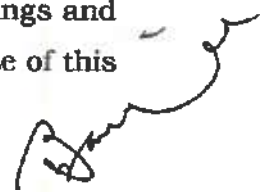
Dimple Sarangi

16. The possession of the Owner's allocation shall be deemed to have been taken by them as and when the same is completed and notice for taking possession is given and/or the possession is taken by them which ever is earlier for the purpose of payment of rates, taxes and common expenses and maintenance charges. The Developers shall , if so required by the Owners and/or his/her/their prospective buyers/transferees, shall execute and register all letter of attornment, agreement, transfer Deed in respect of the Owner's allocation at the cost of the Owners or his prospective buyers/transferees.

Suman Sarangi
Madhu Sarangi

17. That from the date of agreement Developers shall have full responsibility to pay all sorts of taxes, sanction fee, license fee inclusive of GST in respect of Developer's Allocation or any other government taxes if applicable for that project till the date of delivery of possession and Owners shall be liable for Income Tax, GST in respect of Owner's Allocation and all other taxes which is applicable on Owner's Allocation.

18. That the Owners shall from time-to-time sign and execute such other papers and documents and shall do all such other and further acts, deeds, things and matters as may be reasonably required by the Developers for the purpose of this Agreement.





2
Assistant District
Sub-Registrar

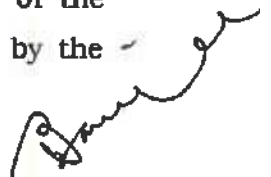
7 AUG 2023

Purulia (V.B.)

19. All costs with regard to the promotion of the building shall be borne by the Developers and Owners shall not bear any cost for the project.
20. If before completion of the construction of the said building any notice is issued or legal proceeding initiated by the Purulia Zilla Parishad or any other Competent Authority or by the Owners and/or occupiers of any neighboring premises in consequence whereof any injunction or prohibitory order is granted by any Court and the construction of the said buildings is stopped then the Developers will in consultation with the Owners at its own costs take all necessary steps as the constituted attorney of the Owners to defend and to get such proceedings vacated and/or cancelled and/or withdrawn so that the Developers can proceed with the said construction work. If, however such proceedings are taken by the Owners and/or their family members the Owners shall at their costs take all necessary steps to get such proceedings vacated and/or cancelled and/or withdrawn so that the Developers can proceed with the construction work. The Developers shall, however, be at liberty to conduct and defend such proceedings at their own cost if the Developers so desires and the Owners shall render full co-operation and assistance to the Developers in this behalf.
21. All the parties to the Agreement covenant with each other that after the signing of this Agreement and one party forming its part of obligations hereunder the other parties shall not rescind this Agreement and will give full effect to this Agreement and act upon the same without any default the intention of the parties being that the project will be expeditiously and fully completed by the Developers.

Diampa Sarangi

Suman Sarangi
Madhu Sarangi





3

Additional District
Sub-Registrar

- 7 AUG 2023

Purulia (V.O.)

22. The Owners has entered into this Agreement purely on principal-to-principal basis and nothing herein contained shall be construed or deemed to be a partnership or joint venture between them and the Developers.

Dimple Sarangi

23. The Owners shall at the time of signing of this Agreement execute Registered Power-Of-Authority in favour of the Developers or the nominee or nominees of the Developers in respect of the said Building of the **SAID PROPERTY** for development, authorizing them jointly and/or severally and at the costs and expenses of the Developers to do lawful acts, deeds, matters and things pertaining to the development of the said Building of the **SAID PROPERTY** and/or sale, transfer, convey any part or portion of the said Building and for the purpose to approach the authorities appointed under any law for the time being in force and in respect of any act, deed, matter and thing which may be done or incurred court proceedings, affidavits and such other papers as may from time to time be required in this behalf.

*Suman Sarangi
Madhu Sarangi*

24. It is recorded that the Owners have on this day delivered to the Developers all title deeds and other papers and documents relating to the **SAID PROPERTY** as are in possession of the Owner.

25. Purulia Zilla Parishad / Sonajuri Gram Panchayat and other rates and taxes and other outgoings accruing due in respect of the said Property up to the date of delivery of possession by the Owners to the Developer shall be borne and paid and to the account of the Owners and those accruing due in respect thereof for the period thereafter shall be borne and paid by the Developers and the other Co-Owners of the said Property.

[Signature]



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Additional District
Sub-Registrar

7 AUG 2023

Parana (V.V.L.)

26. In case of breach of any of the covenant by any of the parties each party shall be entitled to sue each other for specific performance of the contract.
27. All disputes or questions arising out of and/or in relation to this Agreement either during or after commencement of construction and/or completion of the said building or termination of this Agreement which any arise between the parties particularly in regard to:-
- i) Commencement and/or construction of the said building and completion hereof.
 - ii) The interpretation of meaning of the provisions hereof.
 - iii) The specifications, drawings, plans, building materials used.
 - iv) Obligations of each of the parties hereto towards the other or others of the.
 - v) As to any other matter arising out of or connected with or incidental to this Agreement including validity of the termination of this Agreement or the obligations herein contained of either party and to be performed by them respectively and/or construction work as per terms hereof to be executed and completed by the Developer.
 - vi) Payments to be made in terms of this Agreement.
 - vii) The rights, duties or obligations of the parties hereto in terms hereof.

Dimple Sarangi

Suman Sarangi
Madhu Sarangi

[Signature]



3

Additional District
Sub-Registrar

- 7 AUG 2023

Purulia (V.V.B.)

viii) Assessment and payment of compensation and damages by the Owners to the Developers on account of the construction or development work having been held up by the action of the Owners and/or any person claiming under them and/or any of its creditors or members of the staff union or for any of the parties hereto making breach of the terms hereof shall be referred to the Arbitration of Arbitrator to be appointed by the Parties herein in accordance with and subject to the provisions of Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force.

Dimple Sarangi

Suman Sarangi
Madhu Sarangi

- (a) The award of the Arbitrators shall be final and binding on the parties hereto.
 - (b) The Arbitrators shall have powers to decide and determine all disputes and questions in a summary manner and shall also have power to reject any evidence tendered by any of the parties without assigning any reason therefor.
 - (c) The Arbitrators shall have powers to make any interim award or awards and/or to appoint Receiver and/or to issue or grant injunction and/or to pass such orders so as to provide interim relief to the parties.
 - (d) The Arbitrators shall also have power to award interest during the period of pendency of the matter before the Arbitrators and also for the period after making of the award.
30. The parties to this Agreement may enter into further Agreement if the situation demands and the same will be treated to be part of this Agreement.





3

Additional District
Sub-Registrar

- 7 AUG 2023

Purulia (V.B.)

THE FIRST SCHEDULE ABOVE REFERRED TO :

SAID PROPERTY

ALL THAT Abasan Land measuring more or less 17.5 decimals on Wilcox Road, under R.S. Plot No. 4747(8.2 Decimals) and R.S. Plot No. 4749, (9.3 Decimals) , under L. R . Khatian No **1856/1** in the name of **MRS. SUMAN SARAWGI**, L. R. Khatian No **2679/1** in the name of **MRS. DIMPLE SARAWGI** and L. R. Khatian No **2953/1**, in the name of **MRS. MADHU SARAWGI** Mouza Bhatbandh, J.L. No.01 Sonajuri Gram Panchayet P.O. Purulia, P.S.- Tamna,& District Purulia, within the jurisdiction of Purulia Sub-Registry Office, West Bengal, and butted and Bounded by :

ON THE EAST : Wilcox Road

ON THE WEST : Vacant Land of Dipti Besra, Manoj Maddi and Sanat Maddi R.S. Plot No.4747(Part) & 4749 (Part).

ON THE NORTH : R.S. Plot No. 4756

ON THE SOUTH : Vacant Land of Dipti Besra, Manoj Maddi and Sanat Maddi R.S. Plot No.4747 (Part).

THE SECOND SCHEDULE ABOVE REFERRED TO :

SPECIFICATIONS :

Structure : Rcc frame

Walls : First class brick work.

Flooring : Flat-24"×24" Ceramic Tiles Flooring as specified only

Lobby – Ceramic Tiles, Stair – Black Kodappa or vitrified tiles

Doors : Timber frames with flash doors (Green ply / Century or equivalent)

Suman Sarawgi
Dimple Sarawgi

Suman Sarawgi
Madhu Sarawgi

[Handwritten Signature]



3

Agaveña District
Sub-Regional Office

- 7 AUG 2023

Purullo (V.B.)

Windows : Grill & Aluminum shutter with glass

Internal finish : Wall Putty

External finish : Cement based paint

Sanitary : Anti skid Tiles (Kajaria/Somany or equivalent) Flooring, Walls Glassed tiles up to 5 Ft. height. White Chinaware Good quality (Hindware/ Parryware / Jaquar or equivalent) European Commode/Anglo Indian Commode with showers and wash basin in one toilet chromium plated fittings. (NO INDIAN PAN)
(Dining Basin assembly - at owners cost)

Kitchen : Tiles (16"×16") Flooring, Counter Table Black Stone
Glazed tiles up to 2 feet above the counter.

Electricals : Concealed copper wiring with Finolex/Havelles copper wire, moduler switches of Havellers/LT/Anchor or equivalent make.

Points for Bed Room : Light Point 3 Nos. Fan 1 No., 5 Amp Plug 1 No.

Living and Dining : Light Point 3 Nos., Fan 1 or 2 as required
Plug 15 Amp 1 No. & 5 Amp 1 No.

Balcony : Light Point 1No.

Toilet : Light point 1 No., Geyser 1 No., Exhaust 1 No.
(N.B. : A.C. Point on extra cost)

Water supply : Deep tube-well with pump, Overhead reservoir

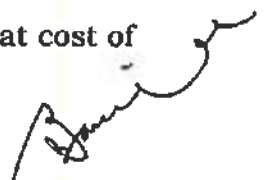
Lift : 4 to 6 Passengers

Transformer : Rs. 40,000/- (Rupees Forty Thousand) only to be paid to Developers for each flat.

Generator : Standby to un the water supply, Lift and Common area light at cost of Rs. 25,000/- (Rupees Twenty Five Thousand) only for each flat.

Suman Sarangi
Dimple

Suman Sarangi
Madhu Sarangi





3
Additional District
Sub-Registrar
- 7 AUG 2023
Purulia (V.G.)

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

SIGNED SEALED AND DELIVERED

By the **OWNERS** in the presence of :

i) Sougata - Mukherjee
S/o - Late: Supriya Mukherjee.
P.O + vill: Lagda, Dist: Purulia.
Pin: 723149.

Suman Sarangi
Madhu Sarangi
Dimple Sarangi

ii) Jayanta Roy
S/o. Lt. Kartick Ch. Roy
Dulmi - Nadiha
Purulia

SIGNED SEALED AND DELIVERED

By the **DEVELOPER** in the presence of :-

i) Sougata - Mukherjee.

ii) Jayanta Roy

S. S. BUILDERS


Partner

Read over explained and
Drafted by me



License No. 57/Purulia

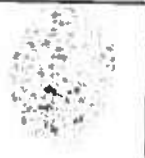
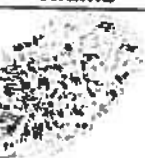
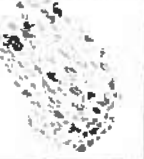
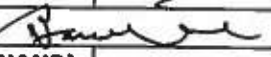
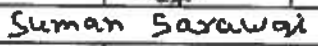
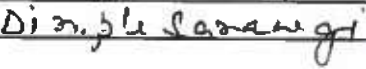


3
Additional District
Sub-Registrar

- 7 AUG 2023

Purandhar (V.B.)

SPECIMEN FORM FOR PHOTO AND FINGERS PRINT

SL. NO.	SIGNATURE WITH PHOTO OF THE DEVELOPER					
1		Little	Ring	(LEFT HAND) Middle	Fore	Thumb
						
Thumb		Fore	(RIGHT HAND) Middle	Ring	Little	
						
Finger's Impression of my both hands : 						
2		Little	Ring	(LEFT HAND) Middle	Fore	Thumb
						
Thumb		Fore	(RIGHT HAND) Middle	Ring	Little	
						
Finger's Impression of my both hands : 						
3		Little	Ring	(LEFT HAND) Middle	Fore	Thumb
						
Thumb		Fore	(RIGHT HAND) Middle	Ring	Little	
						
Finger's Impression of my both hands : 						



3
Additional District
Sub-Registrar
- 7 AUG 2023
Purulia (M.D.)

SPECIMEN FORM FOR PHOTO AND FINGERS PRINT

SL. NO.	SIGNATURE WITH PHOTO OF THE OWNERS					
1		Little	Ring	(LEFT HAND) Middle	Fore	Thumb
						
Thumb		Fore	(RIGHT HAND) Middle	Ring	Little	
						
Finger's Impression of my both hands : <u>Madhu Sarangi</u>						
2	SIGNATURE WITH PHOTO OF THE OWNERS	Little	Ring	(LEFT HAND) Middle	Fore	Thumb
		Thumb	Fore	(RIGHT HAND) Middle	Ring	Little
						
Finger's Impression of my both hands :						
3	SIGNATURE WITH PHOTO OF THE OWNERS	Little	Ring	(LEFT HAND) Middle	Fore	Thumb
		Thumb	Fore	(RIGHT HAND) Middle	Ring	Little
Finger's Impression of my both hands :						



3
Additional District
Registrar

7 AUG 2023

Purulia (W.B.)



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. PURULIA, District Name :Purulia

Signature / LTI Sheet of Query No/Year 14022001997324/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Suman Sarawgi Bhagwati Mansion, B T Sarkar Road, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102	Land Lord			Suman Sarawgi 7.8.23
2	Mrs Dimple Sarawgi Bhagwati Mansion, B T Sarkar Road, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102	Land Lord			Dimple Sarawgi 7.8.23
3	Mrs Madhu Sarawgi Bhagwati Mansion, B T Sarkar Road, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102	Land Lord			Madhu Sarawgi 7.8.23

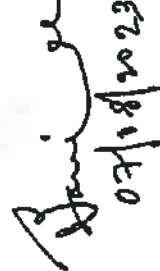
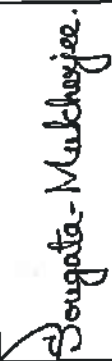


3
Additional District
Sub-Registrar

- 7 AUG 2023

Purulia (V.B.)

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mr Sukomal Banerjee Cooks Compound, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102	Represent ative of Developer [Ms S S Builders]			 07/08/2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sougata Mukherjee Son of Late Supriya Mukherjee City:- Purulia, P.O:- Lagda, P.S:-Purulia Muffassil, District:- Purulia, West Bengal, India, PIN:- 723149	Mrs Suman Sarawgi, Mrs Sarawgi, Mrs Madhu Sar Sukomal Banerjee			 07.08.2023

(Rahul Amin)

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



3
Additional District
Sub-Registrar
- 7 AUG 2023
Purulia (West Bengal)

Major Information of the Deed

Deed No :	I-1402-04361/2023	Date of Registration	14/08/2023
Query No / Year	1402-2001997324/2023	Office where deed is registered	
Query Date	04/08/2023 2:16:00 PM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Ajit Kumar Mahato Nilkuthidanga, Purulia, Thana : Purulia Town, District : Purulia, WEST BENGAL, PIN - 723101, Mobile No. : 9434016450, Status : Deed Writer		
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. 78,77,251/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :

District: Purulia, P.S:- Purulia Muffassil, Gram Panchayat: SONAIJURI, Mouza: Bhatbandh, JI No: 1, Pin Code : 723101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-4747	RS-1856/1	Bastu	Bastu	4.1 Dec		19,92,600/-	Property is on Road Adjacent to Metal Road,
L2	RS-4749	RS-1856/1	Bastu	Bastu	4.65 Dec		19,46,025/-	Property is on Road Adjacent to Metal Road,
L3	RS-4747	RS-2679/1	Bastu	Bastu	2.05 Dec		9,96,300/-	Property is on Road Adjacent to Metal Road,
L4	RS-4749	RS-2679/1	Bastu	Bastu	2.325 Dec		9,73,013/-	Property is on Road Adjacent to Metal Road,
L5	RS-4747	RS-2953/1	Bastu	Bastu	2.05 Dec		9,96,300/-	Property is on Road Adjacent to Metal Road,
L6	RS-4749	RS-2953/1	Bastu	Bastu	2.325 Dec		9,73,013/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			17.5Dec	0 /-	78,77,251 /-	
	Grand Total :				17.5Dec	0 /-	78,77,251 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Suman Sarawgi (Presentant) Wife of Mr Deepak Kumar Sarawgi Bhagwati Mansion, B T Sarkar Road, City:- Purulia, P.O:- Dulmi Nadiha, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: akxxxxx1q, Aadhaar No: 86xxxxxxx3033, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Pvt. Residence
2	Mrs Dimple Sarawgi Wife of Mr Sandeep Sarawgi Bhagwati Mansion, B T Sarkar Road, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: akxxxxx0p, Aadhaar No: 31xxxxxxx5501, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Pvt. Residence
3	Mrs Madhu Sarawgi Wife of Mr Chiranjilal Sarawgi Bhagwati Mansion, B T Sarkar Road, City:- Purulia, P.O:- Dulmi Nadiha, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: akxxxxx7k, Aadhaar No: 31xxxxxxx5501, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms S S Builders Cooks Compound, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102 , PAN No.: afxxxxx0j, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Sukomal Banerjee Son of Late Sfatick Chandra Banerjee Cooks Compound, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: aexxxxx3k, Aadhaar No: 75xxxxxxx3913 Status : Representative, Representative of : Ms S S Builders (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sougata Mukherjee Son of Late Supriya Mukherjee City:- Purulia, P.O:- Lagda, P.S:-Purulia Muffassil, District:-Purulia, West Bengal, India, PIN:- 723149			

Identifier Of Mrs Suman Sarawgi, Mrs Dimple Sarawgi, Mrs Madhu Sarawgi, Mr Sukomal Banerjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Suman Sarawgi	Ms S S Builders-4.1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Suman Sarawgi	Ms S S Builders-4.65 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Dimple Sarawgi	Ms S S Builders-2.05 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mrs Dimple Sarawgi	Ms S S Builders-2.325 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mrs Madhu Sarawgi	Ms S S Builders-2.05 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mrs Madhu Sarawgi	Ms S S Builders-2.325 Dec

On 07-08-2023

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

Presented for registration at 18:05 hrs on 07-08-2023, at the Private residence by Mrs Suman Sarawgi , 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 78,77,251/-

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

Execution is admitted on 07/08/2023 by 1. Mrs Suman Sarawgi, Wife of Mr Deepak Kumar Sarawgi, Bhagwati Mansion, B T Sarkar Road, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession Business, 2. Mrs Dimple Sarawgi, Wife of Mr Sandeep Sarawgi, Bhagwati Mansion, B T Sarkar Road, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession Business, 3. Mrs Madhu Sarawgi, Wife of Mr Chiranjilal Sarawgi, Bhagwati Mansion, B T Sarkar Road, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession Business

Indetified by Mr Sougata Mukherjee, , Son of Late Supriya Mukherjee, P.O: Lagda, Thana: Purulia Muffassil, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Others

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

Execution is admitted on 07-08-2023 by Mr Sukomal Banerjee, Partner, Ms S S Builders (Partnership Firm), Cooks Compound, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102

Indelified by Mr Sougata Mukherjee, , Son of Late Supriya Mukherjee, P.O: Lagda, Thana: Purulia Muffassil, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Others



Ruhul Amin

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Purulia, West Bengal

On 08-08-2023

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/08/2023 11:43AM with Govt. Ref. No: 192023240159106221 on 07-08-2023, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX6388426 on 07-08-2023, 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 Stamp Rs 50.00/-, by online = Rs 9,960/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9442, Amount: Rs.50.00/-, Date of Purchase: 03/08/2023, Vendor name: Pranab Kumar Mandal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/08/2023 11:43AM with Govt. Ref. No: 192023240159106221 on 07-08-2023, Amount Rs: 9,960/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX6388426 on 07-08-2023, Head of Account 0030-02-103-003-02



Ruhul Amin

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Purulia, West Bengal

On 14-08-2023

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.



Ruhul Amin

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1402-2023, Page from 70220 to 70249

being No 140204361 for the year 2023.



Ruhul

Digitally signed by RUHUL AMIN
Date: 2023.08.17 17:35:46 +05:30
Reason: Digital Signing of Deed.

(Ruhul Amin) 2023/08/17 05:35:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.

(This document is digitally signed.)

