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et and the Endorsement sheet attached to this
document are part of the document.

Additional District Sub Registrar
Sadar, Paschim Medinipur

01 SEP 2023

ICONIC CONSTRUCTION
S.K. Anwar Hossain
Partner 77 mm Partners

ICONIC CONSTRUCTION
Atul Kumar Debey
Partner - Medinipur

DEVELOPMENT AGREEMENT AND CONSTRUCTION

AGREEMENT

THIS INDENTURE OF DEVELOPMENT AGREEMENT MADE THIS

1st DAY OF SEPTEMBER, 2023

BETWEEN

Mousumi Dey.
Smt Trishna Dey.
Ranjan Kumar Dey.
Shantanu Kumar Dey.
Tapan Kumar Dey.

01 SEP 2023

কস নং 9839 টাকা 5,000
তার 01 SEP 2023
নাম Smt Tapan Kumar Dey
স্বামী Rangamati
খানা Y.L.
স্বাক্ষর [Signature] Midnapore

01 SEP 2023

স্বাক্ষর-স্বাক্ষর কৃত
এ. বি. এম. স্বাক্ষর স্বাক্ষর

01 SEP 2023

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01 SEP 2023

1. SRI TAPAN KUMAR DEY

S/o Late Satya Ranjan De

PAN No. - ACUPD8572A,

Aadhaar No. 968141183537



Tapan Kumar Dey

ICONIC CONSTRUCTION
Tapan Kumar Dey
Patna

2. SRI CHANDAN KUMAR DEY

S/o Late Satya Ranjan De

PAN No. - ALDPD2888F,

Aadhaar No. 269556138419



Chandan Kumar Dey

3. SRI RANJAN KUMAR DEY

S/o Late Satya Ranjan De

PAN No. - AFMPD8095H,

Aadhaar No. 278882315320



Ranjan Kumar Dey

ICONIC CONSTRUCTION
Ranjan Kumar Dey
Patna

4. SMT. TRISHNA DEY

W/o Late Swapan Kumar Dey

PAN No. - BDYPD8910L,

Aadhaar No. 522962068829



Smt. Trishna Dey

5. SMT. MOUSUMI DEY

D/o Late Swapan Kumar Dey

PAN No. - AWPPD8083P,

Aadhaar No. 470089758044



Mousumi Dey

Mousumi Dey
Smt. Trishna Dey
Ranjan Kumar Dey

All are residents of Mohan Villa Rangamati, P.O. - Vidyasagar University,
P.S.-Kotwali, District- Paschim Medinipur, PIN-721102.

Hereinafter called the OWNERS FIRST PARTY which expression unless repugnant to the context shall mean and include their representatives, heirs, assigns, successors, administrators and executors.

Tapan Kumar Dey
Chandan Kumar Dey

AND

M/S ICONIC CONSTRUCTION, a Partnership firm having its office at M-13,
Saratpally, P.O. – Midnapore, P.S. – Kotwali, District – Paschim
Medinipur, PIN – 721101, PAN No. ABXFM8571C

Represented by its Partners: -

1. **SK. ANWAR HUSSAIN**, S/o Sk. Ahemad Hussain.
Of Station Road, Midnapore, P.O. – Midnapore,
P.S. – Kotwali, District – Paschim Medinipur,
PIN – 721101, PAN No. – AANPH0796F



SK. Anwar Hussain

2. **SRI ATUL KUMAR DUBEY**, S/o Ramji Dubey
Of Sepoybazar, Midnapore, P.O. – Midnapore,
P.S. – Kotwali, District – Paschim Medinipur,
PIN – 721101, PAN No. – AFWPD0854J.



Atul Kumar Dubey

3. **SRI PIJUSH AGARWAL**, S/o Late Kailas Agarwal
Of Nimtala, Midnapore, P.O. – Midnapore,
P.S. – Kotwali, District – Paschim Medinipur,
PIN – 721101, PAN No. – AHOPA9532A.



Pijush

4. **SRI ARINDAM MAITY**, S/o Gourhari Maity
Of M-13 Saratpally, P.O. – Midnapore,
P.S. – Kotwali, District – Paschim Medinipur,
PIN – 721101, PAN No. – AVMPM3351K



Arindam Maity

Hereinafter called the DEVELOPER SECOND PARTY which expression
unless repugnant to the context shall mean and include its

ICONIC CONSTRUCTION
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Arindam Maity
Partners

ICONIC CONSTRUCTION
SK. Anwar Hussain
Partners

Mousumi Dey
Smt. Trishna Dey
Ranjan Kumar Dey

Tapas Kumar Dey
Chandan Kumar Dey

representatives, heirs, assigns, successors in office, administrators and executors

WITNESSETH

That the property measuring 0.0950 Acre within Mouza - Rangamati, J.L.No.- 150, as in schedule below hereinafter referred to as '**Said Property**' along with other properties total measuring 0.42 Acre. In R.S. Plot No. 223/364 previously belonged to Hiren Bala Dasi whose name was recorded in the R.S.R.O.R under Khatian No. 158. She died on 24.09.1977 leaving behind her only daughter Radharani De who inherited the entire 0.42 Acre. Radharani De died on 21.09.1978 leaving behind her three sons namely Satya Ranjan De, Chitta Ranjan De and Nitya Ranjan De and five daughters namely Puspallata, Parul, Latika, Bela and Kanak and they inherited the entire property left by their mother, measuring 0.42 Acre and possessed the same jointly. While in possession of the joint property of 0.42 Acre in Plot No.223/364, they filed a Suit on 25.10.1979 for Partition being Title Suit No. 155/1979 before the Ld. 1st Court of Civil Judge (Sr. Div.) Midnapore. The said Suit was ended in compromise and final Decree was passed on 24.03.1980. By that Partition Decree, Plot No. 223/364 was divided into 8 parts i.e. Sub-Plot Nos.1 to 8. According to the said Decree, Satya Ranjan De got Sub-Plot No.1, Puspallata Chowdhury got Sub-Plot No. 3, and Parul Rani Das got Sub-Plot No. 5 of R. S. Plot No.223/364.

Puspallata Chowdhury transferred her allotted property in favour of Tapan Kumar Dey on 09.06.1980 by a registered Deed of sale being No.

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Midnapore
Partners

ICONIC CONSTRUCTION
Hiren Bala Dasi
S.K. Chowdhury
Partners

Mousumi Dey
Smt Trishna Dey
Ranjan Kumar Dey

Tapan Kumar Dey
Chandan Kumar Dey

3924/1980 and delivered possession. While Tapan Kumar Dey was in possession, he sold out and transferred his property to Satya Ranjan De on 22.04.1987 by a registered Deed of sale being No.2586/1987 and delivered possession.

Parul Rani Das also sold out and transferred her allotted property in favour of Satya Ranjan De on 14.08.1987 by a registered Deed of sale being No. 5346/1987 and delivered possession.

By the above Decree in Partition Suit being Title Suit No. 155/1979 and by way of purchase and transfer, Satya Ranjan De became the owner of Sub-Plot No.1, 3 and 5 of Plot No.223/364 of Mouza Rangamati, J.L.No.150, P.S. Kotwali. Thereafter, he had constructed one pucca dwelling house over Sub-Plot No.1 only and used to reside there along with his family members.

Thereafter, Satya Ranjan De executed and registered a Will in respect of his property (i.e. Sub-Plot No.1, 3 and 5) on 17.05.1996 being No. III/19/1996. After the demise of Satya Ranjan De on 19.02.1998, the said Will was probated by a Probate Case being No. 119/1999. The Probate was granted on 19.02.2000. By that probated Will, Anjan Kumar Dey got Sub-Plot No.5 and other sons namely, Tapan Kumar Dey, Swapan Kumar Dey, Chandan Kumar Dey and Ranjan Kumar Dey got the **'Said Property'**.

Thereafter Tapan Kumar Dey and others gifted 0.0078 acre of land to Ranjan Kumar Dey on 27.02.2001 by a registered Deed of gift being No. 1416/2001.

ICONIC CONSTRUCTION
Atul Kumar Dey
Prindam Dey
Partners

ICONIC CONSTRUCTION
Smt. Smt. Smt.
S.K. Smt. Smt.
Partners

Mousumi Dey.
Smt. Trishna Dey.
Ranjan Kumar Dey.

Tapan Kumar Dey
Chandan Kumar Dey.

By the aforesaid probated Will and the Deed of gift, Tapan Kumar Dey, Chandan Kumar Dey, and Ranjan Kumar Dey i.e. OWNERS FIRST PARTY Nos. 1 to 3 and Swapan Kumar Dey got the '**Said Property**' equally and possessed the same jointly. Subsequently Swapan Kumar Dey died on 05.02.2019 leaving behind his wife namely Trishna Dey and only daughter namely Mousumi Dey i.e. OWNERS FIRST PARTY Nos. 4 and 5 and they inherited the allotted property of Swapan Kumar Dey and possessed the same jointly with the OWNERS FIRST PARTY Nos. 1 to 3.

AND

WHEREAS each of the OWNERS FIRST PARTY Nos. 1 to 3 have 1/4th share in the '**Said Property**' and the OWNERS FIRST PARTY Nos. 3 and 4 jointly have 1/4th share in the '**Said Property**' and they possessed the same jointly. Their names have been recorded in the present L.R.R.O.R. and also with the Midnapore Municipality. They paid rents and taxes under receipts to the appropriate Authority.

AND

THAT the OWNERS FIRST PARTY declared to develop the '**Said Property**' as in '**Schedule-I**' below by engaging the Developer for the purpose of development, and they requested the DEVELOPER SECOND PARTY being the Developer for the purpose by investing their own money and the DEVELOPER SECOND PARTY have agreed to develop the land by making construction of multi-storied residential building on the land by taking permissions from authorities and agreed to do the work on the terms and conditions as specifically mentioned below.

ICONIC CONSTRUCTION
Tapan Kumar Dey
Chandan Kumar Dey
Ranjan Kumar Dey
Partners

ICONIC CONSTRUCTION
Mousumi Dey
Smt Trishna Dey
SK. Anwar Hossain
Partners

Mousumi Dey
Smt Trishna Dey
Ranjan Kumar Dey

Tapan Kumar Dey
Chandan Kumar Dey

Accordingly, the parties hereunto do hereby agree to the following terms and conditions for construction of the multi-storied building:

Definition Clause:-

AND WHEREAS in this indenture, unless there is something contrary or repugnant to the subject or context.

- i) **Developer:** shall mean M/S Iconic Construction, a Partnership Firm and its successors in office, administrators, representatives, nominees, heirs and assigns, as the case may be;
- ii) **Building** shall mean the residential multi-storied building to be constructed on the '**Said Property**' with necessary structures in accordance with the Plan to be sanctioned by Midnapore Municipality and other appropriate authorities for construction on the '**Said Property**' and shall include the two wheelers/four wheelers parking and other spaces intended for the building to be enjoyed by the occupants and as per such terms and conditions as may be agreed upon with them;
- iii) **Owners and Developer** shall include their respective transferees and nominees;
- iv) **Architect**, Surveyor, Civil Engineer etc. shall be appointed by the DEVELOPER SECOND PARTY;
- v) **Premises:** shall mean all that piece and parcel of land measuring 0.0950 Acre more fully described in the First Schedule hereunder written;
- vi) **Common Facilities and Amenities:** shall include corridors, staircases, landing, open spaces, common lavatories, Generator

ICONIC CONSTRUCTION
Atul Kumar Dey
Abinandan Dey
Partners

ICONIC CONSTRUCTION
Mousumi Dey
Smt. Trishna Dey
SK. Anwar Hossain
Partners

Mousumi Dey
Smt. Trishna Dey
Rangan Kumar Dey

Tapan Kumar Dey
Chandan Kumar Dey

Room, underground reservoir, overhead water tanks, plumbing lines, sewers, Community Hall on the rooftop, passages including both front and rear spaces, ways, pump room, drain side spaces, driveways and other spaces and facilities/utilities, which shall be required for the establishment and management of the building as shall be determined by the Architect/Civil Engineer of the building but shall not include open and covered spaces in four wheeler garages and/or four wheeler parking spaces in the ground floor;

- vii) **Constructed Space** shall mean the space in the building available for the independent use and occupation including the space demarcated for common facilities and services as per the sanctioned Plan;
- viii) **Maintenance Charges:** shall mean all proportionate share of maintenance of the common areas and facilities as hereunder written to be borne by the Flat Owners of the said building;
- ix) **Flats** shall mean the carpet area (saleable area) consisting of bed room, living room, bathroom, kitchen, balcony etc. and other common portions which consists super built up area;
- x) **Owners' Allocation** shall mean the 36% share of constructed area of the owners in the building to be constructed as specifically described and mentioned in a separate schedule as in '**Schedule-II**' below;
- xi) **Developer's Allocation** shall mean the rest of the saleable area (excluding the Owners' allocation) i.e. 64% share of constructed area in the building to be constructed along with roof right together with undivided proportionate share in the land comprised in the

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Atul Kumar Dey
Arindam Dey
Partners

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Bisnu Dey
SK. Anwar Hossain
Partners

Mousumi Dey
Smt. Trishna Dey
Ranjana Kumar Dey

Tapan Kumar Dey
Chandan Kumar Dey

- premises and right over the land underneath and the common areas and facilities;
- xii) **Bank** shall mean the organization accepting for the purpose of lending or investment or deposit the money from the public, repayable on demand or otherwise and the withdrawal by cheque, draft, cash, and order or otherwise;
- xiii) **Transfer** with its grammatical variation shall include transfer of space in multi-storied building and Transfer of Property.
- xiv) **Transferee** shall mean a person or persons has been agreed to be transferred;
- xv) **Common Areas and Installations:** shall mean and include the common areas, installations and facilities comprised in and for the premises for common use and enjoyment of the co-owners;
- xvi) **Common Expenses:** shall mean and include all costs, charges, expenses and remuneration for the maintenance, management, up-keeping and administration of the premises and in particular, the common areas and installations, rendition of common services in common to the co-owners and/or expenses for the common purposes including proportionate share in Municipal Taxes and other statutory charges relating to the land and building of the instant property;
- xvii) **Saleable Area:** shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and all spaces required thereof;
- xviii) **Common Purposes:** shall mean and include corridors, staircases, ways, passages, shafts, drains, sewers, septic tanks, electrical rooms, Community Hall on the rooftop, Generator Room, lift shafts,

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Arindam Dey
Partners

ICONIC CONSTRUCTION
Bismita Ghosh,
S.K. Anwar Hossain
Partners

Mousumi Dey,
Smt Trishna Dey,
Banyan Kumar Dey.

Tapan Kumar Dey,
Chandan Kumar Dey.

watchman room and other space/spaces and facilities for the purpose of managing, maintaining, up-keeping and administering the premises and in particular, the common areas and installations, rendition of common services in common to the co-owners, collection and disbursement of the common expenses and dealing with the matters of common interest of the co-owners and relating to their mutual rights and obligations for the beneficial exclusively and the common areas and installations in common and the housing complex in common;

- xix) **Carpet Area:** according to the context shall mean the actual available floor area i.e. wall to wall within the internal area of each Flat Unit.
- xx) **Words importing SINGULAR NUMBER** shall include the PLURAL NUMBER and vice versa.

TERMS AND CONDITIONS:

1. That the DEVELOPER SECOND PARTY is satisfied about the absolute ownership of the land as in the '**Schedule-I**' below of the OWNERS FIRST PARTY and the DEVELOPER SECOND PARTY have agreed to construct the residential building on the said property and to invest their money for the said purpose out of their own.
2. That the OWNERS FIRST PARTY duly have delivered the possession of the land in question as specifically mentioned in '**Schedule-I**' below for construction of multi-storied building to the DEVELOPER SECOND PARTY and to enable the Developer to carry out the work of construction.

ICONIC CONSTRUCTION
Amit Kumar Dey.
Arindam Dey.
Partners

ICONIC CONSTRUCTION
Smt. Trishna Dey.
SK. Anwar Hossain
Partners

Mousumi Dey.
Smt. Trishna Dey.
Rangan Kumar Dey.
Partners

Tapan Kumar Dey.
Chandan Kumar Dey.
Partners

3. That the land in question has not been transferred either by sale or gift or mortgaged by the OWNERS FIRST PARTY and the same is not encumbered in anyway and the same stands free from all encumbrances and also it is not vested by the State of West Bengal or any concern under any provisions of law. The OWNERS FIRST PARTY will be liable to adequately compensate the DEVELOPER SECOND PARTY in case it is found that the instant property does not stand free from all encumbrances.
4. That the DEVELOPER SECOND PARTY with the right to construct the multi-storied building take delivery of possession of the land as in **'Schedule-I'** below with all rights of making permanent construction thereon at their own expenses exclusively. They are also entitled to demolish the old constructions over the **'Said Property'**. The DEVELOPER SECOND PARTY shall bear all the costs of such demolition.
5. That the DEVELOPER SECOND PARTY shall appoint Architect/Civil Engineer for the purpose of drawing and preparing Plans, designs, drains, elevations of the intended building complex with the specifications of the works to be done and all the materials to be provided for the said building complex will be of good quality of ISI standard.
6. That all the expenses to be incurred for the construction of building with or without basement till its completion in all respects shall be borne by the DEVELOPER SECOND PARTY including owners' allocation as mentioned below in Clause No.11. The OWNERS FIRST PARTY will not be entitled to claim any other money or Flat etc.

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Atul Kumar Dey,
Prindom Dey,
Partners

ICONIC CONSTRUCTION
Anam Dey,
SK Anwar Hussain,
Partners

Mousumi Dey,
Smt Trishna Dey,
Rangana Kumar Dey,

Tapan Kumar Dey,
Chandan Kumar Dey

7. That the DEVELOPER SECOND PARTY shall submit the building Plan prepared by the said Architect/Civil Engineer to the Development Authority, Municipality and other appropriate or proper authorities. The Plan of the proposed construction shall be submitted to the Development Authority, Municipality and other appropriate authorities in the name of the OWNERS FIRST PARTY. The OWNERSFIRST PARTY shall have no objection in the matter of signing of all relating papers by the DEVELOPER SECOND PARTY and in the matter of obtaining sanction of the said building Plan in the name of the DEVELOPER SECOND PARTY from the Development Authority, Municipality and/or other appropriate authorities. If the documents are not unlawful then the OWNERSFIRST PARTY shall not be able to raise any objection to the same. All the costs and expenses relating to the above shall be borne and shall be paid by the DEVELOPER SECOND PARTY. The OWNERS FIRST PARTY shall also execute the required Power of Attorney in this respect and for other purposes of transfer etcetera, in favour of the DEVELOPER SECOND PARTY. But if any signature of OWNERS FIRST PARTY is found necessary in course of execution of the development work, then the OWNERS FIRST PARTY shall be bound to do the same without any Objection.

8. That the DEVELOPER SECOND PARTY shall submit necessary prayer for No Objection from Fire Brigade under the West Bengal Fire Services Act, Rules & Regulations. The DEVELOPER SECOND PARTY shall sign in all such prayers in their names. The OWNERS FIRST PARTY shall have No Objection in such matter. All the costs and

ICONIC CONSTRUCTION
Office Kumar Dey
Prindam - Dey
Partners

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Prindam - Dey
SK. Anwar Hossain
Partners

Mousumi Dey
Smt Trishna Dey
Rangan Kumar Dey

Tapan Kumar Dey
Chandan Kumar Dey

expenses relating to the above shall be borne and shall be paid by the DEVELOPER SECOND PARTY.

9. The OWNERS FIRST PARTY shall not be able to cause or create any kind of obstruction or objection in the construction of multi-storied building by the DEVELOPER SECOND PARTY. If made, and if the construction is delayed due to any objection and obstruction by the OWNERS FIRST PARTY or their men, then they will be liable to compensate the DEVELOPER SECOND PARTY with damages, as may be claimed.

10. That no litigation is pending in any Court of Law or anywhere over the land in question and it is also further agreed that from the date of execution of this Development Agreement, in case any litigation is filed or started, the same will be fought by the DEVELOPER SECOND PARTY and all costs and expenses for such litigation shall be borne by the Developer alone. In case of any legal dispute raised by anybody after execution of this Development Agreement in respect of the '**Said Property**', the DEVELOPER SECOND PARTY will be able to contest in any of such legal proceedings in any Court of Law or before any other authorities. The OWNERS FIRST PARTY shall execute a separate Power of Attorney for that purpose and for other purposes in favor of the DEVELOPER SECOND PARTY.

11. That the parties will take their share as follows:

- i) **Owners' Allocation** shall mean the 36% share of constructed area of the Owners in the building to be constructed including car parking area in the building together with undivided proportionate share in the land comprised in the premises together with undivided

ICONIC CONSTRUCTION
H. Kumar Dey.
Prindam Dey.
Partners

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Prindam Dey.
S.K. Kumar Dey.
Partners

Mousumi Dey.
Smt Trishna Dey.
Rajjan Kumar Dey.

Tapan Kumar Dey.
Chandan Kumar Dey.

proportionate share in the common portions and facilities. The same is described in separate schedule below;

- ii) The OWNERS FIRST PARTY shall get four numbers of Flats as per their own choice which are to be included in their 36% share of owners' allocation. The rest of the Flats within owners' allocated share shall be allotted on compromise basis between the Developer and the respective Owners. In case it is found that any excess or less area is to be allotted to the OWNERS FIRST PARTY in their allocated Flats than their actual entitlement, then the excess or less area shall be adjusted as per market rate;
- iii) The OWNERS FIRST PARTY shall get at least four numbers of car Parking's which are to be included in their 36% share of owners' allocation of Car Parking's (Even if it is found that their allocation do not cover four numbers of car parking's). If it is found that the OWNERS FIRST PARTY are entitled to get more than four numbers of car parking's in their 36% share, then they will get the same as per allotment;
- iv) Apart from the owners' allocated area, the entire rest portion of the constructed areas i.e. 64% share of constructed area in the building to be constructed shall be the Developer's Allocation and the DEVELOPER SECOND PARTY shall have every right to transfer the same and to receive the consideration money on the basis of the instant Development Agreement and the Development Power of Attorney;
- v) That for the purpose of transfer of the Developer's allocation, the DEVELOPER SECOND PARTY shall have their every right to enter

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Atul Kumar Dey
Arindam Dey
Partners

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Kishor Kumar Dey
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Partners

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Smt. Trishna Dey
Rangan Kumar Dey

Tapan Kumar Dey
Chandan Kumar Dey

into agreement for sale with the purchasers and to receive advance consideration money;

- vi) That the OWNERS FIRST PARTY shall be treated as one of the joint owners of the building along with other Flat owners and they shall not have any special right as land owners;
 - vii) That regarding payment of Income Tax or any other statutory taxes, the parties shall be liable to pay by their own. None of the parties shall have the liability of payment of the tax/taxes of other;
 - viii) The OWNERS FIRST PARTY shall not have exclusive roof right of the property till the handing over of the entire building to the Owners' Association by the DEVELOPER SECOND PARTY. However, till such time, the OWNERS FIRST PARTY shall be entitled to use the rooftop as common area along with other co-owners or other purchasers of the Flat;
12. That at the time of execution of agreement to the prospective buyers by the DEVELOPER SECOND PARTY, the OWNERS FIRST PARTY shall not be able to raise any objection.
13. That in developing the land and building construction, the DEVELOPER SECOND PARTY shall be entitled to do the following acts:-
- a. To appoint Surveyors, Engineers, Contractors, Architects and other persons;
 - b. To make application to the concerned authorities for obtaining electric, water and other connections and for the permits or quotation for cement, steel and other building materials;

- c. To make applications before the Development Authority, Municipality, Fire Brigade, B.L. & L.R.O., D.L& L.R.O. and before other authorities for necessary permissions. The OWNERSFIRST PARTY shall have no objection in such matter;
 - d. To accept any writ of summons or other legal processes or notice and to appear and/or represent the OWNERSFIRST PARTY before any Court of Law or before any statutory authority or any other authorities;
 - e. To construct building thereon as aforesaid and to enter into agreement for sale of the building or any part thereof;
 - f. To execute agreements with the prospective buyers and to receive money;
 - g. To execute Deeds of transfer and to receive consideration money;
 - h. To give ownership to the buyers or purchasers;
 - i. The Developer shall be entitled to allot and sell and let out in rent directly their share in the property and shall be entitled to execute and register the Deeds of transfer in respect of the entire constructed area on the basis of the Power of Attorney;
14. That the OWNERSFIRST PARTY do hereby declare that the land in question has not been acquired by the State of West Bengal and no notice for requisition or acquisition has been received by them and there is no notice or order passed by the Development Authority or Municipality or any other body or authority and that no statutory claims or demands or attachment or prohibitory order made by taxation authority or any other Govt. body or authority or authorities and that there is no subsisting agreement in respect of the said

ICONIC CONSTRUCTION
Atul Kumar Deb
Asindam Deb
Partners

ICONIC CONSTRUCTION
Kumar S. S. S.
SK. Anwar Hossain
Partners

Mousumi Deb.
Smt. Trishna Deb.
Ranjan Kumar Deb.

Tapas Kumar Deb
Chandan Kumar Deb

- property and also that in case the DEVELOPER SECOND PARTY finds any such agreement, they shall be entitled to get compensation.
15. That the DEVELOPER SECOND PARTY shall develop the '**Said Property**' in the name of their Firm and the name of the project building will be '**MOHAN VILLA**'. There shall be G+6 + upper floors subject to the sanction by the appropriate authorities i.e. Municipality and other authorities. The owners' allocation of 36% share of constructed area will not be changed with the number of floors to be constructed over the "**Said Property**" by the DEVELOPER SECOND PARTY.
16. That all costs, charges and legal expenses incidental to this Development Agreement including stamp duty and registration charges of the conveyance or conveyances shall be borne by the Developer or its nominees.
17. That the Developer shall comply with the provisions of relevant laws, bye-laws, rules and regulations and shall always keep the owners absolutely indemnified and harmless against the action, Claims and demands whatsoever.
18. That the Developer shall provide for all civil, electrical plumbing and sanitary works including installation of overhead tanks provision of water supply, house pumps, Diesel Generator Set, house service lifts, drainage, compound wall, internal passage, sewerage, etc.
19. As it is necessary to arrange fund for completing the project and the owners have agreed to mortgage the landed properties as in schedule below by deposit of title deeds in favour of the financing Bank or financial institution from which finances is to be taken and for that

purpose the OWNERS FIRST PARTY shall empower the DEVELOPER SECOND PARTY by a registered Power of Attorney to do all such acts of depositing title deeds to create mortgage and to take finance in the name of the firm and also undertake liability to pay sum along with interest and costs in full by the DEVELOPER SECOND PARTY. In no case the OWNERS FIRST PARTY shall be made liable for the dues of the Firm on account of the loan taken by them. In all cases the owners will get their allocation, as agreed upon.

20. The DEVELOPER SECOND PARTY has been empowered to enter into the premises to pull down the existing structures, remove garbage, earth and start construction as per the sanctioned Plan. DEVELOPER SECOND PARTY and their men shall be able to stay in the premises by making sheds for completing the work after getting the premises in vacant position. During construction of the multi-storied building, the DEVELOPER SECOND PARTY will be liable for any kind of mishap, casualty or accidental incidents. In no case, the OWNERS FIRST PARTY will be made liable for any such incidents.

21. That the owners shall grant a Power of Attorney to do all the works and complete the construction and to sellout the units. But in case of necessity, the OWNERS FIRST PARTY shall execute further Deed and documents in favour of the DEVELOPER SECOND PARTY, as may be found necessary.

22. The OWNERS FIRST PARTY shall always remain liable to hand over the appropriate documents for effective implementation of the work/project.

ICONIC CONSTRUCTION
Ajay Kumar Dey
Ajay Kumar Dey
Ajay Kumar Dey
Partners

ICONIC CONSTRUCTION
Ajay Kumar Dey
Ajay Kumar Dey
Ajay Kumar Dey
Partners

Mousumi Dey
smt Trishna Dey

Ranjana Kumar Dey

Tapan Kumar Dey
Chandan Kumar Dey

23. That the owners and the Developer have agreed upon the specification and construction of the proposed new building as described in schedule below.
24. That the floors of the allocated Flats of OWNERS FIRST PARTY will be completed with best quality vitrified tiles.
25. That within the project there shall be two Deep Tube wells with Submersible pumps, Two Lifts/Elevators, one Toilet at the Ground Floor for the use of Security guards, One Stair Case and one Community Hall on the rooftop with gents and ladies toilets with necessary plumbing and sufficient water supply arrangements, for the use of the Flat Owners at their Social Functions.
26. That subject to the provision of this present, the OWNERS FIRST PARTY hereby grant to the DEVELOPER SECOND PARTY exclusive right to construct a multistoried residential building upon the '**Said Property**' as mentioned in the Schedule below, as per the sanctioned Plan.
27. That the Developer shall be entitled to vary or modify the said Plan of construction subject to sanction of such modified Plan by the appropriate authorities.
28. That there shall be a timeframe for completion of the construction and handing over of the building as per the sanctioned Plan -either (a) 36(thirty six)months from the date of registration of this Development Agreement or (b) 30(thirty) months from the date of approval of final Plan for construction by the Midnapore Municipality, civic authority, competent authority and other appropriate authorities. The aforesaid timeframe of 30(thirty) months, as

ICONIC CONSTRUCTION
Atul Kumar Debey.
Arindam Debey
Partners

ICONIC CONSTRUCTION
Anam Syamda
SK. Anwar Hussain
Partners

Mousumi Dey.
Smt Trishna Dey.
Ranjan Kumar Dey.

Tapan Kumar Dey
Chandan Kumar Dey.

mentioned at 28(b) above, may be extended further for a maximum period up to 6 (six) months. Further extension may be allowed due to delay beyond control of the DEVELOPER SECOND PARTY.

29. That the above mentioned timeframe shall be subject to force majeure.
30. That the Developer will be liable to pay Rs.50,00,000/- (Rupees Fifty Lakhs only) as compensation to the OWNERS FIRST PARTY in case the Developer fails to start the construction of new building even after demolition of the existing building over the '**Said Property**'. The said amount will be considered as the value of the existing residential house of the OWNERS FIRST PARTY.
31. That the Developer shall have the exclusive prerogative to choose prospective buyers and to fix the price of the units and to fix the terms and conditions.
32. That the Owners shall be liable to clear up all the dues of rents and taxes etc. in respect of the instant property till delivery of possession of the premises and property to the Developer.
33. That the Owners do hereby agree that they will not do anything which will prejudicially affect the right of the Developer in peaceful completion of the building and in selling out the same to the prospective buyers.
34. That after completion of the building and after handing over of the possession of the respective Flat and Car Parking's to the owners, the owners along with the new purchasers shall form an Association in the name of **Owners' Association** as per law. The control and

ICONIC CONSTRUCTION
Anil Kumar Debey.
Arindam Debey.
Partners

ICONIC CONSTRUCTION
Mousumi Debey.
Smt Trishna Debey.
Ranjana Kumar Debey, SK Anur Thapra
Partners

Tapan Kumar Debey
Chandan Kumar Debey.

management of the building shall be handed over by the Developer to the Said **Owners' Association**.

35. That the Developer hereby agrees that they will keep the owners indemnified against all third party claims or actions arising out of any act or omission on the part of the Developer or its agent or men.

36. That this Development Agreement has been executed purely on principal to principal basis and nothing contained in these presents shall be construed as partnership business or agreement or joint venture between the OWNERS AND THE DEVELOPER.

37. That the owners shall not object to any construction or laying of drainage water pipes or cables or other provisions made in accordance with the law and scheme of construction of the said building, the drinking water and other water for the household use will be provided with the deep tube well or from Municipal sources for the Complex. All such provisions shall be constructed within the project area and not outside the project area or over the vacant land, if any remain, outside the project areas.

38. Each term of this Development Agreement will form consideration of the other.

39. That the landowners will hand over the following original documents to the Developer in respect of the properties as in schedule below:

- i. All original Title Documents along with chain Deeds;
- ii. All original Rent Receipts and Tax Receipts;
- iii. All original L.R.R.O.R.;
- iv. All original other related papers in connection with the instant property as in Schedule below;

ICONIC CONSTRUCTION
Atul Kumar Dey,
Arindam Dey
Partners

ICONIC CONSTRUCTION
Rim Dey,
SK. Anwar Hossain
Partners

Mousumi Dey,
Smt. Trishna Dey,
Barjan Kumar Dey,
Partners

Tapan Kumar Dey,
Chandan Kumar Dey,
Partners

40. That in case of any dispute or difference arises relating to the land or construction of the intended building thereon covered by this Development Agreement or relating to the interpretation of anyone or more of the clauses and conditions herein contained or any matter whatsoever arising out of this Development Agreement, such differences and disputes shall be referred to the Arbitrator under the provisions of Arbitration and Conciliation Act, 1996.

41. That only the Court at Midnapore within District Paschim Medinipur shall have the exclusive jurisdiction to settle any legal dispute in between the parties.

42. That the original Development Agreement shall remain with the Developer. But the registered certified copy of the said Development Agreement will be arranged by the Developer to handover to the OWNERS FIRST PARTY.

SCHEDULE 'I'

Total Land of the OWNERS FIRST PARTY which is to be handed over to the DEVELOPER SECOND PARTY as mentioned below.

Within District Paschim Medinipur, P.S.- Kotwali,

Mouza - Rangamati, J.L. No.150,

Holding Nos.- 377, 378, 378/A, 378/B, 378/C

L.R. Khatian Nos. - 1588, 1606, 1607, 1608, 1609

L.R. Plot No. 748 measuring 0.0950 Acre

Shown specifically in the map annexed.

SCHEDULE 'II'

ICONIC CONSTRUCTION
Atul Kumar Debroy
Arindam Debroy
Partners

ICONIC CONSTRUCTION
Smt. Trishna Deb.
S.K. Kumar Debroy
Partners

Mousumi Deb.
Smt. Trishna Deb.

Ranjan Kumar Debroy

Tapas Kumar Deb
Chandan Kumar Debroy

OWNERS' ALLOCATION

- i) **Owners' allocation** shall mean the 36% share of constructed area of the owners in the building to be constructed including car parking area in the building together with undivided proportionate share in the land comprised in the premises together with undivided proportionate share in the common portions and facilities. The same is described in separate schedule below;
- ii) The OWNERS FIRST PARTY shall get four numbers of Flats as per their own choice which are to be included in their 36% share of owners' allocation. The rest of the Flats within owners' allocated share shall be allotted on compromise basis between the Developer and the respective Owners. In case it is found that any excess or less area is to be allotted to the OWNERS FIRST PARTY in their allocated Flats than their actual entitlement, then the excess or less area shall be adjusted as per market rate;
- iii) The OWNERS FIRST PARTY shall get at least four numbers of car parking's which are to be included in their 36% share of owners' allocation of Car Parking's (Even if it is found that their allocation do not cover four numbers of car parking's). If it is found that the OWNERS FIRST PARTY are entitled to get more than four numbers of car parking's in their 36% share, then they will get the same as per allotment;
- iv) Apart from the owners' allocated area, the entire rest portion of the constructed areas i.e. 64% share of constructed area in the building to be constructed shall be the Developer's Allocation and the DEVELOPER SECOND PARTY shall have every right to transfer the

ICONIC CONSTRUCTION
Atul Kumar Dubey,
Prindam Dubey
Partners

ICONIC CONSTRUCTION
Mousumi Day,
Smt Trishna Day,
SK. Anwar Hussain
Partners

Mousumi Day,
Smt Trishna Day,
Rangan Kumar Day,
Tapan Kumar Day,
Chandan Kumar Day,
Partners

same and to receive the consideration money on the basis of the instant Development Agreement and the Development Power of Attorney;

ICONIC CONSTRUCTION
Atul Kumar Dey
Prindam Dey

SPECIFICATION OF BUILDINGS TO BE CONSTRUCTED

(Nature of construction and fitting to the Flat)

1. **Foundation** : R.C.C Column and pedestal with both in foundation and in plinth.
2. **Structure** : Reinforced cement concrete framed structure with R.C.C. columns, Beams and Slabs. R.C.C. framed structure with 10" outside and 5" inside brick wall with plaster.
3. **Flooring** : Entire floors are finished with Vitrified Tiles.
4. **Toilet & Bath** : Semi glazed tile flooring with Glazed Tiles up to ceiling inside wall of bathroom and toilet with 4 (Four) water points with shower and Anglo Indian Pan with concealed pipeline. Two numbers of shelves in all the bathrooms/Toilets for keeping bathing cosmetics and toilet cleaning materials.
5. **Kitchen** : Vitrified Tiles, Granite stone gas table top (cooking table), Glazed tiles up to

ICONIC CONSTRUCTION
Kumar Dey
S.K. Dey

Mousumi Dey
Smt. Trishna Dey
Rajyan Kumar Dey
Tapan Kumar Dey
Chandan Kumar Dey

the height up to ceiling from the table top level around the wall. 2 (two) Water Points with concealed pipeline.

6. **Electrical wiring**

: Concealed Electrical wiring in each room, hall, kitchen, bathroom and privy, verandah, etc four electric points per room with one AC line in each room and hall, four electric points in hall, one point in Balcony, one electric point for Washing Machine, four points in kitchen(1 for light, 1 for chimney, 1 for micro/induction oven, 1 for Mixi/Grinder), Three electric points in Bathroom (1 for geyser, 1 for light and 1 for exhaust fan), one point in main gate, one power point of 15 ampere in hall.

7. **Doors& Windows**

: Flush door (Commercial) with fittings and wood primer finish, Aluminium window fitted with M.S. grill and glass panes one in each room. Provision of one hole for chimney outlet in Kitchen, and one hole each in all bathrooms for fixing exhaust fans. Necessary provision of one hole for water outlet for using Washing Machine and one hole each in each room including the hall, for fixing the Air conditioner.

8. **Grill**

: Outside window grill covered by 4 mm. square bar box type or other type of design

9. **Stair**

: Marble finish

10. **Stair Railing** : Steel square bar
11. **Lift** : Two numbers of 4 to 6 passenger lifts of good and branded quality.
12. **Painting of walls** : Internal walls and ceiling shall have wall putty finish. The outside wall of entire building shall have finished with weather coated color.
13. **Electrical equipments** : All electrical fittings will be of ISI mark with shock proof.
14. **Overhead tanks** : Overhead tanks should be provided on the roof of stair along with CPVC Pipelines.
15. **Water** : 24 Hours water to be supplied through common overhead water tank operated by electric motor. There is sinking deep tube well for supply of water to the overhead tank.
16. **Plaster** : Putty finished inside walls and weather coat finished outside walls.
17. **Diesel Generator Set** : One Diesel Generator Set of high load bearing capacity will be installed as power back-up in case of power cut by WBSEDCL
18. **Other** : Electrical wiring and switches, electrical fitting like tube light in common areas.

ICONIC CONSTRUCTION
Akal Kumar Dubey
Prindan Mehty
Partners

ICONIC CONSTRUCTION
Prindan Mehty
SK. Anwar Hossain
Partners

Mousumi Dey.
Smt Trishna Dey.
Tapen Kumar Dey.
Chandan Kumar Dey.
Ranjan Kumar Dey.

In witness whereof the parties hereunto subscribe their hands and seals on the day, month and year stated at the outset in physically fit and mentally alert condition.

Tapan Kumar Dey
Chandan Kumar Dey.

Ranjan Kumar Dey,
smt Trishna Dey.

Mousumi Dey.

Signatures of the OWNERS
FIRST PARTY

ICONIC CONSTRUCTION
Atul Kumar Dubey,
Arindam Debity
Partners

ICONIC CONSTRUCTION
Primo Ajmal,
SK. Anwar Husein
Partners

Drafted by
Syed Nowsar Ali

Syed Nowsar Ali
M.A., LL.B, B.Ed, Kovid
Advocate
Mirzabazar, Midnapur
Regd. No.- F 1081/1053 of 1981

Signatures of the
DEVELOPER SECOND PARTY

Signatures of the

witnesses:

1) Arbind Kumar Dubey
3/6 - Ramgi Dubey
Sapay bazar Road near
Church Po- midnapur
Dist - Paschim midnapur
Pin - 721101 (W.B)

2) Pirmkunt-gb h
Sekhara,
Midnapur,

ICONIC CONSTRUCTION
Atul Kumar Dubey,
Arindam Debity
Partners

ICONIC CONSTRUCTION
Primo Ajmal,
SK. Anwar Husein
Partners

Mousumi Dey.
Smt Trishna Dey
Ranjan Kumar Dey,
Chandan Kumar Dey.

FINGER PRINTS OF THE PARTIES

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature *Vinod Kumar*

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature *Atul Kumar Dubey*

FINGER PRINTS OF THE PARTIES

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature

S.K. Anwar Hussain

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature

Arindam Meity

FINGER PRINTS OF THE PARTIES

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature *Tapan Kumar Dey*

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature *Rajan Kumar Dey,*

FINGER PRINTS OF THE PARTIES

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature *Chandan Kumar Dey.*

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature *Smt Trishna Dey*

FINGER PRINTS OF THE PARTIES

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature *Mousumi Dey.*

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb

Signature

MOUZA - RANGAMATI, J.L NO.-150, P.S. - MEDINIPUR,
DIST. - PASCHIM MEDINIPUR.,
SCALE - 1" = 32'-0".

N



ICONIC CONSTRUCTION
Atul Kumar Dubey.
Partners

ICONIC CONSTRUCTION
Arindam - Dey
SK. Anwar Hussain
Partners

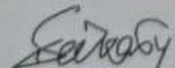
Arindam Kumar Dey.

Ranjan Kumar Dey,
Tapen Kumar Dey,
Smt. Trishna Dey, Mausumi Dey.

DETAILS OF THE FOR DEVELOPER AGREEMENT

LAND AGREEMENT BETWEEN	R.S. PLOT NO.	L.R. PLOT NO.	AREA OF THE LAND		MARK
			SQ.FT.	ACRE	
M/S ICONIC CONSTRUCTION REPRESENTED PARTNERS:- 1)SK. ANWAR HUSSAIN, S/O-SK. AHMAD HUSSAIN, OF STATION ROAD, 2)SRI ATUL KUMAR DUBEY, S/O- RAMJI DUBEY, OF SEPOYBAZAR, 3)SRI PIJUSH AGARWAL, S/O-LATE KAILAS AGARWAL, OF NIMTALA 4)SRI ARINDAM MAITY, S/O-GOURHARI MAITY, OF M-13 SARATPALLY, ALL P.O.+ P.S.- MEDINIPUR, DIST.- PASCHIM MEDINIPUR, PIN.-721101.			4346.00	0.0998	

DRAWN BY :- (AS DIRECTED)


S.S.ADHIKARY.
SURVEYOR *MAHATABPUR*



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



192023240199494038

F-2886/2023

GRN Details

GRN:	192023240199494038	Payment Mode:	SBI Epay
GRN Date:	01/09/2023 14:08:14	Bank/Gateway:	SBIePay Payment Gateway
BRN :	4044475031529	BRN Date:	01/09/2023 14:08:38
Gateway Ref ID:	232446068391	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	010920232019949402	Payment Init. Date:	01/09/2023 14:08:14
Payment Status:	Successful	Payment Ref. No:	2002227844/3/2023
[Query No/*/Query Year]			

Depositor Details

Depositor's Name:	Sk. Anwar Hussain
Address:	Station road
Mobile:	9733748704
Period From (dd/mm/yyyy):	01/09/2023
Period To (dd/mm/yyyy):	01/09/2023
Payment Ref ID:	2002227844/3/2023
Dept Ref ID/DRN:	2002227844/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002227844/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2002227844/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

PAID

Major Information of the Deed

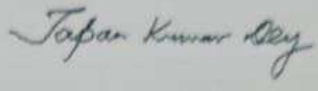
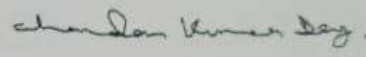
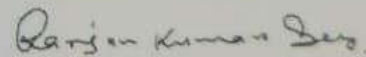
Deed No :	I-1003-02886/2023	Date of Registration	01/09/2023
Query No / Year	1003-2002227844/2023	Office where deed is registered	
Query Date	31/08/2023 1:42:55 PM	A.D.S.R. MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Chandra Sekhar Ghosh Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 8597613063, Status :Deed Writer		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 54,68,760/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

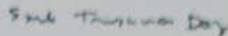
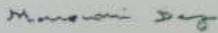
Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Rangamati, JI No: 150, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-748 (RS :-364)	LR-1609	Commercial	Vastu	2.37 Dec		13,64,312/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-748 (RS :-364)	LR-1588	Commercial	Vastu	2.37 Dec		13,64,312/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-748 (RS :-364)	LR-1606	Commercial	Vastu	2.38 Dec		13,70,068/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	LR-748 (RS :-364)	LR-1608	Commercial	Vastu	1.19 Dec		6,85,034/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L5	LR-748 (RS :-364)	LR-1607	Commercial	Vastu	1.19 Dec		6,85,034/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		TOTAL :			9.5Dec	0 /-	54,68,760 /-	
		Grand Total :			9.5Dec	0 /-	54,68,760 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Tapan Kumar Dey (Presentant) Son of Late Satya Ranjan Dey Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office	 01/09/2023	 LTI 01/09/2023	 01/09/2023
Mohan Villa, Rangamati, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: acxxxxxx2a, Aadhaar No: 96xxxxxxxx3537, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office				
2	Shri Chandan Kumar Dey Son of Late Satya Ranjan Dey Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office	 01/09/2023	 LTI 01/09/2023	 01/09/2023
Mohan Villa, Rangamati, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: alxxxxxx8f, Aadhaar No: 26xxxxxxxx8419, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office				
3	Shri Ranjan Kumar Dey Son of Late Satya Ranjan Dey Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office	 01/09/2023	 LTI 01/09/2023	 01/09/2023
Mohan Villa, Rangamati, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: afxxxxxx5h, Aadhaar No: 27xxxxxxxx5320, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Smt Trishna Dey Wife of Late Swapam Kumar Dey Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office			
		01/09/2023	LTI 01/09/2023	01/09/2023
	Mohan Villa, Rangamati, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: bdxxxxxx0l, Aadhaar No: 52xxxxxxxx8829, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	Smt Mousumi Dey Daughter of Late Swapam Kumar Dey Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office			
		01/09/2023	LTI 01/09/2023	01/09/2023
	Mohan Villa, Rangamati, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: awxxxxxx3p, Aadhaar No: 47xxxxxxxx8044, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office			

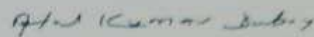
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms ICONIC CONSTRUCTION M-13, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.: ABxxxxxx1C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

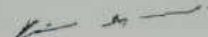
Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sk. Anwar Hussain Son of Sk. Ahemad Hussain Date of Execution - 01/09/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office			
		Sep 1 2023 2:28PM	LTI 01/09/2023	01/09/2023

Station Road, Midnapore, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali
 , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Muslim,
 Occupation: Business, Citizen of: India, , PAN No.:: aaxxxxxx6f,Aadhaar No Not Provided by UIDAI
 Status : Representative, Representative of : Ms ICONIC CONSTRUCTION (as Partners)

2	Name	Photo	Finger Print	Signature
	Shri Atul Kumar Dubey Son of Ramji Dubey Date of Execution - 01/09/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office			
		Sep 1 2023 2:29PM	LTI 01/09/2023	01/09/2023

Sepoybazar, Midnapore, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali
 , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx4j,Aadhaar No Not Provided by UIDAI
 Status : Representative, Representative of : Ms ICONIC CONSTRUCTION (as Partners)

3	Name	Photo	Finger Print	Signature
	Shri Pijush Agarwal Son of Late Kailas Agarwal Date of Execution - 01/09/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office			
		Sep 1 2023 2:30PM	LTI 01/09/2023	01/09/2023

Nimtala, Midnapore, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali
 , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx2a,Aadhaar No Not Provided by UIDAI
 Status : Representative, Representative of : Ms ICONIC CONSTRUCTION (as Partners)

4	Name	Photo	Finger Print	Signature
	Shri Arindam Maity Son of Gourhari Maity Date of Execution - 01/09/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office			
		Sep 1 2023 2:30PM	LTI 01/09/2023	01/09/2023

M-13, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West
 Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN
 No.:: avxxxxxx1k,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ms
 ICONIC CONSTRUCTION (as Partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Arbind Kumar Dubey Son of Ramji Dubey Sepoybazar Road Near Church, City:- Midnapore, P.O:- Midnapore, P.S:- Medinipur, District-Paschim Midnapore, West Bengal, India, PIN:- 721101			
	01/09/2023	01/09/2023	01/09/2023
Identifier Of Shri Tapan Kumar Dey, Shri Chandan Kumar Dey, Shri Ranjan Kumar Dey, Smt Trishna Dey, Smt Mousumi Dey, Sk. Anwar Hussain, Shri Atul Kumar Dubey, Shri Pijush Agarwal, Shri Arindam Maity			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Tapan Kumar Dey	Ms ICONIC CONSTRUCTION-2.37 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Chandan Kumar Dey	Ms ICONIC CONSTRUCTION-2.37 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Ranjan Kumar Dey	Ms ICONIC CONSTRUCTION-2.38 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt Trishna Dey	Ms ICONIC CONSTRUCTION-1.19 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Smt Mousumi Dey	Ms ICONIC CONSTRUCTION-1.19 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Rangamati, JI No: 150, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 748, LR Khatian No:- 1609	Owner:তপন কুমার দে, Gurdian:সত্যরঞ্জন দে, Address:নিজ , Classification:বঙ্গ, Area:0.02370000 Acre,	Shri Tapan Kumar Dey
L2	LR Plot No:- 748, LR Khatian No:- 1588	Owner:চন্দন কুমার দে, Gurdian:সত্যরঞ্জন , Address:নিজ , Classification:বঙ্গ, Area:0.02370000 Acre,	Shri Chandan Kumar Dey
L3	LR Plot No:- 748, LR Khatian No:- 1606	Owner:রঞ্জন কুমার দে, Gurdian:সত্যরঞ্জন , Address:নিজ , Classification:বঙ্গ, Area:0.02380000 Acre,	Shri Ranjan Kumar Dey
L4	LR Plot No:- 748, LR Khatian No:- 1608	Owner:তৃষ্ণা দে, Gurdian:রঞ্জন কুমার দে, Address:নিজ , Classification:বঙ্গ, Area:0.01190000 Acre,	Smt Trishna Dey

L5	LR Plot No:- 748, LR Khatian No:- 1607	Owner: ଶ୍ରୀମତୀ ଡେ, Gurdian: ହମନ କୁମାର ଡେ, Address: ନିକଟ , Classification: ବାଣିଜ୍ୟ, Area: 0.01190000 Acre,	Smt Mousumi Dey
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On 01-09-2023

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.

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

Presented for registration at 13:24 hrs on 01-09-2023, at the Office of the A.D.S.R. MIDNAPORE by Shri Tapan Kumar Dey , 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 54,68,760/-

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

Execution is admitted on 01/09/2023 by 1. Shri Tapan Kumar Dey, Son of Late Satya Ranjan Dey, Mohan Villa, Rangamati, P.O: Vidyasagar University, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by Profession Others, 2. Shri Chandan Kumar Dey, Son of Late Satya Ranjan Dey, Mohan Villa, Rangamati, P.O: Vidyasagar University, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by Profession Others, 3. Shri Ranjan Kumar Dey, Son of Late Satya Ranjan Dey, Mohan Villa, Rangamati, P.O: Vidyasagar University, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by Profession Others, 4. Smt Trishna Dey, Wife of Late Swapan Kumar Dey, Mohan Villa, Rangamati, P.O: Vidyasagar University, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by Profession House wife, 5. Smt Mousumi Dey, Daughter of Late Swapan Kumar Dey, Mohan Villa, Rangamati, P.O: Vidyasagar University, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by Profession House wife

Identified by Arbind Kumar Dubey, , Son of Ramji Dubey, Sepoybazar Road Near Church, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

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

Execution is admitted on 01-09-2023 by Shri Arindam Maity, Partners, Ms ICONIC CONSTRUCTION, M-13, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Identified by Arbind Kumar Dubey, , Son of Ramji Dubey, Sepoybazar Road Near Church, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Execution is admitted on 01-09-2023 by Sk. Anwar Hussain, Partners, Ms ICONIC CONSTRUCTION, M-13, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Identified by Arbind Kumar Dubey, , Son of Ramji Dubey, Sepoybazar Road Near Church, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Execution is admitted on 01-09-2023 by Shri Atul Kumar Dubey, Partners, Ms ICONIC CONSTRUCTION, M-13, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Identified by Arbind Kumar Dubey, , Son of Ramji Dubey, Sepoybazar Road Near Church, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Execution is admitted on 01-09-2023 by Shri Pijush Agarwal, Partners, Ms ICONIC CONSTRUCTION, M-13, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Identified by Arbind Kumar Dubey, , Son of Ramji Dubey, Sepoybazar Road Near Church, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/09/2023 2:08PM with Govt. Ref. No: 192023240199494038 on 01-09-2023, Amount Rs: 21/-, Bank: SBI
EPay (SBlePay), Ref. No. 4044475031529 on 01-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9839, Amount: Rs.5,000.00/-, Date of Purchase: 01/09/2023, Vendor name: Soumen Kr Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/09/2023 2:08PM with Govt. Ref. No: 192023240199494038 on 01-09-2023, Amount Rs: 2,020/-, Bank: SBI
EPay (SBlePay), Ref. No. 4044475031529 on 01-09-2023, Head of Account 0030-02-103-003-02



Ashim Das

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE

Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1003-2023, Page from 55169 to 55212
being No 100302886 for the year 2023.



Ashim Das

Digitally signed by ASHIM DAS
Date: 2023.09.08 17:00:28 +05:30
Reason: Digital Signing of Deed.

(Ashim Das) 08/09/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
West Bengal.