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INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

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19.03.2024
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certified that the document is
admitted to Registration. The
signature sheet and the
endorsement sheets attached
with this document are the part
of this document.

19/03/2024

Sub-Registrar

THIS DEVELOPMENT AGREEMENT made this 19th day of March '2024

BETWEEN (1) **MRS. SUMAN SARAWGI**, Wife of Mr. Deepak Kumar Sarawgi, Holding PAN No. : **AKWPS4521Q**, (2) **MRS. DIMPLE SARAWGI**, Wife of Mr. Sandip Sarawgi, Holding PAN No. : **AKCPS9150P**, (3) **MRS. MADHU SARAWGI**, Wife of Mr. Chiranjilal Sarawgi, Holding PAN No. : **AKAPS1857K**, all are Business by occupation, by religion - 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, (4) **SUBHAM BUDHIYA** Son of Mr. Anish Kumar Budhiya, Holding PAN No. : **EGFPB7189J**, by nationality - Indian Citizen, by religion Hinduism, by occupation Business, residing at Bye pass Road, Chas, Budhia Textiles, P.O. & P.S. Chas, Dist. Bokaro, Pin - 827013, Jharkhand, 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**.

Madhu Sarawgi
Subham Budhiya

Suman Sarawgi
Dimple Sarawgi

Signature

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টাকা মূল্যের স্ট্যাম্প না থাকায়

নং ১৬/৬/২৪ দিয়া পূরণ করিলেন

Gopal Chandra Kuma

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Purulia (W.B.)

AND

M/S. S. S. BUILDERS. Holding PAN : **AFAFS4540J** a partnership firm having its registered Office at "Kreeng Plaza", Cooks Compound More, Purulia, 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**, by nationality - Indian Citizen, by religion - Hinduism, by Caste - Brahmin, by occupation - Business, residing at "Kreeng Sudin" 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 :**

Madhu Sarangi
Subham Banerjee

WHEREAS the property described in the Schedule of this Deed is located within District- Purulia, P.S. Tamna and recorded in Mouza- Dulmi, J.L. No. 4, R.S. Khatian No. 90, R.S. Plot No. 335 measuring 0.1704 (10 Cottahs 5 Chattacks) specifically mentioned in the schedule with other properties have been owned and possessed by Pannalal Sao son of Thakuri Sao.

AND WHEREAS said Pannalal Sao, being the rightful owner having perfect right, title, interest and possession had sold the property to one Chittya Ranjan Mitra son of Late Anukul Chandra Mitra through a deed of sale being No. 5638 for the year 1971 at the Office of D.S.R. Purulia and transferred his right, title, interest and delivered possession to his Vendee.

Suman Sarangi
Dimple Sarangi

AND WHEREAS said Chittya Ranjan Mitra, by two deed of sale being No. 5280 and 7464 for the year 1972 at the Office of Joint Sub-Registrar, transferred the schedule property along with other property to Purulia Refractories and Ceramics Pvt. Ltd. And obtained loan from West Bengal Financial Corporation, Purulia Branch and as he had failed to repay the loan, the Corporation according to Law took over possession and transferred

Ranjan



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the property to Sovon Kumar Das and Shantanu Kumar Das both sons of Sudhir Kumar Das through a deed of sale being No. 3328 for the year 1993 at the Office of D.S.R., Purulia.

AND WHEREAS said Sovon Kumar Das and Shantanu Kumar Das while in such right, title, interest and possession had transferred the schedule property to **SUDHANGSHU KUNDU** son of late Harey Krishna Kundu, by a deed of sale being No. 1656 for the year 1994 and the **SUDHANGSHU KUNDU** had mutated his names and also converted the user of the property from said to "Bastu Commercial".

Madhu Sarawagi
Subham Budhiya

AND WHEREAS SUDHANGSHU KUNDU sold, conveyed, transferred, absolutely and forever ALL THAT Bastu Commercial Vacant Land measuring 15.7048 Decimal (9 Cottahs 8 Chattacks 13 Sq.ft.) District- Purulia, P.S. Tamna and recorded in Mouza- Dulmi, J.L. NO. 4, G.P. Sonajuri, C.S. Khatian No. 80, C.S. Plot No. 289/P and 290/P, R.S. Khatian No. 90, R.S. /L.R. Plot No. 335 (part) hereinafter called and referred as the SAID PROPERTY more fully and particular described in the FIRST SCHEDULE hereinafter mentioned to **(1)MRS. SUMAN SARAWGI**, wife of Mr. Deepak Kumar Sarawgi, 35% **(2) MRS.DIMPLE SARAWGI**, wife of Mr. Sandip Sarawgi, 20% **(3) MRS. MADHU SARAWGI**, wife of Mr. Chiranjilal Sarawgi, 20% **(4) SUBHAM BUDHIYA** son of Anish Kumar Budhiya, 25% by executing a registered Deed of Conveyance on 25th February, 2022 at the Office of A.D.S.R Purulia and recorded in Book No. I, volume no.1402-2022, Pages 33448 to 33483, Being No.140201458 for the year 2022.

Suman Sarawagi
Dimple Sarawagi

AND WHEREAS after the said purchase **LANDLORD/OWNERS** got their name mutated in respect of the said Property in the recorded of B.L. & L.R.O. Purulia-I under L.R. Khatian No. 4106, 4107, 4108 and 4111 as Bastu Commercial Land.





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AND WHEREAS by virtue of the above-mentioned act, deeds and things **MRS. SUMAN SARAWGI, MRS. DIMPLE SARAWGI, MRS. MADHU SARAWGI** and **MR. SUBHAM BUDHIYA** became the absolute Owners in the ratio of undivided 35% share in the name of **MRS. SUMAN SARAWGI** and 20% share in the name of **MRS. DIMPLE SARAWGI** 20% share in the name of **MRS. MADHU SARAWGI** and 25% share in the name of **SUBHAM BUDHIYA** ALL THAT Bastu Commercial Vacant Landmeasuring 15,7048 Decimal (9 Cottahs 8 Chattacks 13 Sq.ft.) District- Purulia, P.S. Tamna and recorded in Mouza- Dulmi, J.L. NO. 4, G.P.Sonajuri, C.S. Khatian No. 80, C.S. Plot No. 289/P and 290/P, R.S. Khatian No. 90, L.R. Khatian No. 4106, in the name of **MRS. SUMAN SARAWGI**, L.R. Khatian No. 4107 in the name of **MRS. MADHU SARAWGI**, L.R. Khatian No. 4108 in the name of **SUBHAM BUDHIYA** and L.R. Khatian No. 4111 in the name of **MRS. DIMPLE SARAWGI** R.S./L.R. Plot No. 335 (part) Mouza Dulmi, J.L. No.01 Sonajuri Gram Panchayet P.O.- Dulmi-Nadiha, 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**,

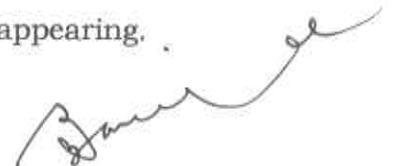
Madhu Sarawgi
Subham Budhiya

AND WHEREAS Landlords/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.

Suman Sarawgi.
Dimple Sarawgi

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

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





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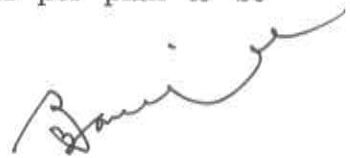
Purulia (W.B.)

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

1. The Landlords/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, 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.
4. The Developers shall construct and complete at their own cost and expenses the multi-storeyed buildings on the **SAID PROPERTY** as per plan to be sanctioned by the concern authority.

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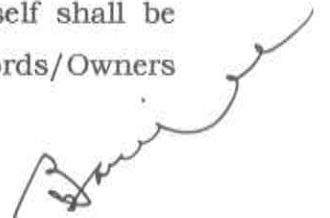
19 MAR 2024

Purulia (W.B.)

5. The Landlords/Owners and Developers decided that they will share the total constructed area/saleable area of the Buildings to be constructed by the Developers as Owner's allocation/Developers allocation. The Landlords/Owners will jointly retain 33% (Thirty Three percent) of constructed area out of the total constructed area with ultimate roof, without any area in the basement 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% (Sixty Seven percent) of the total constructed area with ultimate roof, with the entire basement 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**. After allocating/demarcating the above-mentioned Owner's allocation the balance portion of the constructed area will be treated as the Developer's allocation. The Landlords/Owners and the Developers jointly have demarcate on the Plan to be sanctioned by Purulia Zilla Parishad as the Owner's allocation and after providing the Owner's allocation to the Landlords/Owners balance area of the Building shall be treated as the Developer's allocation. The Developers shall be exclusively entitled to the Developers allocation with exclusive right to enter into Agreement for sale, transfer, let out, lease out for a long term or dispose of or otherwise deal with the same in such part or portions as they may deem fit and proper and appropriate the premium, rent or the sale proceeds thereof without any right, title, claim or interest therein whatsoever of the Landlords/Owners and the Landlords/Owners shall not in any way interfere with or disturb the work of the Developers and peaceful possession of the Developers allocation and the Developers will be entitled to deliver possession of any portion of the Developers allocation to any such intending buyer, transferee, lessee and tenant etc. and no further consent of the Landlords/Owners shall be required and this Agreement by itself shall be deemed to be the consent of the Landlords/Owners. The Landlords/Owners

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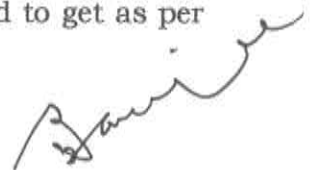
shall be exclusively entitled to the Owner's allocation with exclusive right to enter into Agreement for sale, transfer, let out, lease out for a long term or dispose of or otherwise deal with the same in such part or portions as they may deem fit and proper and appropriate the premium, rent or the sale proceeds thereof without any right, title, claim or interest therein whatsoever of the Developers and the Developers shall not in any way interfere with or disturb the quite and peaceful possession of the Owner's allocation by the Landlords/Owners and that the Landlords/Owners shall be entitled to deliver possession of any portion of the Owner's allocation to any such intending buyer, transferee, lessee and tenant etc. and no further consent of the Developers shall be required and this Agreement by itself shall be deemed to be the consent of the Developers. And at the request of the Developers the Owners shall execute Deed of Conveyance/Conveyances in respect of Developers allocation in favour of Developers or their nominee or nominees.

Madhu Sarangi
Subham Bhatnagar

6. If any of the Landlords/Owners wants to sale his/her/their respective allocation out of Owner's Allocation to the Developer at any point of time after execution and registration of this Development Agreement and if the Developer agrees to purchase the same then such area will also be treated as **Developer's Allocation**.

Suman Sarangi
Dimple Sarangi

7. Developer is sufficiently entitled to purchase and/or enter into Development Agreement with the Landlords/Owners of the adjacent plot of land without any consent from the Landlords/Owners of the said property and also entitled to amalgamate such adjacent plots of land with the said property and construct building/s on the amalgamated plot of land. In case of such amalgamation Owners are entitled to get Owner's Allocation as they are entitled to get as per terms of this Agreement i.e. before amalgamation.





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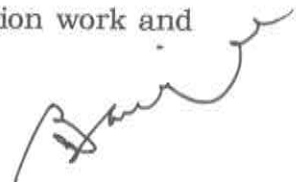
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Purulia (W.B.)

8. 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.
9. That the Landlords/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.
10. 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.
11. The Landlords/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.

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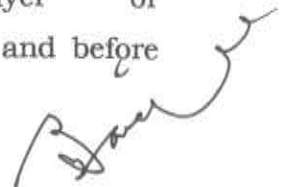
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Purulia (W.B.)

12. 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 Landlords/Owners shall not be liable or responsible with regard thereto or for any such accident the Developers shall keep the Landlords/Owners their heirs, executors and estate and effects reasonably and adequately safe harmless and indemnified against all claims, demands, rights and actions in respect thereof.
13. The Landlords/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.
14. The Landlords/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.
15. The Landlords/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

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Purulia (W.B.)

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.

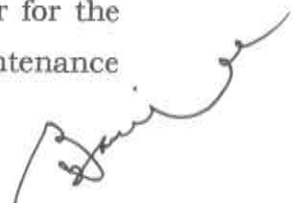
16. That the Landlords/Owners do hereby undertake to indemnify and keep the Developers indemnified against all actions, losses, as may be suffered by the Developers due to any act deeds or omission of the Landlords/Owners. In case the Landlords/Owners fails to pay for and/or indemnify the losses and/or damages as may be suffered by the Developers as aforesaid the Developers shall be entitled to sell, transfer, lease, assign, dispose of 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 Landlords/Owners do and each of them doth hereby give their consent for the same.

Madhu Sarawgi
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17. That the Developers do hereby undertake to indemnify and keep the Landlords/Owners indemnified against all actions, losses, as may be suffered by the Landlords/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 Landlords/Owners as aforesaid the Landlords/Owners shall be entitled to sell, transfer, lease, assign, dispose of and/or enter into agreement or agreements to sell, transfer, assign and/or dispose of 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.

Suman Sarawgi
Dimple Sarawgi

18. 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 whichever is earlier for the purpose of payment of rates, taxes and common expenses and maintenance





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Purulia (W.B.)

charges. The Developers shall, if so required by the Landlords/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 Landlords/Owners or their prospective buyers/transferees.

19. 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 Landlords/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.

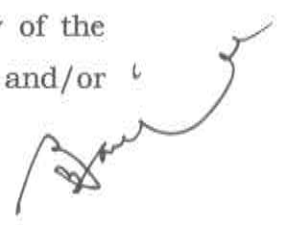
Madhu Sarangi
Suman Building

20. That the Landlords/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.

21. All costs with regard to the promotion of the building shall be borne by the Developers and Landlords/Owners shall not bear any cost for the project.

Suman Sarangi
Dimple Sarangi

22. 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 Landlords/Owners and/or occupiers of any neighbouring 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 Landlords/Owners at its own costs take all necessary steps as the constituted attorney of the Landlords/Owners to defend and to get such proceedings vacated and/or





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cancelled and/or withdrawn so that the Developers can proceed with the said construction work. If, however such proceedings are taken by the Landlords/Owners and/or their family members the Landlords/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 Landlords/Owners shall render full co-operation and assistance to the Developers in this behalf.

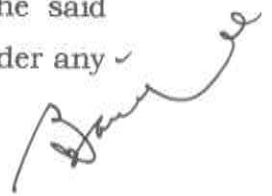
Madhu Sarawagi
Suman Budhiga

23. 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.

24. The Landlords/Owners have 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.

Suman Sarawagi
Dimple Sarawagi

25. The Landlords/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





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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.

26. It is recorded that the Landlords/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 Landlords/Owners.

27. All Zilla Parishad 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 Landlords/Owners to the Developer shall be borne and paid and to the account of the Landlords/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.

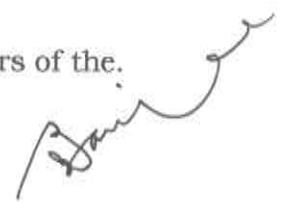
28. In case of breach of any of the covenant by any of the parties each party shall be entitled to sue each other for specific performance of the contract.

29. 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.

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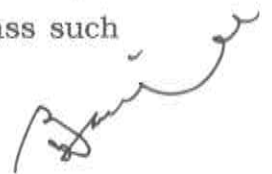
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- v. As to any other matter arising out of or connected with or incidental to this Agreement including validity of the termination of this Agreement or the obligations herein contained of either party and to be performed by them respectively and/or 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.
- viii. Assessment and payment of compensation and damages by the Landlords/Owners to the Developers on account of the construction or development work having been held up by the action of the Landlords/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.
- (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.

Madhu Sarangi
Subham Budhiga

Suman Sarangi
Dimple Sarangi





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19 MAR 2024

Purulia (W.B.)

(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.

Madhu Sarawgi
Subham Budhiya

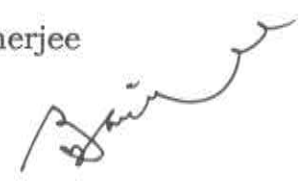
THE FIRST SCHEDULE ABOVE REFERRED TO :

SAID PROPERTY

ALL THAT Bastu Commercial Vacant Land measuring 15.7048 Decimal (9 Cottahs 8 Chattacks 13 Sq.ft.) District- Purulia, P.S. Tamna and recorded in Mouza- Dulmi, J.L. No. 4, Gram Panchayet Sonaijuri, C.S. Khatian No. 80, C.S. Plot No. 289/P and 290/P, R.S. Khatian No. 90, L.R. Khatian No. 4106 in the name of **MRS. SUMAN SARAWGI**, L.R. Khatian No. 4107 in the name of **MRS. MADHU SARAWGI**, L.R. Khatian No. 4108 in the name of **MR. SUBHAM BUDHIYA** and L.R. Khatian No. 4111 in the name of **MRS. DIMPLE SARAWGI**, R.S./L.R. Plot No. 335 (part), Mouza Bhatbandh, J.L. No.01, Sonaijuri Gram Panchayet, P.O.- Dulmi-Nadiha, P.S.- Tamna & District Purulia, within the jurisdiction of Purulia Sub-Registry Office, And bounded by :

Suman Sarawgi
Dimple Sarawgi

ON THE NORTH : Land of Nimai Dutta and Saraswati Dutta.
ON THE SOUTH : 16 feet Road
ON THE EAST : Land of Subhasish Mukherjee
ON THE WEST : Chaibasa Road.





3
Additional District
Sub-Registrar

19 MAY 2024

Purulia (W.B.)

THE SECOND SCHEDULE ABOVE REFERRED TO :

Specification

Possession : Within 24 months from the date of starting Construction subject to Full payment by the Purchaser's.

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)

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 Glazed 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, modular 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

Madhu Sarawagi
Subham Buthiya

Suman Sarawagi
Dimple Sarawagi





2
Additional District
Sub-Registrar

19 MAY 2024

Purulia (W.B.)

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
Dimple Sarangi
Madhu Sarangi
Subham Budhiga

ii) Jayanta Roy

SIGNED SEALED AND DELIVERED

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

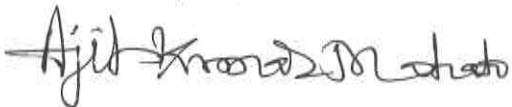
i) Sougata - Mukherjee.
ii) Jayanta Roy

S.S BUILDERS


Partner

Read over explained and

Drafted by me



License No. 57 / Purulia

ID-538124
2023



8.8 BUILDERS

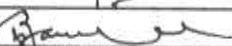
Partner

3
Additional District
Sub-Registrar

19 MAR 2024

Purulia (W.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	SIGNATURE WITH PHOTO OF THE OWNERS	Little	Ring	(LEFT HAND) Middle	Fore	Thumb
 <i>Suman Sarangi</i>						
	Thumb	Fore	(RIGHT HAND) Middle	Ring	Little	
						
	Finger's Impression of my both hands : <i>Suman Sarangi</i>					
	3	SIGNATURE WITH PHOTO OF THE OWNERS	Little	Ring	(LEFT HAND) Middle	Fore
 <i>Di</i>						
	Thumb	Fore	(RIGHT HAND) Middle	Ring	Little	
						
	Finger's Impression of my both hands : <i>Di</i>					

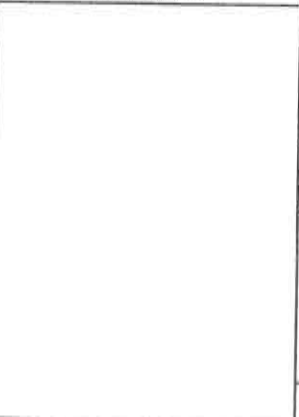


3
Additional District
Sub-Registrar

19 MAR 2024

Purulia (W.B.)

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 Sarawgi</u>						
2		Little	Ring	(LEFT HAND) Middle	Fore	Thumb
						
Thumb		Fore	(RIGHT HAND) Middle	Ring	Little	
						
Finger's Impression of my both hands : <u>Subham Budhiya</u>						
3		Little	Ring	(LEFT HAND) Middle	Fore	Thumb
Thumb		Fore	(RIGHT HAND) Middle	Ring	Little	
Finger's Impression of my both hands :						



2
Additional District
Sub-Registrar

19 MAR 2024

Purulia (W.B.)



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



192023240429915428

GRN Details

GRN:	192023240429915428	Payment Mode:	SBI Epay
GRN Date:	19/03/2024 11:14:04	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6831080610819	BRN Date:	19/03/2024 11:14:17
Gateway Ref ID:	613968769	Method:	Union Bank Of India-Retail NB
GRIPS Payment ID:	190320242042991541	Payment Init. Date:	19/03/2024 11:14:04
Payment Status:	Successful	Payment Ref. No:	2000749202/2/2024
[Query No/*Query Year]			

Depositor Details

Depositor's Name:	Mr S S BUILDERS
Address:	PO DULMI NADIHA PS PURULIA
Mobile:	9434016450
Period From (dd/mm/yyyy):	19/03/2024
Period To (dd/mm/yyyy):	19/03/2024
Payment Ref ID:	2000749202/2/2024
Dept Ref ID/DRN:	2000749202/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000749202/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	9960
2	2000749202/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				9974

IN WORDS: NINE THOUSAND NINE HUNDRED SEVENTY FOUR ONLY.

Major Information of the Deed

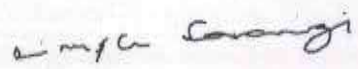
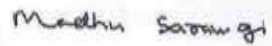
Deed No :	I-1402-01444/2024	Date of Registration	19/03/2024
Query No / Year	1402-2000749202/2024	Office where deed is registered	
Query Date	19/03/2024 8:05:39 AM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Ajit Kumar Mahato Nilkuthidanga, Purulia, Thana : Purulia Town, 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. 74,22,975/-	
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: Dulmi, JI No: 4, Pin Code : 723102

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-335	RS-4106	Bastu	Baide	5.5 Dec		25,98,750/-	Property is on Road Adjacent to Metal Road,
L2	RS-335	RS-4107	Bastu	Baide	3.14 Dec		14,83,650/-	Property is on Road Adjacent to Metal Road,
L3	RS-335	RS-4108	Bastu	Baide	3.93 Dec		18,56,925/-	Property is on Road Adjacent to Metal Road,
L4	RS-335	RS-4111	Bastu	Baide	3.14 Dec		14,83,650/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			15.71Dec	0 /-	74,22,975 /-	
		Grand Total :			15.71Dec	0 /-	74,22,975 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Suman Sarawgi (Presentant) Wife of Mr Deepak Kumar Sarawgi Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office		 Captured	 19/03/2024
Bhagwati Mansion, B T Sarkar Road, Purulia, 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.:: AKxxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office				
2	Mrs Dimple Sarawgi Wife of Mr Sandip Sarawgi Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office		 Captured	 19/03/2024
Bhagwati Mansion, B T Sarkar Road, Purulia, 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.:: AKxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office				
3	Mrs Madhu Sarawgi Wife of Mr Chiranjilal Sarawgi Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office		 Captured	 19/03/2024
Bhagwati Mansion, B T Sarkar Road, Purulia, 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.:: AKxxxxxx7K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mr Subham Budhiya Son of Mr Anish Kumar Budhiya Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office	 19/03/2024	 Captured LTI 19/03/2024	 19/03/2024
Bye Pass Road, Chas, Budhia Textiles, City:- Not Specified, P.O:- Chas, P.S:-CHAS, District:- Bokaro, Jharkhand, India, PIN:- 827013 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EGxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office				

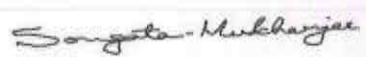
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	S S BUILDERS Kreeng Plaza, Cooks Compound More, Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723102 , PAN No.:: AFxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sukomal Banerjee Son of Late Sfatik Chandra Banerjee Date of Execution - 19/03/2024 , , Admitted by: Self, Date of Admission: 19/03/2024, Place of Admission of Execution: Office </td> <td>  Mar 19 2024 1:14PM </td> <td>  Captured LTI 19/03/2024 </td> <td>  19/03/2024 </td> </tr> </tbody> </table> Kreeng Sudin, 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.:: AExxxxxx3K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S S BUILDERS (as Partner)	Name	Photo	Finger Print	Signature	Mr Sukomal Banerjee Son of Late Sfatik Chandra Banerjee Date of Execution - 19/03/2024 , , Admitted by: Self, Date of Admission: 19/03/2024, Place of Admission of Execution: Office	 Mar 19 2024 1:14PM	 Captured LTI 19/03/2024	 19/03/2024
Name	Photo	Finger Print	Signature						
Mr Sukomal Banerjee Son of Late Sfatik Chandra Banerjee Date of Execution - 19/03/2024 , , Admitted by: Self, Date of Admission: 19/03/2024, Place of Admission of Execution: Office	 Mar 19 2024 1:14PM	 Captured LTI 19/03/2024	 19/03/2024						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sougata Mukherjee Son of Late Supriya Mukherjee Village:- Lagda, P.O:- Lagda, P.S:-Purulia Muffassil, District:-Purulia, West Bengal, India, PIN:- 723149	 19/03/2024	 Captured 19/03/2024	 19/03/2024

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

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Suman Sarawgi	S S BUILDERS-5.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Dimple Sarawgi	S S BUILDERS-3.14 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Madhu Sarawgi	S S BUILDERS-3.93 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Subham Budhiya	S S BUILDERS-3.14 Dec

Endorsement For Deed Number : I - 140201444 / 2024

On 19-03-2024

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 11:55 hrs on 19-03-2024, at the Office of the A.D.S.R. PURULIA 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 74,22,975/-

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

Execution is admitted on 19/03/2024 by 1. Mrs Suman Sarawgi, Wife of Mr Deepak Kumar Sarawgi, Bhagwati Mansion, B T Sarkar Road, Purulia, 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 Sandip Sarawgi, Bhagwati Mansion, B T Sarkar Road, Purulia, 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, Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession Business, 4. Mr Subham Budhiya, Son of Mr Anish Kumar Budhiya, Bye Pass Road, Chas, Budhia Textiles, P.O: Chas, Thana: CHAS, , Bokaro, JHARKHAND, India, PIN - 827013, by caste Hindu, by Profession Business

Indetified by Mr Sougata Mukherjee, , Son of Late Supriya Mukherjee, P.O: Lagda, Thana: Purulia Muffassil, , 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 19-03-2024 by Mr Sukomal Banerjee, Partner, S S BUILDERS (Partnership Firm), Kreeng Plaza, Cooks Compound More, Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102

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

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 19/03/2024 11:14AM with Govt. Ref. No: 192023240429915428 on 19-03-2024, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 6831080610819 on 19-03-2024, 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: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 3198, Amount: Rs.50.00/-, Date of Purchase: 11/03/2024, Vendor name: Gopal Chandra Kumar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/03/2024 11:14AM with Govt. Ref. No: 192023240429915428 on 19-03-2024, Amount Rs: 9,960/-, Bank: SBI EPay (SBlePay), Ref. No. 6831080610819 on 19-03-2024, 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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1402-2024, Page from 21728 to 21754
being No 140201444 for the year 2024.



Ruhul

Digitally signed by Ruhul Amin
Date: 2024.03.19 16:39:18 +05:30
Reason: Digital Signing of Deed.

(Ruhul Amin) 19/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.