

SL. NO. 2263/23

D-2340/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the Document is Admitted for Registration.  
The Signature Sheets and the Endorsement Sheets attached herewith are the parts of this Document.

Add. District Sub-Registrar Kharagpur

17 MAR 2023

DEVELOPMENT AGREEMENT COUPLED WITH ~~REVENUE~~

GENERAL POWER OF ATTORNEY

G.V. S. V. Uma Maheswari

G.V. S. V. Uma Maheswari

Partners

*[Signature]*

Partners

*Babita Mishra*

Partners

Kalyani Das  
Radhika  
Kalyani Das Bijali Das

Shibnarayan Maity  
A. B. S. Bishel

ক্রমিক নং 37429 যাঃ 500/- টাকায়  
তারিখ 16-3-2023 জেলা পশ্চিম মেদিনীপুর

ক্রেতা শ্রী Shri Narayan Maity  
স্বাঃ Keshrambha

পোঃ Ainjan-721451 থানা-খড়গপুর Santan

রকম রাজ্য

ডেভার শ্রী

Pranab

শ্রীদেবব্রত ভট্ট

খড়গপুর, এ. ডি. এস, আর, অফিস

5000/- 5000/-

Five thousand only

17 MAR 2023



Handwritten signature

Addl. Dist. Sub-Registrar  
Khairagarh, Paschim Medinipur

17 MAR 2023





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Hebalina Das  
Bijali Das.

E. Radmicev  
Kalyani Das

- Shivanarayana Murthy  
A. R. S. Palekar

Babita Mishra



D. N. 100



K.



Radwika

Mampi Sarkar

B. Bontha K. Bhanu Prakash

3. Mrs. D. NAGA SAI VANI @ Devarashetti Naga Sai Vani, PAN: BPOPV8552G, Aadhar No. 5845-5427-2802, wife of D. Jaydev, by Religion- Hindu, by Occupation – Housewife, has been residing at NS1/4, Unit No-04, Ward No.-18, Near Printing Press, P.O.- Kharagpur, P.S.- Kharagpur Town, Dist. Paschim Medinipur, Pin- 721301 within the State of West Bengal, AND
4. Mr. K. BHANU PRAKASH @ Kadiyala Bhanu Prakash, PAN:BNAPP1509F, Aadhar No. 4089-7226-1775, son of Late Kabiya Venkata Ramana Murty, by Religion- Hindu, by Occupation – Service, has been residing at h. No.-5, Near Kailash Oil Mill, Gatarpara, Ward No-16, P.O.- Kharagpur, P.S.- Kharagpur Town, Dist. Paschim Medinipur, Pin- 721301 within the State of West Bengal, AND
5. Mrs. E. RADHIKA @ Ejji Radhika, PAN: FEKPR3969J, Aadhar No. 5737-2783-5257, wife of E. Sudarsan Rao, by Religion- Hindu, by Occupation – Housewife, has been residing at NS1/4, Unit No-02, Ward No-18, New Settlement, P.O.- Kharagpur, P.S.- Kharagpur Town, Dist. Paschim Medinipur, Pin- 721301 within the State of West Bengal, AND

Sebalina Das

Bigall Davis

E. Radwika

Kalyani Das  
A. Naga durga

Shibnarayan Maity  
August 10, 1944

A. V. S. Buckley

D. Naga Sai Van?

For S SQUARE CASTLE

G. V. 8012122 ochelivani

For S SOURCE CASTLE

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For 5 SQUARE CASTLE

Babita Mishra





6. Mrs. **MAMPI SARKAR**, PAN: **BELPS0338P**, Aadhar No. **8309-7621-0554**, wife of **Asis Kumar Sarkar**, by Religion- Hindu, by Occupation – **Private Service**, has been residing at **Susamapally**, P.O.- **Nimpura**, P.S.- **Kharagpur Town**, Dist. **Paschim Medinipur**, Pin- **721304** within the State of West Bengal, AND
7. Mrs. **A. NAVA DURGA @ Attili Nava Durga**, PAN: **BINPD3276K**, Aadhar No. **5660-2951-0467**, wife of **APC Tulasi Kumar**, by Religion- Hindu, by Occupation – **Housewife**, has been residing at **Rly. Qtr. No. 303/A, Unit-03, south Side, Near SBI Bank**, P.O.- **Kharagpur**, P.S.- **Kharagpur Town**, Dist. **Paschim Medinipur**, Pin- **721301** within the State of West Bengal, AND
8. Mrs. **DEBALINA DAS**, PAN: **BEOPD6715G**, Aadhar No. **6571-9742-8565**, wife of **Subhas Bera**, by Religion- Hindu, by Occupation – **Service**, has been residing at **Rajagram**, P.O.- **Kharagpur**, P.S.- **Kharagpur Town**, Dist. **Paschim Medinipur**, Pin- **721301** within the State of West Bengal, AND
9. Mrs. **BODDEPALLI PRABHA**, PAN: **GHZPP5683N**, Aadhar No. **4144-2662-7675**, wife of **Boddepalli Venkata Rao**, by Religion- Hindu, by Occupation – **Housewife**, has been residing at **H. No.-798/1, Sukantapally, Ward No-11, Malancha**, P.O.- **Nimpura**, P.S.- **Kharagpur Town**, Dist. **Paschim Medinipur**, Pin- **721304** within the State of West Bengal, AND

*G. v. G. v. G.*

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Babika Mishra

Mampi Sarkar  
B. Pratha  
K. Ghani Prakash

Debalina Das  
Bijal Das.

E. Radwika  
Kalyani Das  
A. Kalyani Das

Shibnarayan Kaity  
A.V.S. Boudh  
P. Naga Sai Vani



Mampi Sarkar  
B. Babbar

10. Mrs. **KALYANI DAS**, PAN: **BJIPD6152N**, Aadhar No. **7911-0948-9975**, wife of **Sri Prabodh Das**, by Religion- Hindu, by Occupation – **Housewife**, has been residing at **Ergoda, P.O.- Ergodar, P.S.- Binpur, Dist. Jhargram, Pin- 721505** within the State of West Bengal, AND

Debolina Das  
Bijali Das  
Kishore Prakash

11. Mrs. **BIJALI DAS**, PAN: **ATVPD8314Q**, Aadhar No. **8096-9828-8643**, wife of **Jayanta Kumar Das**, by Religion- Hindu, by Occupation – **Housewife**, has been residing at **Kharida Kumarpara, Ward No-9, P.O.- Kharagpur, P.S.- Kharagpur Town, Dist. Paschim Medinipur, Pin- 721301** within the State of West Bengal;

E. Radhika  
Kalyani Das  
A. Naba Singh

Hereinafter Individually and jointly called and referred to as the **OWNERS / 1<sup>ST</sup> PARTY/LANDLORD** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his / her / their respective legal heirs, assignees, legal representatives, nominees and successors) of the **FIRST PART**;

Shibnarayan Maity  
Anil S. Bhowmik  
D. Naga Sai Vani

AND

For S SQUARE CAST

G. V. V. Uma Babbar

Partner

For S SQUARE CAST

*[Signature]*

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Partner

For S SQUARE CAST

*[Signature]*

Partner





G. V. S. V. Uma Maheshwari



Babita Mishra



Musty

**S SQUARE CASTLE**, PAN:AETFS5948E, GSTIN: 37AETFS5948E1ZB, a Partnership Firm, having its registered office at F1G1 Srinivasa Nagar, Bharath Nagar, Madhurawara, Visakhapatnam – 530048, representing by its three Partners (1) **Mrs. G. V. S. V. UMA MAHESHWARI** @ Gorrela Venkata Satya Varaha Uma Maheswari, PAN : ATPPG7431B, Aadhar No.6215-7319-1969, daughter of Late G Durga Rao, Indian Citizen, by faith – Hindu, by occupation – Business, has been residing at – F1G1 Srinivasa Nagar, Madhurawada, Visakhapatnam-530048, Andhra Pradesh and (2) **Mrs. BABITA MISHRA**, PAN: AKZPM4305R, Aadhar No.- 3467-8807-7122, W/O- Sateesh Shukla, Indian Citizen, by faith – Hindu, by occupation – Business, has been residing at 203, Baseeti Tower, Srinagar Dwarkanagar, Visakhapatnam-530001, Andhra Pradesh, and (3) **Mrs. Musty UMA Chandu**, PAN:AGLPM0560A, Aadhar No. 6683-3948-9830, wife of **M. V. S. S. N. Murty**, Indian Citizen, by faith – Hindu, by occupation – Business, has been residing at 101 Hari Krishna Sadan, TPT Colony, Seethamdhara, Visakhapatnam-530013, Andhra Pradesh.

Mampi Sarkar  
B. Babbar

Debalina Das  
Bijuli Das  
K. Bhama Prakash

S. Radhika  
Kalyani Das  
A. Navea Durga

Shibnarayan Naik  
A. V. S. Bulbuli  
D. Naga Sai Vani

Hereinafter jointly and severally called and referred to as the **DEVELOPER / 2<sup>ND</sup> PARTY/ BUILDER / PROMOTER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/ successor-in-office, heirs, executors, administrators, representatives, nominees and assigns) of the **SECOND**

**PART:**

G. V. S. V. Uma Maheshwari

Musty

Babita Mishra

**NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE PARTIES AS FOLLOWS:-**

**ARTICLE I: SUBJECT MATTER OF THE AGREEMENT**

1. The Owners are absolutely seized and possessed of the piece and parcel of land total measuring 28 (Twenty eight) decimals be the same a little more or less lying and situated within the State of West Bengal, District- Paschim Medinipur, Police Station – Kharagpur Local, under Changual Gram Panchayet, A.D.S.R.- Kharagpur, Mouza – Madanmohan, J. L. No.-308, R. S. & L. R. Plot No.- 123, accumulating from eleven L. R. Khatians viz. (1) Shib Narayan Maity, L. R. Khatian No.- 1855, Area 3(three) decimals, (2) A. K. S. Prakash, L. R. Khatian No.-1848, Area 3 (three) decimals, (3) Smt. D. Naga Sai Vani, L. R. Khatian No.-1852, Area 3(three) decimals, (4) K. Bhanu Prakash, L. R. Khatian No.-1849, Area 3(three) decimals, (6) Smt. E. Radhika, L. R. Khatian No.-1856, Area 2(two) decimals, (6) Smt. Mampi Sarkar, L. R. Khatian No.- 1850, Area 3(three) decimals, (7) Smt. A. Nava Durga, L. R. Khatian No.- 1853, Area 3(three) decimals, (8) Smt. Debalina Das, L. R. Khatian No.-1857, Area 2(Two) decimals, (9) Smt. Boddepalli Prabha, L. R. Khatian No.-1858, Area 3(three) decimals, (10) Smt. Kalyani Das, L. R. Khatian No.- 1847, Area 1(one) decimals and (11) Smt. Bijali Das, L. R. Khatian No.-1851, Area 2(two) decimals, Rayati Satta Jal but capable of Vastu vacant land more fully and particularly described in Schedule "A" hereunder written and hereinafter referred to as the "said Premises".

2. The object of the present agreement is the development of the said premises by constructing a Multi-storied building with Basement (for parking) consisting of atleast 42 units of residential flats and atleast 42 nos. Of Four Wheeler parking space at the basement of the said building along with Roads, Electricity & Power and Water Supply facility and other related facilities and amenities.

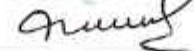
Shib Narayan Maity  
A.K.S. Prakash  
D. Naga Sai Vani  
Smt. Debalina Das  
Smt. E. Radhika  
Smt. Mampi Sarkar  
Smt. Boddepalli Prabha  
Smt. Kalyani Das  
Smt. Bijali Das  
Smt. A. Nava Durga  
K. Bhanu Prakash

For S SQUARE CASTLE

G.V.S.V Uma Reddyani

Partner

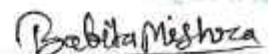
For S SQUARE CASTLE



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Partner

For S SQUARE CASTLE



Partner



**AND WHEREAS** the Owners herein above being desirous of developing the properties specifically mentioned in the schedule "A" and the owners herein above having agreed have approached the Developer herein to do so to which the Developer have agreed for mutual benefit and relying on the aforesaid representation and assurances of the owners and believing the same to be true and correct and acting on good faith therewith on the following terms and conditions hereunder contained.

### **ARTICLE II: OWNER'S REPRESENTATION**

The Owners has represented to the Developer as follows:

A) That the 1<sup>st</sup> party/owner herein above have purchased the said land of 28 decimals by the dint of Deed of Sale being no.- 101005176 for the year 2021, Registered in Book - 1, Volume Number- 1010-2021, page from 125481 to 125524 duly registered by the A. D. S. R.- Kharagpur on 28/07/2021 and certificate of Registration issued under section 60 and Rule 69, from the Recorded owner Sri Kartick Chandra Maji, PAN: BITPM0165J, Aadhar No.- 3902-0893-9749, son of Late Kalipada Maji of Puratan Bazar, Kharagpur Town, dist.- Paschim Medinipur and thereafter the 1<sup>st</sup> party herein who were the purchasers of that Deed of Sale have muted their respective name in the R.O.R. with the B. L. & L. R. O., Kharagpur-1 and respective L. R. Khatian (total 11 khatian) have been created in their respective names viz. (1) Shib Narayan Maity, L. R. Khatian No.- 1855, Area 3(three) decimals, (2) A. K. S. Prakash, L. R. Khatian No.-1848, Area 3 (three) decimals, (3) Smt. D. Naga Sai Vani, L. R. Khatian No.-1852, Area 3(three) decimals, (4) K. Bhanu Prakash, L. R. Khatian No.-1849, Area 3(three) decimals, (6) Smt. E. Radhika, L. R. Khatian No.-1856, Area 2(two) decimals, (6) Smt. Mampi Sarkar, L. R. Khatian No.- 1850, Area 3(three) decimals, (7) Smt. A. Nava Durga, L. R. Khatian No.- 1853, Area 3(three) decimals, (8) Smt. Debalina Das, L. R. Khatian No.-1857, Area 2(Two) decimals, (9) Smt. Boddepalli Prabha, L. R. Khatian No.-1858, Area 3(three) decimals, (10) Smt. Kalyani Das, L. R. Khatian No.- 1847, Area

Mampi Sarkar  
B. Prabha K. Bhanu Prakash

Debalina Das  
Bijali Das

E. Radhika  
Kalyani Das

Shib Narayan Maity  
A. K. S. Prakash  
D. Naga Sai Vani

For S SQUARE CASTLE

For S SQUARE CASTLE

For S SQUARE CASTLE

1(one) decimals and (11) Smt. Bijali Das, L. R. Khatian No.-1851, Area 2(two) decimals and since then they have been jointly enjoying their absolute rights, title, interest and possession therein /thereon;

B) That in the manner stated hereinabove the Owners (i.e., 1<sup>st</sup> party no.-1 to 1<sup>st</sup> party no.-11 hereinaboe) are the absolute Owners of the said premises (morefully described in the Schedule A given below) within the District of Paschim Medinipur admeasuring 28 decimals more fully and particularly described in Schedule "A" hereunder written and is in possession of the Premises and the Owners has a marketable title thereto and have not entered into any agreement creating any right in the Premises with whomsoever.

B) The said premises is subject to occupation of several owners/trespassers/occupants.

C) That the said Premises is duly mutated in favour of the name of the Owners in the L. R. Records with the B.L. & L.R.O., Kharagpur-1, Kharagpur.

D) That the said Premises is free from acquisition and/or requisition in any nature whatsoever.

E) That the said Premises are not affected by any Road Alignment.

F) The said premises are not affected by provisions of the Urban Land (Ceiling & Regulations) Act, 1976 or any other statute and there is no legal bar for development and construction of a new multi-storied building on the said premises.

G) The Owners have not entered into any Agreement with any other Developer or Promoter or have created any charge in respect of the said piece of land.

H) That there has been no notice of attachment, requisition, acquisition received from any Competent Authority in respect of the said premises.

I) The Owners herein has requested the Developer, who has been carrying on business of construction and development of real estate and has

Mampi Sarkar  
R. Prabha K. Banerjee

Sebalina Das  
Bijali Das

E. Radhika  
Kalyani Das

Shibnarayan Maity  
A.V.S. Prasad



infrastructure and expertise in the same, for development and commercial exploitation of the said Premises, more fully and particularly described in the Schedule "A" hereunder written and the Developer relying on the said representations of the Owners, has offered and agreed to undertake the work of development and commercial exploitation of the said Premises on the terms and conditions set out in this agreement

J) That the Owners shall comply with all requisitions made by the Developer for the purpose of development of the said premises.

K) The Owner/1<sup>st</sup> party shall, if he/she/they sell their allocation portion then he/she/they has/have to pay GST and Labour cess attributable for the said portion of owner's allocation to the Developer.

L) The Developer shall collect corpus fund of Rs.50,000/- per each flat from the intending purchaser of the Developer's Allocation area.

M) The Owner/1<sup>st</sup> party shall, if he/she/they sell their allocation portion then he/she/they has/have to collect corpus fund of Rs.50,000/- per each flat from the intending purchaser of the Owner's Allocation area and pay the same to the Developer.

N) The Owners/1<sup>st</sup> party shall join with the Developer for registration of the project under the Real Estate (Regulation & Development) Act, 2016 and the rules and regulation made thereunder for the purpose of ensuring the discharge of all the obligations and liabilities pertaining to the title thereunder.

O) In case the Owner/1<sup>st</sup> party disposes their share to the third parties at any stage of construction (with or without structure) the 1<sup>st</sup> party shall execute a Sale Deed in favour of the prospective purchasers and a construction agreement will be executed by the Developer and the 1<sup>st</sup> party as one part and the prospective purchasers as other part.

P) The 1<sup>st</sup> party will not raise any objection on the marketing activities (Brochure, 3D Drawings, Walkthrough, Hoarding etc.) of the Developer.

Mampi Sarkar  
B. Prabha K. Ghosh Prakash

Geetana Das  
Bijoli Das

E. Radhika  
Kalyani Das  
A. Nandya

Shibnarayan Nayak  
A.V.S. Ballabh  
D. Naga Sai Vani

For S SQUARE CASTLE

G. V. S. V. S. V. S.

For S SQUARE CASTLE

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For S SQUARE CASTLE

Babita Mishra

### ARTICLE III: DEFINITIONS

The definitions of the various terms referred to in this agreement are as specified hereunder and the same shall always form part of this Agreement:

A) 'THE OWNER' shall mean the owners herein of first part and his/her/their respective legal heirs, legal representatives, executors, administrators, assigns, transferees/nominees.

B) 'THE DEVELOPER' shall mean the Developer herein of second part and its/his/her/their respective legal heirs, legal representatives, executors, administrators, assigns, transferees/nominees.

C) 'THE PREMISES' shall means All That total measuring 28 (Twenty eight) decimals be the same a little more or less lying and situated within the State of West Bengal, District- Paschim Medinipur, Police Station – Kharagpur Local, under Changual Gram Panchayet, A.D.S.R.- Kharagpur, Mouza – Madanmohan, J. L. No.-308, R. S. & L. R. Plot No.- 123, accumulated from eleven L. R. Khatians viz. (1) Shib Narayan Maity, L. R. Khatian No.- 1855, Area 3(three) decimals, (2) A. K. S. Prakash, L. R. Khatian No.-1848, Area 3 (three) decimals, (3) Smt. D. Naga Sai Vani, L. R. Khatian No.-1852, Area 3(three) decimals, (4) K. Bhanu Prakash, L. R. Khatian No.-1849, Area 3(three) decimals, (6) Smt. E. Radhika, L. R. Khatian No.-1856, Area 2(two) decimals, (6) Smt. Mampi Sarkar, L. R. Khatian No.-1850, Area 3(three) decimals, (7) Smt. A. Nava Durga, L. R. Khatian No.- 1853, Area 3(three) decimals, (8) Smt. Debalina Das, L. R. Khatian No.-1857, Area 2(Two) decimals, (9) Smt. Boddepalli Prabha, L. R. Khatian No.-1858, Area 3(three) decimals, (10) Smt. Kalyani Das, L. R. Khatian No.- 1847, Area 1(one) decimals and (11) Smt. Bijali Das, L. R. Khatian No.-1851, Area 2(two) decimals, total area of the vacant land from these eleven L. R. Khatian is 28 (twenty eight) Decimals, Rayati Satta Jal but capable of Vastu Land, morefully described in the Schedule-A given below.

Mampi Sarkar  
B. Prakash K. Bhanu Prakash

Debalina Das  
Bijali Das

E. Radhika  
Kalyani Das  
A. Nava Durga

Shibnarayan Maity  
A.K.S. Prakash  
D. Naga Sai Vani

For S SQUARE CAST

Ge. V. V. Uma Sathyan

For S SQUARE CAST

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For S SQUARE CAST

Babita Mishra



**B)** That in the manner stated hereinabove the Owners (i.e., 1<sup>st</sup> party no.-1 to 1<sup>st</sup> party no.-11 hereinabove) are the absolute Owners of the said premises (morefully described in the Schedule A given below) within the District of Paschim Medinipur admeasuring 28 decimals more fully and particularly described in Schedule "A" hereunder written and is in possession of the Premises and the Owners has a marketable title thereto and have not entered into any agreement creating any right in the Premises with whomsoever.

Rayati Satta Jal but capable of Vastu vacant land more fully and particularly described in Schedule "A" hereunder written and hereinafter referred to as the "**said Premises**" more fully and particularly described in the Schedule "A" herein under written.

**D) 'THE PROPOSED BUILDING'** shall mean residential building or buildings proposed to be constructed on the said premises in conformity to the building plan to be approved by the competent authority i.e. Changual Gram Panchayet and M.K.D.A., Paschim Medinipur and shall include Roads, Electricity & Power and Water Supply and other spaces and facilities intended for the enjoyment of the building(s) by its occupants.

E) **'BUILDING PLAN'** shall mean such building plan or plans to be sanctioned and/or revised by the Changual Gram Panchayet or concerned authority in accordance with the permission from M.K.D.A., Paschim Medinipur and such other Appropriate authorities for construction of a building on the said premises and shall include any amendments thereto and/or modification thereof.

**F) 'Floor Area Ratio'** shall means the ratio between the land area directly underneath the each respective Building/Block with the total construction area of that particular Building/Block available for construction as per the sanctioned plan to be sanctioned by the Changuang Gram Panchayet or concerned authority

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Babita Mishra

of Paschim Medinipur in accordance with the permission and the law of M.K.D.A., Paschim Medinipur.

**G) 'SPECIFICATIONS'** shall mean first class and good standard materials for construction and completion of the building and the entire development project more fully described in the **Schedule 'B'** hereunder written

**H) 'COMMON FACILITIES / PORTIONS / AMENITIES'** shall include roof stair ways landing, stairways passage, corridors, pump room, overhead water tank, electric meter room/place and other spaces and facilities whatsoever required for the egress, ingress, of the building as shall be determined by the Owner/1<sup>st</sup> Party/Landlord as referred to in **schedule "C"** herein under written.

**I) 'THE SALABLE AREA'** shall means the space in the proposed buildings available for independent use and occupation including common portion and/ or common facilities and services i.e. the super built up area.

**J) 'DEVELOPER'S ALLOCATION'** shall mean save and except the Owners Allocation, the 68% (sixty eight) of Total built up area of construction of the said proposed multi-storied building to be constructed in and on the said premises with the undivided importable proportionate share in the land directly underneath the building. **The Developer's Allocation has/have been given (morefully described in the Schedule- "E" given hereunder.**

**K) 'OWNER'S ALLOCATION'** shall means the save and except the Developer's Allocation, the 32% (thirty two) of Total built up area of construction of the said proposed multi-storied building to be constructed in and on the said premises with the undivided importable proportionate share in the land in the said 28 decimals of land **The Owner's Allocation has/have been given (morefully described in the Schedule- "D" given hereunder. If the total built-up area given in the below schedule-D become less that the Owners allocation (i.e., 32% of the Total Built-up area of the entire multi-storied building) then the Developer shall either allot such number of residential flats having built-up area of such deficit sq. fts. area or pay to**

Governing authority

*[Signature]*

*Babita Mishra*

*Debalina Das*  
*Biñai Das*  
*Mampi Sarkar*  
*B. Das*  
*K. Banerjee*

*E. Radhika*  
*Kalyani Das*  
*A. Nava durga*

*Shibnarayan Maity*  
*A. K. S. Balla*  
*D. Naga Sai Vani*



the Owners for such deficit sq. fts. area at the prevailing selling price of similar flat at the time of handing over the possession.

L) 'COVERED AREA' shall mean the built up area including walls, staircase passage, parkings and other common facilities of the said multi-storied building.

M) 'COST OF COMMON FACILITIES/MAINTENANCE' shall mean and include the cost of operating and maintaining as and when required, the common facilities after completion of the building and shall include taxes, charges, salaries, premium and other expenses payable in respect thereof or incidental thereto to be shared proportionately by the flat/unit owners of the building.

N) 'ARCHITECT' shall mean a duly qualified person or persons having qualification and experience in Civil constructions and duly registered with the competent authority and all other statutory authorities required under the prevailing laws to be appointed by the Developer.

O) 'ADVOCATE' shall mean a duly qualified Advocate(s) as shall be appointed by the Developer from time to time and he/they shall draw all papers, documents and drafts required for and/or in connection with the purposes relating to the said building, formation of the Association / Society and such documents for sale / transfer in respect of the entire constructed space (i.e., flats, parking spaces etc.) at the said premises.

P) 'TRANSFER' within its grammatical variations shall include transfer of possession by sale or any other means adopted for effecting what is understood as a transfer of flat/space in the building to intending purchaser thereof although the same may not amount to a transfer in law.

Q) 'TRANSFeree' shall mean a person, to whom, any flat/space in the building has been transferred/sold.

R) 'TENURE' shall mean the period of time upto which this agreement shall remain valid and in force which is 24 (twenty four) months from the date of sanction of Building Construction Plan in and on the said premises by the

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B. Prabha  
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Bijal Das

E. Radhika  
N. Gyanendra  
A. Nisha

Shibnarayan Nair  
A.R.S. Raveesh

G.V.V. Uma Ramesh

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Changul Gram panchayet or concerned authority and also registration under RERA/HIRA act (\*registration under the RERA /HIRA shall be done by the Developer at its/her/their own cost and expenses but all co-operation shall be provided by the Owners. However if the Developer fails to complete the project within such 24 months then upon written request the 1<sup>st</sup> party / owner shall allow to the Developer/2<sup>nd</sup> party an additional period of six months from the end of that 24 months for completion of development of the entire project and nevertheless if the Developer/2<sup>nd</sup> party fails to complete the development of the entire project and unable to hand over the peaceful clear and vacant possession of the Owner's Allocation area to the respective owners then the Developer should, from expiry of that six months pay to each of the above Owners a sum of rupees fifteen thousand per month upto the date of handing over the possession of the owner's allocation to the respective owner upon which the Developer has/have agreed and assured the Owners to abide by the condition.

#### ARTICLE – IV – OWNER'S OBLIGATIONS

1. Simultaneously with the execution of these presents, the owners shall hand over the possession of areas within their possession to the developer and also put the developer into symbolic possession of the entire premises (described in the schedule of premises) to the developer.
2. The owners shall before or at the time of execution of this agreement make out a marketable title in respect of the said property free from all encumbrances charges lies impendent attachments trust whatsoever or howsoever and shall answer all questions as may be required by the Developer. All the original papers and documents shall be handed over to the Developer upon proper acknowledgement from the Developer and the Developer shall give the said original papers and documents to the Owner as and when shall be required by the said Owner.

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Kebolina Das  
Bijali Dahi  
V. Prasad

E. Radhika  
Kalyanadas  
A. Nava durga

Shibnarayan Maity  
A. V. S. Prabha  
D. Naga Sai Vani



3. That the Owners do hereby grant permission or authorities to the developer to make plan, apply for HIRA / RERA registration, construct, erect, built and complete on the said plot the multi-storied building in accordance with the building plan sanctioned by the Changual Gram Panchayet and/or competent authority and as per the RERA/HIRA approval and inconformity with the approval and permission of the M.K.D.A., Paschim Medinipur within a period of 24 months from the date of receiving the sanctioned building plan from the Changual Gram Panchayet or competent sanctioning authority or registration under RERA /HIRA whichever is later or such extended time as may be agreed by the Owner.
4. The Owners shall simultaneously with these presents, execute a ~~revocable~~ general Power of Attorney in favour of the Developer for construction of the multi-storied buildings at the said plot (i.e., the premises) and also the power to enter into sale agreement with the perspective buyers for sale of the developer's allocated portion in the said proposed multi storied buildings and also to take advance from such prospective buyers (but the execution of final Deed of sale in respect of Developer's allocation shall be made jointly by the Owners/1<sup>st</sup> party and Developer, in other words, in each and every Deed of Sale in respect of the Developer's Allocation area either all of the above owners/1<sup>st</sup> party shall be presented and execute the said deed or any of them as their authorised power of attorney shall be presented and execute the deed as confirming party, the Developer alone cannot execute any Deed of sale without the Owner/1<sup>st</sup> party being a confirming party therein. Upon execution of this agreement the developer/2<sup>nd</sup> party has paid a sum of Rs. 15,00,000/- (Rupees fifteen lakhs only) to the Owner/1<sup>st</sup> Party which shall be refunded by owners only after getting fully completed, legal, clear, vacant and peaceful possession of the owner's allocation from the Developer/2<sup>nd</sup> party hereof. The detail of such payment given hereunder.

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B. Prathna  
K. Bharu Prakash

Debalina Das  
Bijali Das

E. Radhika  
Kalpani Das  
A. Nava durga

Shibnarayan Maity  
A.R.S. Ballal  
D. Naga Sai Vani

G. V. S. S. S. S. S.

Pranav

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1. Rs.1,00,000.00 paid on 21/12/2022 NEFT NO-CBINN22355-642194.
2. Rs.4,00,000.00 paid on 27/02/2023 NEFT- CRINR52023022710004667
3. Rs.10,00,000.00 paid on 17/03/2023 RTGS-CBINR52023031710006352.

5. Notwithstanding grant of the aforesaid General Power of Attorney, the Owners hereby undertakes that they will execute as and when necessary, all papers, documents, plans etc. for the purpose of development of the premises.
6. The Owners also undertakes that in case any discrepancy arises in future as to the marketable title of the said premises and/or it is found that the land is not free from all encumbrances, in event thereof, the Owners shall be bound to return entire sums invested by the Developer (i.e. for searching of title deeds, payment of stamp duty if any, payment of rates and taxes and/or other expenses if any) to the Developer and the Developer shall also reserve its right to sue against the owners for damages.

#### ARTICLE - V - OWNER'S RIGHT

1. The Owners is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said premises, more fully and particularly described in Schedule "A" hereunder written and in exercise of its rights have appointed the Developer mentioned herein for the development of the property.
2. The Owners shall be entitled to transfer or otherwise deal with the Owner's Allocation along with proportionate share of the land and common facilities in such manner as its deems fit, proper and beneficial to itself.
3. The Owners shall be entitled to enter into sales agreement with the prospective buyers for sale of Owner's allocation area and execute Deed of sales and other deeds and things necessary for sale and otherwise dispose of

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Kalyani Das  
A. Naba Kumar

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A. B. S. Poulachin  
D. Nanda Sani



such area but the selling price should be either equal to the selling price of the Developer or more than that .

4. That final Deed of sales and other deeds and things necessary for sale and otherwise dispose of the Developer's Allocation shall be executed and presented for registration physically by the Developer and the Owner/1<sup>st</sup> party will be confirming party therein.
5. That the Owner/1<sup>st</sup> party preserves the rights and power to restrain the Developer from doing the developing works if the Developer violates prevailing construction rules application for such development and/or breaching the terms and condition of the development and specification of construction as has been settled in this agreement, in such a case the developer shall rectify such disorder/breach, whatever may be and regularise and legalise the matter immediately otherwise this agreement at the option of the Owner/1<sup>st</sup> party shall stand cancelled for which the Developer shall not claim any compensation, damage etc. from the Owner/1<sup>st</sup> party and in such situation the shall seized it's/his/her/their interest, rights and power in the said development project/premises upon which the developer also has agreed and consented.
6. This Development Agreement shall be valid and effective upto 24 months from the date of sanction of **Building Construction Plan** by the Changua Gram Panchayet or concerned authority or upto such further time as shall be allowed and extended by the Owner/1<sup>st</sup> party upon written request from the Developer/2<sup>nd</sup> party, nevertheless, if the Developer/2<sup>nd</sup> party fails to complete the entire Development works of the said premises as has been intended in this agreement and also fails to handover the undisputed, fully completed, clear, vacant and peaceful possession of the entire Owner's Allocation to the Owner/1<sup>st</sup> party within the said 24 months or such further extended time as said in this clause, as the case may be, then this agreement and the related General Power of Attorney shall be cancelled and seized to

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be in force and effective at the discretion of the Owner/1<sup>st</sup> party and in such a case the Developer/2<sup>nd</sup> party shall not have any right, interest, title, claims, demand, compensation etc. Everything in the said development project of the said premises and also on and against the Owner/1<sup>st</sup> party upon which the Developer/2<sup>nd</sup> party has expressed its/his/her/their consent and acceptance. The Developer/2<sup>nd</sup> party also has/have undertaken that in such event it/he/she will not take any action, legal proceeding, make any interruption, objection, claims etc. on and against the Owner/1<sup>st</sup> Party. The Owner/1<sup>st</sup> party deserves the absolute right to rescind this agreement upon violation of any terms and conditions etc. of this agreement by the Developer/2<sup>nd</sup> Party. The Owner/1<sup>st</sup> party also deserve the absolute right to allow and extend the tenure of this agreement to such time as it shall deemed fit, proper and reasonable and also beneficial to itself to the Developer to complete the entire Development of the said premises upon the written request of the Developer.

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Bijal Das -

7. That the Developer though sale deed in respect of their allocation made in favour of their purchasers but shall not give/handover the possession of the of their allocation area to those purchasers before giving/handing over the clear vacant and peaceful possession of the Owner's allocation to the Owners/1<sup>st</sup> party. In other words the Developer first give possession of the Owner's allocation to the owners/ 1<sup>st</sup> party then only able to give possession to the purchasers of the developer's allocation.

Σ. Ραδνίκα  
Καθγνη Γας  
Α. Νάβα δαργα

## ARTICLE VI: DEVELOPER'S RIGHT AND OBLIGATIONS

1. The Owners has appointed the Developer/2<sup>nd</sup> Party in this agreement as the Developer of the said Premises for the purpose of development of the entire premises (i.e., land) by construction of a multi-stored buildings which shall consist of atleast 42 nos. of residential flats and 42 nos. of four wheeler parking space at the basement), Installation of lift, Generator, adequate nos.

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of roads, water supply, electricity supply, boundary walls, and such things necessary for properly habitation of owners, future owner/purchasers and occupiers etc. for their residential use only on the terms and conditions herein contained.

2. The Developer/2<sup>nd</sup> party shall develop the entire premises by constructing a multi-storied buildings in and on the said plot (i.e., the premises) consisting of atleast 42 nos. residential flats, and 42 nos. Of four wheeler parking space at the basement, adequate nos. of road, arranging 24hrs. supply of water and electricity supply, Lift facility and such other facilities required for actual habitation of the project by it's future owners and occupants, specification of works and amenities has been described in the schedule B given below.
3. The developer has paid an aggregate amount of Rs. 15,00,000/- (Rupees fifteen lakhs only) as interest free security deposit (mentioned earlier) and this amount shall be refunded by the Owner/1<sup>st</sup> party after getting fully completed, legal, clear, vacant and peaceful possession of the entire owner's allocation from the Developer/2<sup>nd</sup> party.
4. Simultaneously with the execution of this present, the owners hand over the possession of the areas within the said premises which are under their occupation.
5. All the costs towards regularizing title, payment of tax dues, other preparatory work, obtaining sanction plan and other permissions etc. required for the said development of the premises shall be incurred and borne by the developer only, the Owner shall not incur / borne such expenditures/expenses.
6. The Developer/1<sup>st</sup> party at its/his/her/their own cost have taken steps or shall take steps:
  - a) For obtaining clearances and no-objection certificate from the statutory and municipal authorities.

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Jebatino Das  
Bijali Das.

E. Radhika  
Kalyani Das

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- b) To devise a scheme of amalgamation of the said premises for its best residential utilization (if required) and compliance of all the statutory procedural laws for giving effect to the same.
- c) To prepare plans for construction of the New Building or Buildings on the said Premises according to the Building Rules of the West Bengal construction Act and rules framed thereon and also of the rules and regulation of the Changual Gram Panchayet and M.K.D.S., Paschim Medinipur, and to get the said plans approved and thereafter construct new building or buildings in accordance with such sanctioned plans and approval and permissions.
- d) To submit and resubmit all further plan(s) with modification and/or file applications and other documents or papers and to do all further acts deeds matters and things as may be required by the Developer to obtain permission in respect of the construction of building, clearance of building plans or otherwise relevant for the purpose from the appropriate government department and/or authorities concerned.
- e) To do all such other acts deeds and things as may be necessary for construction of the said Premises and for such purpose to appoint necessary Architects and Engineers.
- f) To make its best efforts to commence and complete construction of the Buildings on the said Premises within a period of 24 months from the date of obtaining sanction plan from Changual Gram Panchayet, unless prevented by reason beyond its control including force majeure.
- g) To appoint contractors/sub-contractors for the construction of the buildings and development of the entire premises and project.
- h) To construct the Buildings in accordance with the sanctioned plans and to take all precaution, safety, insurance and follow the norms prescribed by Changual Gram Panchayet, M.K.D.A., other authorities and under the National Building Code and to comply with and/or take necessary permission as required under any law for the time being force.

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i) The Developer shall be entitled to apply for and obtain temporary connection of water, electricity, drainage and sewerage in its name for such Development of the premises.

j) To act diligently and efficiently in the matter of Development of the premises and construction of the Buildings therein and hereby agrees to indemnify and/or to keep the Owners indemnified from and against all claims or compensation and actions arising out of any act or omission of the Developer and its engaged persons or any action in or relating to the construction of the Buildings, making of roads, supply of water and electricity and common facilities etc. in and on the said Premises.

1. All applications plans and other papers and documents required for development of such premises prepared and submitted by or in the name of the owners and otherwise by the Developer, the charges and expenses for the same shall be bear/borne by the Developer only, the Owner shall not be held liable for the same.

2. The Developer shall be entitled to deal with the Developer's allocation in its absolute discretion without any hindrance/objection from the Owner/1<sup>st</sup> party but that should not in any way shall prejudice the interest, title, ownership, peaceful possession, use and occupation of the owner/1<sup>st</sup> party and subsequent owners and occupier of Owner's allocation portion and shall be entitled to receive payments in this regard. The Developer shall be entitled to receive the Booking money as well as the part consideration money in respect of their allocation (i.e., saleable Developer's Allocation area) from the intending Purchaser or Purchasers and same shall be enjoyed by the Developer.

3. The Developer shall allot, give and handover fully completed, legal, clear, vacant and peaceful possession of the Owner's Allocation in the new building as and when the same is ready for possession. The Developer

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hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owners are prevented from enjoying/ selling/ assigning and / or disposing of any of the Owner's Allocation in the said proposed building at the said premises.

4. The Developers shall pay Municipal rates and taxes, ground rent, and other statutory taxes, cess, demands and dues in respect of the said premises / property from the date of execution of this agreement, owner/1<sup>st</sup> party shall not in any way be held liable for such taxes and duties etc. but upto the date of execution of this agreement all such taxes and duties shall be borne by the Owner/1<sup>st</sup> party.
5. This Development Agreement shall be valid and effective upto 24 months from the date of sanction of **Building Construction Plan** by the Changual Gram Panchayet or upto such further time as shall be allowed and extended by the Owner/1<sup>st</sup> party upon written request from the Developer/2<sup>nd</sup> party, nevertheless, if the Developer/2<sup>nd</sup> party fails to complete the entire Development works of the said premises as has been intended in this agreement and also fails to handover the undisputed, fully completed, clear, vacant and peaceful possession of the entire Owner's Allocation to the Owner/1<sup>st</sup> party within the said twenty four months or such further extended time as said in this clause, as the case may be, then this agreement shall be cancelled and seized to be in force and effective at the discretion of the Owner/1<sup>st</sup> party and the in such a case the Developer/2<sup>nd</sup> party shall not have any right, interest, title, claims, demand, compensation etc. everything in the said development project of the said premises and also on and against the Owner/1<sup>st</sup> party upon which the Developer/2<sup>nd</sup> party has expressed its/his/her/their consent and acceptance. The Developer/2<sup>nd</sup> party also has/have undertaken that in such event it/she/they will not take any action, legal proceeding, make any interruption, objection, claims etc. on and against the Owner/1<sup>st</sup> Party.

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G. V. R. Uma Reddy

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6. That the Developer though sale deed in respect of their allocation made in favour of their purchasers but shall not give/handover the possession of the of their allocation area to those purchasers before giving/handing over the clear vacant and peaceful possession of the Owner's allocation to the Owners/1<sup>st</sup> party. In other words the Developer first give possession of the Owner's allocation to the owners/ 1<sup>st</sup> party then only able to give possession to the purchasers of the developer's allocation.

### ARTICLE VII: CONSIDERATION AND SPACE ALLOCATION

1. The Owners having granted and/or agreed to grant exclusive right to Developer to Develop the said Premises by construction a multi-storied residential building consisting at least 42 units of Residential Flats and at the basement atleast 42 numbers of four wheeler parking spaces etc.) on the said Premises, making of boundary walls, roads, arrangement of water supply and electricity in the entire premises, installation of lift at its own costs and in consideration of Developer undertaking to pay and bear the cost of clearing all hindrances and obstacles, and the cost of obtaining permission and consent required for construction, the Owners shall be entitled to Owner's Allocation as defined above and again reproduced below herein:

**'DEVELOPER'S ALLOCATION'** : Developer's Allocation shall mean 68% (sixty eight) of Total built-up Area together with the undivided impartibly proportionate share in the land directly underneath of building with all the common rights (The detail of the Developer's Allocation flats are morefully described in the Schedule-E given below):

1. The Developer shall on completion of the new building put the Owners in undisputed, fully completed, legal, clear and vacant possession of the Owner's Allocation area (i.e., Flats etc.) in the said new building as Owner's allocation together with all rights in common to the common

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portions within the stipulated period of 24 months from the date of sanction of building plan.

2. After setting apart the Owners' Allocation, the Developer shall be entitled to the remaining space in said building i.e. Developer's allocation as defined in the Schedule-E given below.
3. Developer shall be entitled to transfer or dispose of the Developer's Allocation in the building constructed without in any way disturbing the common facilities situated thereon with the exclusive right to deal and enter into agreements for sale, receive and collect advance money from the purchasers and transfer of the same or any portion thereof in the manner as said earlier in this Indenture without any right claim demand interest whatsoever or howsoever of the Owners or any person or persons lawfully claiming through the Owners and the Owners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

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K. Shantu Prasad

**'OWNER'S ALLOCATION'** : Owner's Allocation shall mean save and except the Developer's Allocation the remaining flats/space/portion of the said residential buildings/Blocks proposed to be constructed in the said premises along with the vacant spaces and with the undivided impartibly proportionate share in the said premises. The Owners shall be entitled to transfer or dispose of the Owners' Allocation in the Building constructed without in any way disturbing the common facilities situated thereon with the exclusive right to deal with, enter into agreements for sale and transfer the same or any portion thereof without any right, claim, demand, interest whatsoever or howsoever of Developer and Developer or any person or persons lawfully claiming through Developer and Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Owners Allocation. **The Owners/1<sup>st</sup> party's allocation have been morefully described in the Schedule-D given below.**

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Kalyani Das  
A. Nava durga

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D. Naga Sai Vani

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**ARTICLE – VIII – BUILDINGS/ BLOCKS and ROADS etc.**

1. The Developer shall at his own cost and expenses get the building plan sanctioned from Changual Gram Panchayet and concerned authority and also get permission from the M. K. D. A. Midnapore and on receipt of said Plan the Developer shall keep the same in the custody and produce it on requirement and provide a copy of the said sanctioned Plan to the Owner/1<sup>st</sup> party.
2. The Developer shall at their own cost and expenses construct, erect and complete the multi-storied buildings, made and complete proper and concrete roads, Install Johnson /Otis company's Lift, arrange water line and supply of adequate water in the entire project and in all flats, arrange Electricity lines and supply of adequate electricity and power to each and every flats and in the entire project/premises etc. on the said plot of land within the specified time mentioned hereinabove in accordance with the Building plan with good and standard materials as has been specified in the Schedule of Specification given below or at such quality and standard as shall be jointly decided by the Owner/1<sup>st</sup> party and the Developer/2<sup>nd</sup> Party from time to time.
3. Subject as aforesaid the joint decision of the Owner/1<sup>st</sup> Party and the Developer/2<sup>nd</sup> party regarding the quality of the materials shall be final.
4. The Developer shall install and erect the multi storied building and in all flats therein to be constructed in/on the said premises at it's/his/her/their own cost and expenses all sanitary and plumbing installations, water storage tank, overhead reservoir, electrification, and other facilities as are required to be provided in all the multi-storied buildings having self contained apartments and constructed for sale of flats. The Developer may also arrange permanent Electric Meter for each flat from W.B.S.E.D.C.L., Kharagpue, West Bengal

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at the cost of the respective purchaser of the Units; Owners shall arrange to bring their own electric meter.

5. The Developer shall be authorized in the name of the Owner/1<sup>st</sup> Party in so far as it necessary to apply for such services, utilities materials for the Development of the premises i.e., construction of the buildings; making of boundary walls, roads, electrification, drainage, water supply etc. and to similarly apply for and obtain temporary and permanent connection of water, electrical power, drainage, sewerage to the all those building/blocks to the constructed in/or the said premises and other inputs and facilities required for the construction or enjoyment of the buildings for which purpose the Owners shall execute in favour of the Developer or other competent person(s) a General Power of Attorney in such form as shall be required by the Developer but all the cost and expenses and also future expenses for usages etc. relating to such facilities shall exclusively be borne by the Developer/1<sup>st</sup> party only.
6. The Developer shall at its/his/her/their own cost and expenses and without creating any financial or other liability on the Owner/1<sup>st</sup> party, construct and complete the Development of the entire premises including the Owners' Allocation in accordance with the building plan and/or revised building plan.
7. All costs, charges and expenses including municipal fees, govt. taxes, cess and other duties and Architect's fees, Engineer's fees, Lawyer's fees etc. etc. shall be discharged by the Developer and the Owners shall bear no responsibility in this context.

#### ARTICLE IX – COMMON FACILITIES

1. The Developer and/or its nominee/nominees shall pay and bear all rates and taxes and other dues and outgoings in respect of the said premises from the date of execution of this agreement.

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Bijal Dey  
K. Brahma Prakash

E. Radhika  
Kalyan Dey  
A. Nava Durga

Srinivasan Parthi  
A.V.S. Prabhakar  
D. Naga Sai Vanl

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2. As soon as the development of the entire premises is completed, the Developer shall give written notice to each and every Owner/1<sup>st</sup> party for taking of their respective possession of the Owner's allocation in the said building and their being no dispute regarding the construction of the building and development works of the premises in terms of this agreement and according to the specifications and plan thereof and the Owner/1<sup>st</sup> party shall within 15 days from the date of service of such notice if the Owner/1<sup>st</sup> party satisfied itself that the entire development works and construction works has been done in conformity with the sanctioned plan, specification of work, quality of materials used and in accordance with the terms and condition of this agreement take possession of its allocation (i.e., Owner's Allocation area, flats etc.) and upon sale or otherwise dispose of the owner's allocation's flats, parking space etc. the purchasers of such areas shall be responsible for payment of proportionate amount of Municipal and property taxes, rates, dues duties and other public outgoing and impositions including maintenance charges, whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of such areas and the Developer and/or the allottees/purchasers of the flats of the Developer's. Allocation shall be responsible to pay the balance of the said rates. It being expressly agreed and understood that in case the parties have not sold and/or unable to sell their respective allocation, they shall be still liable to their respective share of maintenance charges, deposits taxes etc. It being expressly agreed and understood that Owners/Developer and/or their nominees shall not be entitled to raise any dispute on this ground.

3. The Owners and the Developer shall punctually and regularly pay for the respective allocation of the said rates to the concerned authorities or otherwise as may be mutually agreed upon between Owners and the Developer and both the parties shall keep each other indemnified against all claims actions demands costs charges and expenses and proceeding

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E. Radhika  
Kalyani Das  
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Shibnarayan Nayak  
A.V.S. Poddaluri  
D. Naga Sai Vani

whatsoever directly or indirectly instituted against or suffered by or paid by either of them as the case may be consequent upon a default by the Owners or the Developer in this behalf.

4. Notwithstanding anything contained hereinbefore it is agreed that until individual assessment of the respective flat is being made by the authority concerned the said rates will be borne by the individual flat Owners proportionately.
5. Should any of the parties or persons responsible for payment of any amount in respect of the said rates or service charges for the common facilities fail to pay any such amount within fifteen days of demand in this behalf such parties or persons responsible shall be liable to pay interest on the amount outstanding at the rate as charged to all residents per annum for the amount from the last date of payment up to the date of actual payment.
6. As and from the date of notice of physical possession to the Owners, the Owners shall be responsible to pay and bear and shall forthwith pay on demand to the Developer service charges for the common facilities in the building in respect of the Owner's Allocation.
7. The Owners shall not do any act deed or thing whereby the Developer shall be prevented from constructions and/or completion of the said building if the Developer Develop the premises as per the agreement and specification and maintains prevailing laws for the same.

Mammi Sarkar  
B. Prabha

Kebalina Das  
Bijali Das  
K. Branu prakash

E. Radhika  
Kalyani Das  
A. Navas durga

### ARTICLE: X: COMMON RESTRICTIONS

1. The Owners' allocation and Developer's allocation in the building shall be subject to the same restrictions on transfer and use as are applicable to the Developer's Allocation in the building intended for the common benefit of all occupiers in the building as shall be decided jointly by the Developer/2<sup>nd</sup> party and the Owner/1<sup>st</sup> party for such use.

Shibnarayan Maity  
A.V.S. Prasad  
D. Naga Sai Vani

G.V.S. Uma Ramesh

*[Signature]*

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2. No Transferee / Occupant of the apartment / spaces in the said new multi-storied Building (Units) shall use or permit to be used their Units or any portion thereof for any obnoxious, illegal and immoral trade or activity or for any purpose which may cause any nuisance or hazard to the other occupiers of the New Buildings.
3. No Transferee / occupant of the New buildings shall demolish or permit demolition of any wall or other structure in their respective Units or any portions, major or minor, which will change the nature and character of the building. However, internal modification within the Unit without creating any effect on the structure of the New Buildings or the common portions can be made by the respective Transferee / Occupant subject to the compliance of all existing Rules including the Building Rules of the concerned authority. No Transferee / Occupant of the new Building shall alter the outer elevation of any Unit.
4. All the transferee/ occupants of the new building shall abide by all laws, bye laws, rules and regulation of the government and local bodies and shall attend to, answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye laws rules and regulations.
5. All the transferee/ occupants of the New buildings shall keep their interior walls, sewers drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective Units in good working condition and repair and in particular so as not to cause any damage to the New Buildings or any other space or accommodation therein and shall keep the other occupiers of the New Buildings indemnified from and against the consequences of any breach.
6. No occupant/transferee of the premises shall leave or keep any goods or other items for display or otherwise in the corridors or at other places of common use and enjoyment in the New Building and no hindrance shall be

Mamji Sarkar  
B. Prabha

Sebojina Das  
Bijal Das  
K. Bhonu prakash

E. Radhika  
Kalyani Das  
A. Nava durga

Shibnarayan Harty  
A.V.S. Radha  
D. Naga Sai Vani

G.V.S.V. Uma Maheswari

*[Signature]*

Babitha Mishra

caused in any manner in the free movement and use of the corridors and other places for common use and enjoyment in the new buildings.

7. No occupant/transferee of the premises shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be throw or accumulated in or around the New Buildings or in the compound, corridors or any other portions of the New Buildings.

### ARTICLE: XI: TITLE DEEDS

1. The original documents in respect of the said property shall be kept with the Developer upon proper acknowledgement of receipts to the Owner/1<sup>st</sup> party, who shall hold such documents during the subsistence of this agreement and the Developer shall be duty bound to produce the same to the Owners/1<sup>st</sup> party as and when shall be required by them and the Developer also allow the owners and their related persons and also the intending purchasers of the Owner's Allocation for inspection of the same or may allow them to take extracts of the title deeds and produce the same of true copies thereof when documents are needed by the Owners for legal revenue or other such causes.
2. After the completion of the Development of the entire premises as per the terms and condition of this agreement and sale of all the Flats certified copies of the title deeds exclusively relating to the said property and other required documents shall be made over to the Flat Owners society or Association or to the Owners herein named as the case may be.

### ARTICLE - XII - MISCELLANEOUS

1. The Owners and the Developer have entered into this Agreement purely for development of the premises (i.e., for construction etc.) and nothing contained herein shall be deemed to construe as partnership between the Developer and the Owners but purely as joint venture.
2. The Owners may instruct the Developer in writing to add or alter the specification of the Owner's share at their own cost. The Developer may at

Mampi Sarkar  
B. Prabha

Debalina Das  
Bijal Das  
K. Bhanu prakash

S. Radhika  
Kalyani Das  
A. Nisha durga

Swarnarayan Maity  
A.V.S. Paul  
D. Naga Sai Vani

G.V.S.V. Uma Kalam

*[Signature]*

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its absolute discretion add or alter the specification as desired by the Owners.

3. The Owners hereby further agree and covenant with the Developer as follows:

a. That Developer shall use materials articles and things of such specifications in construction those buildings/blocks, roads, electrification, drainage, water supply system etc. as has been given in the SCHEDULE OF SPECIFICATION provided here in this agreement.

b. To extend all such cooperation as may be required by the Developer.

4. It is agreed between the parties that the name of the building shall be "TWO SQUARE" prefix by Owner's choice of name.

5. It is agreed between the parties that the Stamp Duty, Registration Fees and other misc. expenses including lawyer's fee for Registration of this Agreement and/or for Power of Attorney as contemplated under this Agreement shall be paid by the Developer.

6. It is understood that from time to time to facilitate the construction of the buildings by the Developer various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein the Owners hereby undertake to do all such acts, deeds, matters and things and the Owners shall execute additional Power of Attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such acts, deeds, matters and things if, the same do not in any way infringe and/or affect the rights of the Owners in respect of the said plot and/or go against the spirit of this

Mampi Sarkar  
B. Prabha

Debasina Das  
Bijali Das  
K. Bhanu Prakash

E. Radhika  
Kalpani Das  
A. Nava durga

Swarnarayan Maity  
A. V. S. Balach.  
D. Naga Sai Vani

G. V. S. Uma Kalleni

*[Signature]*

Babita Mishra

Agreement. All the cost and expenses for the same shall be borne by the Developer.

7. Any notice required to be given by the Developer shall be deemed to have been served on the Owners, if delivered by hand and duly acknowledge or send by prepaid registered post with acknowledgement due and on the Developer, if delivered by hand or send by prepaid registered post with acknowledgement due to the known address which appears in this Agreement.
8. The Developer and the Owner jointly shall be entitled to frame scheme for the management and/or administrations of the said building and/or common parts and facilities thereof.
9. The Owners and the Developers hereby agree to abide by all the rules and regulations of such management/society/association/ organization and hereby give their consent to abide by the same.
10. This agreement has been entered in to between the parties hereto with the understanding that the authorities concerned will sanction building plan for construction of residential buildings but in the event if plan is not sanctioned as aforesaid the Developer in their sole and absolute discretion will be at liberty to revoke the agreement hereof and/or to agree to such modified terms as may be mutually agreed between the parties herein.
11. The Developer hereby agree and covenant to pay and clear all rates and taxes and/or other impositions and statutory dues in respect of the said entire premises till and until the handing over of the possession of the said buildings to the owner/owners in terms hereof and thereafter those rates, taxes and/or other impositions shall be paid proportionately by the Owner, Developer, co-owners, purchasers.
12. In course of execution of the arrangement herein contained, in case the parties find any difficulty, inconvenience or limitation in carrying out the terms herein, the parties shall discuss and resolve the same and will be at

Mampi Sarkar  
D. Babbar

Sebalina Das  
Bijoli Das  
K. Bhonu prakash

S. Radhika  
Kalyani Das  
A. Nava durga

Swib narayan Maity  
A. S. S. B. S. Chatterjee  
D. Naga Sai Vani

G.V.S.V. Uma Maheswari

*[Signature]*

Babita Mishra



liberty to suitably modify or alter the arrangement subject to the condition that no such modification or alteration shall be binding unless the same is in writing and is signed by both the parties.

### **ARTICLE XIII: OWNER'S INDEMNITY**

1. That the Owners hereby undertake that the Developer shall be entitled to the said consideration and shall enjoy their allotted space without any interference or disturbances provided the Developer perform fulfil all the terms and conditions herein contained and / or on their parts to be observed and performed.
1. The Owners hereby undertake to keep the Developer indemnified against all actions, suits, costs, proceeding and claims that may arise due to any defect in title of the Owners of the said property and/ or any manner concerning the area title etc. in relation to the said property.

Mamji Sarkar  
B. Pradhan

Abulina Das  
Bijali Das  
K. Gnanu prakash

### **ARTICLE: XIV: DEVELOPER'S INDEMNITY**

1. The Developer hereby undertake to keep the Owners indemnified against all third party claims and actions arising out of any sort of act omission of commission of the Developer in or relating to the construction of the said building.
2. The Developer hereby undertake to keep the Owners indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer actions with regard to the matter of construction of the said building and/ or for any defect therein.
3. That the Developer though sale deed in respect of their allocation made in favour of their purchasers but shall not give/handover the possession of the of their allocation area to those purchasers before giving/handing over the clear vacant and peaceful possession of the Owner's allocation to the

E. Radhika  
Kalyani Das  
A. Nava durga

Srinarayan Maity  
A.V.S. Pradeep  
D. Naga Sai Vanu

for S SQUARE CO  
G.V.S. Uma Maheswari

*[Signature]*

*[Signature]*

Owners/1<sup>st</sup> party. In other words the Developer first give possession of the Owner's allocation to the owners/ 1<sup>st</sup> party then only able to give possession to the purchasers of the developer's allocation.

### ARTICLE – XV – FORCE MAJEURE

1. The Parties hereto shall not to be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the tenure of the force majeure.
2. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/or any other act or commissions beyond the control of the parties hereto.

### ARTICLE-XVI-ARBITRATION

In case of any dispute difference or question arising between the parties with regard to interpretation meaning or scope of this Agreement or any rights and liabilities of the parties under the Agreement or out of the Agreement or in any manner whatsoever concerning this Agreement the same shall be decided by and referred for arbitration under the provisions of the Arbitration and Conciliation At, 1996 or any amendment thereto, to the two qualified persons of Kharagpur one of which shall appointed by the Owners/1<sup>st</sup> party for their behalf and the other person shall be appointed by the Developer on behalf of them and they shall jointly arbitrate the dispute and their joint decision will be final and binding upon the parties.

### ARTICLE – XVII – JURISDICTION

1. The Courts of Paschim Medinipur alone shall have the jurisdiction to entertain and try all actions suits and proceedings arising out of this agreement.

For S SQUARE

G.V. S.V. Umesh Mahapatra

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For S SQUARE

For S SQUARE

Babita Mishra

Mammi Sarkar  
B. Prathna

Debolina Das  
Bijal Das.  
K. Bhonu prakash

E. Radhika  
Kalyani Das  
A. Nava durga

Srinivasan Karthy  
A. V. S. Prakash  
D. Naga Sai Vani



**THE SCHEDULE 'A' REFERRED TO ABOVE ("THE SAID PREMISES")**

ALL THAT the piece and parcel of vacant jal but capable vasstu land measuring 28 (Twenty eight) decimals be the same a little more or less lying and situated within the State of West Bengal, District- Paschim Medinipur, Police Station – Kharagpur Local, under Changual Gram Panchayet, A.D.S.R.- Kharagpur, Mouza – Madanmohan, J. L. No.-308, R. S. & L. R. Plot No.- 123, recorded in eleven L. R. Khatians in respect of the above 11 Owner/ 1<sup>st</sup> party viz

(1) Shib Narayan Maity, L. R. Khatian No.- 1855, Area 3(three) decimals, (2) A. K. S. Prakash, L. R. Khatian No.-1848, Area 3 (three) decimals, (3) Smt. D. Naga Sai Vani, L. R. Khatian No.-1852, Area 3(three) decimals, (4) K. Bhanu Prakash, L. R. Khatian No.-1849, Area 3(three) decimals, (6) Smt. E. Radhika, L. R. Khatian No.-1856, Area 2(two) decimals, (6) Smt. Mampi Sarkar, L. R. Khatian No.-1850, Area 3(three) decimals, (7) Smt. A. Nava Durga, L. R. Khatian No.- 1853, Area 3(three) decimals, (8) Smt. Debalina Das, L. R. Khatian No.-1857, Area 2(Two) decimals, (9) Smt. Boddepalli Prabha, L. R. Khatian No.-1858, Area 3(three) decimals, (10) Smt. Kalyani Das, L. R. Khatian No.- 1847, Area 1(one) decimals and (11) Smt. Bijali Das, L. R. Khatian No.-1851, Area 2(two) decimals and these eleven piece of land have been, for the purpose of development, amalgamated into a single pice and parcel of land of 28 decimals, nature of the land is "**Jal but capable for Vastu**" vacant land hereinabove also and hereinafter referred and called to as the "**said Premises**".

ON THE SOUTH : Rest land of Plot No.-123.  
 ON THE NORTH : 20'0" wide Kancha Road.  
 ON THE EAST : Nayanjuli.  
 ON THE WEST : Rest Land of Plot No.-123.

*Shibnarayan Maity*  
*A.K.S. Prakash*  
*D. Naga Sai Vani*  
*Debalina Das*  
*Kalyani Das*  
*A. Nava durga*  
*Radhika*  
*Mampi Sarkar*  
*B. Prakash*  
*Bijali Das*  
*K. Bhanu Prakash*

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G.V.S.V. Uma tekuri

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*[Signature]**Babita Mishra*

**THE SCHEDULE 'B' REFERRED TO ABOVE:(SCHEDULE OF SPECIFICATION)**

## 1.STRUCTURE:

- Earthquake Resistant Structure
- Wind Resistant Structure
- R.C.C Framed Structure in accordance with ISI codes of practices.
- Steel: Fe 500 TMT Rebar's
- Cement : Ultratech 53 grade

## 2.SUPER STRUCTURE:

- External walls shall be 6" inches Bricks
- Internal walls shall be 4" inches Bricks

## 3 PLASTERING:

- External plastering shall be with 1:4 cement mortar proportion
- Internal plastering shall be with 1:4 cement mortar proportion

## 4 MAIN DOOR:

- Teakwood Frame; Section : 7"x3.5"
  - Doors Fitting: Brass/CP Brass with Godrej lock and Grand handle
- INTERNAL DOORS:** Flush doors.

**WINDOWS:** UPVC windows with Grills

## 5 PAINTS:

- External:** - Berger water proof Putty + Primer + 2 coats Acrylic exterior-Emulsion.
- Internal & ceiling:-** Berger water proof Putty + Primer+ 2 coats of Acrylic-Emulsion

## 6 TILES

- FLOORING:** 600mm x 600mm verified tiles; Brand: Kajaria / Johnson / RAK, Premium Project Series
- BALCONY & UTILITY:** 300mm x 600mm Ceramic tiles: Brand: Kajaria / Johnson /RAK, Premium Project Series
- CORRIDORS & STAIR CASE LIFT LOBBIES:** Granite
- KITCHEN:** 300mm x 600mm Glazed Ceramic tile dado above kitchen Platform.  
Granite platform with Black/cats eye, Steel sink
- TOILETS:** The dado up to 7 ft height wall tiles of 300mm x 600mm size, 300mm x300mm Anti-skid ceramic tiles flooring.

## 7 SANITARY & PLUMBING:

- Cascade floor ceramic cistern WC
- Hot and cold wall mixer with shower

Bijal Das  
K. Shonu Prakash

Geetika Das  
Mammi Sarker  
B. Prabha

E. Radhika  
Kalyani Das  
A. Nava durga

Srinivasan Nair  
A.V.S. Prudhvi  
D. Naga Sai Vani

Gr.V.S.V. Uma Lakshmi

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Babita Mishra



- c) Geyser points
- d) Health faucet.
- e) **Water supply:** CPVC Piping (4kgs) Sudhakar/ Ashirwad / Astral
- f) **Drainage:** (4kgs) Sudhakar/ Ashirwad / Astral piping ISI mark of PVC / SWGsanitary piping.
- g) **WASH BASIN:** all Toilets, Dinning.

Note: Branded make of **Jaquar** (Clarion Project Series). No choice for selection of Sanitary & Plumbing items.

## 8 ELECTRICAL:

- a) ISI Make cables- Finolex / equivalent
- b) Miniature circuit breakers (MCB) Legrand brand
- c) Generator will be provided for Lights in flat, Common areas & Lifts.
- d) 24 hours power backup.

**MODULAR SWITCHES:** Finolex/ Legrand

e) **SOCKETS:**

- f) **Kitchen:** Chimney (5A), Refrigerator (15A), Mixer / Grinder (15A) / Aqua guard(5A), Electrical Cooker (5A), Exhaust fan point
- g) **Bedroom:** 15A Socket for air conditioner in all bed rooms and for water heater in all bathrooms, two 5A sockets in all bed rooms & one 5A sockets in dinning.
- h) **Living:** TV and entertainment system sockets in all hall, One table light point, one clfpnts, one fan point, and one bed light point in all rooms.
- i) One bulb point at the main door
- j) One telephone land line point in hall and master bed room.
- k) **Cable:** One Cable TV point in Living room.

**Passenger Lift** : Johnson/ Otis Lift with ARD Technology.

**Generator** : Kirloskar

**Conventional Power** : Solar Water heaters and Solar Power Net Metering

**Security** : CCTV and Intercom facility

**Additional Features :**

- a) Granite Slabs for all window bottoms
- b) Cellar Tiles
- c) Smooth Putty finish for the entire exterior.
- d) Pest control for Three times till Stilt level.
- e) Water Proofing : 1. Dr. Fixit Lw+ will be used for all the slabs, Brick work and Plastering  
2. All the Washrooms will be Water proofed by Grouting.

1. Doors :

- 2. Carving Design on main door Teak wood
- 4. Readymade Designed flush Doors for all Internal Doors.

**AMENITIES**

- 1. Car parking
- 2. Lift with ARD tech
- 3. Generator set
- 4. Solar water heater
- 5. Walking/jogging track

Bijali Dab.  
K. Bhanu prakash

Debalina Das  
Mampi Sarkar  
B. Prabha

E. Reduka  
Kalyani Das  
A. Nava durga

S. Subramanyam Karthi  
A.V.S. Balakrishna  
D. Naga Sai Vanis

For S SQUARE

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For S SQUARE

G. V. S. Uma Ramesh

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6. Ladies chit chat zone
7. Meditation zone
8. Kids play area
9. Open gym
10. Sr. citizen sit out area

**THE SCHEDULE 'C' REFERRED TO ABOVE**  
**(Common Portions)**

**I. Areas :**

- a) Entrance and exits to the Premises and the New Buildings/Blocks.
- b) Boundary walls and main gate of the Premises.
- c) Staircase, stair head room and lobbies on all the floor of the New Buildings/Blocks.
- d) Entrance lobby, electric/utility room, water pump room, generator room (if any).
- e) Common installations on the roof.
- f) Roof above the top floor of the New Buildings.
- g) Common lavatory.

**II. Water, Plumbing and Drainage :**

- a) Drainage and sewage lines and other installation for the same (except only those as are installed within the exclusive area of any Unit and/or exclusively for its use).
- b) Water supply system.
- c) Water pump, underground and overhead water reservoir together with all common plumbing installations for carriage of water (save only those as are within the exclusive area of any Unit/or exclusively for its use).

**III. Electric Installation :**

- a) Electrical wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
- b) Lighting of the Common Portions.
- c) Electrical installations including Transformers etc. relating to receiving of electricity from suppliers and meters for recording the supply.

**IV. Others :**

- a) Such other parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the Units in common by the Co-Owners.

Mammi Sarkar  
B. Prabha

Sebalina Das  
Bijal Das  
K. Bharu Prakash

E. Radwika  
Kalyani Das  
A. Nava durga

Shibnarayan Maity  
A. V. S. Pallab  
D. Naga Sai Vani

G. V. S. V. Uma Maheswari

Babita Mishra



**THE SCHEDULE 'D' REFERRED TO ABOVE  
(OWNER'S PARTY'S ALLOCATION)**

Sl. No.	Floor	Flat No	Carpet Area (Sq. ft.)	Built-up Area (Sq. ft.)	Parking space at basement	Allotted to:
1	Ground	G1	1130	1330	80 sq. ft.	Owner no-10 & 11
2	Ground	G4	782	920	80 sq. ft.	
3	First	101	1130	1330	80 sq. ft.	Owner no-4
4	First	103	782	920	80 sq. ft.	
5	Second	202	807	950	80 sq. ft.	Owner No-1
6	Second	207	888	1045	80 sq. ft.	Owner No-6
7	Third	302	807	950	80 sq. ft.	Owner No-2
8	Third	303	782	920	80 sq. ft.	
9	Third	307	888	1045	80 sq. ft.	Owner No-7
10	Fourth	402	807	950	80 sq. ft.	Owner No-3
11	Fourth	407	888	1045	80 sq. ft.	Owner No-8
12	Fifth	501	1130	1330	80 sq. ft.	Owner No-9
13	Fifth	502	807	950	80 sq. ft.	Owner No-5

*Debalina Dey*  
Bijali Das.  
Mammi Sarkar  
K. Bhonu Prakash  
B. Prabha

**TDR FLOOR**

Sl. No.	TDR Floor	Flat No	Carpet Area (Sq. ft.)	Built-up Area (Sq. ft.)	Parking space at basement
14	Sixth	604	782	920	NIL
15	Sixth	605	782	920	NIL

*E. Radhika*  
Kalyani Das  
A. Navadurga

**\*\* If the total built-up area given in this schedule-D become less than the Owners allocation (i.e., 32% of the Total Built-up area of the entire multi-storied building) then the Developer shall either allot such number of residential flats having built-up area of such deficit sq. fts. area or pay to the Owners for such deficit sq. fts. area at the prevailing selling price of similar flat at the time of handing over the possession of the Owner's allocation.**

*Sibnarayan Harty*  
A.V.S. Ponnaluri  
D. Naga Sai Vani

G.V.S.V. Uma Maheswari

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For S SQUARE  
Babitha Mysore

**THE SCHEDULE 'E' REFERRED TO ABOVE  
(DEVELOPER/2<sup>ND</sup> PARTY'S ALLOCATION)**

**The Developer is exclusively entitled to sell or otherwise dispose of their allocation only which are given hereinbelow:**

Sl. No.	Floor	Flat No	Carpet Area (Sq. ft.)	Built-up Area (Sq. ft.)	Parking space at basement
1	Ground	G2	807	950	80 sq. ft.
2	Ground	G3	782	920	80 sq. ft.
3	Ground	G5	782	920	80 sq. ft.
4	Ground	G6	782	920	80 sq. ft.
5	Ground	G7	888	1045	80 sq. ft.
6	First	102	807	950	80 sq. ft.
7	First	104	782	920	80 sq. ft.
8	First	105	782	920	80 sq. ft.
9	First	106	782	920	80 sq. ft.
10	First	107	888	1045	80 sq. ft.
11	Second	201	1130	1330	80 sq. ft.
12	Second	203	782	920	80 sq. ft.
13	Second	204	782	920	80 sq. ft.
14	Second	205	782	920	80 sq. ft.
15	Second	206	782	920	80 sq. ft.
16	Third	301	1130	1330	80 sq. ft.
17	Third	304	782	920	80 sq. ft.
18	Third	305	782	920	80 sq. ft.
19	Third	306	782	920	80 sq. ft.
20	Fourth	401	1130	1330	80 sq. ft.
21	Fourth	403	782	920	80 sq. ft.
22	Fourth	404	782	920	80 sq. ft.
23	Fourth	405	782	920	80 sq. ft.
24	Fourth	406	782	920	80 sq. ft.
25	Fifth	503	782	920	80 sq. ft.
26	Fifth	504	782	920	80 sq. ft.
27	Fifth	505	782	920	80 sq. ft.
28	Fifth	506	782	920	80 sq. ft.
29	Fifth	507	888	1045	80 sq. ft.

**TDR FLOOR**

Sl. No.	TDR Floor	Flat No	Carpet Area (Sq. ft.)	Built-up Area (Sq. ft.)	Parking space at basement
30	Sixth	601	1130	1330	NIL

Mampi Sarkar  
B. Prabha  
Debalina Das  
Bijal Das  
K. Bhonu prakash  
E. Radhika  
Kalyani Das  
A. Nava durga  
Shibnarayan Maity  
A.V.S. Paul  
D. Naga Sai Varun



31	Sixth	602	807	950	NIL
32	Sixth	603	782	920	NIL
33	Sixth	606	782	920	NIL
34	Sixth	607	888	1045	NIL

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 at Inda, Kharagpur West Bengal in the presence of:

Witness:

1) APC. Tulasi Kumar  
(A.P.C. TULASI KUMAR)  
S/O LATE. A. JAGADISH  
RLY. No. 303/A, UNIT-3  
SOUTH SIDE  
KHARAGPUR.

- 1) A. U. S. Pruthi
- 2) Shibnarayan Maity
- 3) Mampi Sarkar
- 4) Prabha
- 5) D. Naga Sai Vani
- 6) E. Radhika
- 7) Bijali Das
- 8) Kalyani Das
- 9) K. Bharuprakash
10. Gebalina Das
11. A. Nava durga

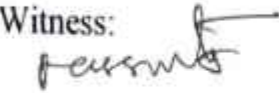
Bijali Das  
Gebalina Das  
Mampi Sarkar  
K. Bharuprakash  
B. Prabha  
E. Radhika  
Kalyani Das  
A. Nava durga

SIGNATURE OF OWNERS

Shibnarayan Maity  
A. U. S. Pruthi  
D. Naga Sai Vani

SIGNED, SEALED AND DELIVERED by the DEVELOPER at Inda, Kharagpur West Bengal in the presence of:

Witness:



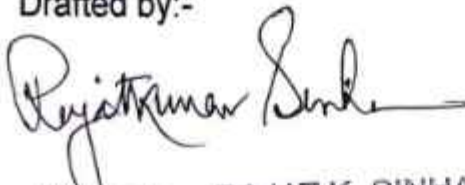
(MUSTY VENKATA SAIYA  
SURYANARAYANA MURTY  
3/0 Late M.L.N. Murthy  
H. NO. 50-26-11/2, HARIKULISTANA  
SADAN, FLAT NO. 10, TPT COLONY  
VI SAKHADAT NAM-530 013

G.V.S.V. Uma Maheswari



SIGNATURE OF DEVELOPER

Drafted by:-



Advocate

RAJAT K. SINHA  
Advocate,  
Midnapore Judge's Court  
Paschim Medinipur  
F-1092/01

Typed by me.

E. Radhika  
Kalyani Das  
A. Nava durga

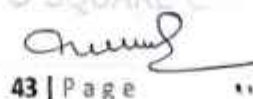
This Development Agreement contained forty three pages including one N. J. Stamp of Rs.5,000/- (no. K230141 dated 16-03-2023) and two witnesses in all. There are five separate sheets which contained finger impressions of all the parties herein which do form integrated part of this present.

Srinivasan Murthy  
A.V.S. Paul  
D. Naga Sai Vani

For S SQUARE

G.V.S.V. Uma Maheswari

For S SQUARE

  
43 | Page


For S SQUARE

Babitha Mishra





### 1. IMPRESSION OF Kalyani Das

#### LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

#### RIGHT HAND :

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

### 2. IMPRESSION OF Rebalina Das

#### LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

#### RIGHT HAND :

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

### 3. IMPRESSION OF Bijali Das

#### LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

#### RIGHT HAND :

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

4. IMPRESSION OF A. Nava Lurga :

LEFT HAND






				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

RIGHT HAND :

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

5. IMPRESSION OF D. Naga Sai Vari :

LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

RIGHT HAND :






				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

6. IMPRESSION OF S. Radwika :

LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

RIGHT HAND :

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER



7. IMPRESSION OF Sibnarayan Maity :

LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

RIGHT HAND :






				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

8. IMPRESSION OF B. Prabha :

LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

RIGHT HAND :

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

9. IMPRESSION OF Mampi Sarkar :

LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

RIGHT HAND :

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER






10. IMPRESSION OF K. Dhanu prakash :  
LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER






RIGHT HAND :

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

11. IMPRESSION OF A. S. B. B. B. B. :  
LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

RIGHT HAND :

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

12. IMPRESSION OF G. V. S. V. V. V. V. V. :  
LEFT HAND


				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

RIGHT HAND :

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER



13. IMPRESSION OF Armed :  
LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

RIGHT HAND :

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

14. IMPRESSION OF Babita Mistra :  
LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

RIGHT HAND :

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

## Major Information of the Deed

Deed No :	I-1010-02340/2023	Date of Registration	17/03/2023
Query No / Year	1010-2000709490/2023	Office where deed is registered	
Query Date	16/03/2023 4:32:11 PM	A.D.S.R. KHARAGPUR, District: Paschim Midnapore	
Applicant Name, Address & Other Details	RAJAT KUMAR SINHA SARATPALLY, INDA, Thana : Kharagpur Town, District : Paschim Midnapore, WEST BENGAL, PIN - 721305, Mobile No. : 9233303285, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 10], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 72,80,000/-	Rs. 72,80,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,101/- (Article:48(g))	Rs. 15,077/- (Article:E, E, B)		
Remarks			

### Land Details :



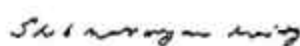
District: Paschim Midnapore, P.S:- Kharagpur, Gram Panchayat: CHANGUAL, Mouza: Madanmohan, JI No: 308, Pin Code : 721301

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-123 (RS :- )	LR-1855	Vastu	Jal	3 Dec	7,80,000/-	7,80,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :1010-I -05176-2021
L2	LR-123 (RS :- )	LR-1848	Vastu	Jal	3 Dec	7,80,000/-	7,80,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :1010-I -05176-2021
L3	LR-123 (RS :- )	LR-1852	Vastu	Jal	3 Dec	7,80,000/-	7,80,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :1010-I -05176-2021
L4	LR-123 (RS :- )	LR-1849	Vastu	Jal	3 Dec	7,80,000/-	7,80,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :1010-I -05176-2021
L5	LR-123 (RS :- )	LR-1856	Vastu	Jal	2 Dec	5,20,000/-	5,20,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :1010-I -05176-2021



L6	LR-123 (RS :- )	LR-1850	Vastu	Jal	3 Dec	7,80,000/-	7,80,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :1010-I -05176-2021
L7	LR-123 (RS :- )	LR-1853	Vastu	Jal	3 Dec	7,80,000/-	7,80,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :1010-I -05176-2021
L8	LR-123 (RS :- )	LR-1857	Vastu	Jal	2 Dec	5,20,000/-	5,20,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :1010-I -05176-2021
L9	LR-123 (RS :- )	LR-1858	Vastu	Jal	3 Dec	7,80,000/-	7,80,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :1010-I -05176-2021
L10	LR-123 (RS :- )	LR-1847	Vastu	Jal	1 Dec	2,60,000/-	2,60,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :1010-I -05176-2021
L11	LR-123 (RS :- )	LR-1851	Vastu	Jal	2 Dec	5,20,000/-	5,20,000/-	Width of Approach Road: 20 Ft., ,Last Reference Deed No :1010-I -05176-2021
		<b>TOTAL :</b>			<b>28Dec</b>	<b>72,80,000 /-</b>	<b>72,80,000 /-</b>	
		<b>Grand Total :</b>			<b>28Dec</b>	<b>72,80,000 /-</b>	<b>72,80,000 /-</b>	


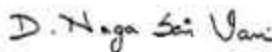
#### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Shib Narayan Maity</b> Son of Mr Krishnarjun Maity Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office	 17/03/2023	 LTI 17/03/2023	 17/03/2023



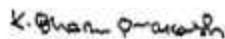
Keshrambha, City:- , P.O:- Keshrambha, P.S:-Datan, District:-Paschim Midnapore, West Bengal, India, PIN:- 721451 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: auxxxxxx5b, Aadhaar No: 24xxxxxxxx8074, Status :Individual, Executed by: Self, Date of Execution: 17/03/2023  
 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Mr Appalla Krishna Surya Prakash (Presentant )</b> Son of Mr Appalla Venkata Rao Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office			
	17/03/2023	LTI 17/03/2023	17/03/2023	

534/2 Arambati, Block/Sector: Near Tengra Hat, City:- Kharagpore, P.O:- Nimpura, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bcxxxxxx5l, Aadhaar No: 91xxxxxxxx0521, Status :Individual, Executed by: Self, Date of Execution: 17/03/2023  
 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office









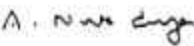


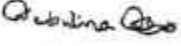
3	Name	Photo	Finger Print	Signature
	<b>Mrs Devarashetti Naga Sai Vani</b> Wife of Mr D Jaydev Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office			
	17/03/2023	LTI 17/03/2023	17/03/2023	

NS1/4, Unit No.-04, Block/Sector: Ward No.-18 Near Printing Press, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:-721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: bpxxxxxx2g, Aadhaar No: 58xxxxxxxx2802, Status :Individual, Executed by: Self, Date of Execution: 17/03/2023  
 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office

4	Name	Photo	Finger Print	Signature
	<b>Mr Kadiyala Bhanu Prakash</b> Son of Late Kadiyala Venkata Ramana Murty Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office			
	17/03/2023	LTI 17/03/2023	17/03/2023	

H No-5, Near Kailash Oil Mill, Block/Sector: Gatarpara, Ward No-16, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:-721301 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: bnxxxxxx9f, Aadhaar No: 40xxxxxxxx1775, Status :Individual, Executed by: Self, Date of Execution: 17/03/2023  
 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office



5	<b>Name</b> <b>Mrs Ejji Radhika</b> Wife of Mr E Sudarsan Rao Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office	<b>Photo</b>  17/03/2023	<b>Finger Print</b>  LTI 17/03/2023	<b>Signature</b>  17/03/2023
NS/1/4, Unit No-2, Block/Sector: Ward No-18, New Settlement, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:-721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: fexxxxxx9j, Aadhaar No: 57xxxxxxxx5257, Status :Individual, Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office				
6	<b>Name</b> <b>Mrs Mampi Sarkar</b> Wife of Mr Asis Kumar Sarkar Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office	<b>Photo</b>  17/03/2023	<b>Finger Print</b>  LTI 17/03/2023	<b>Signature</b>  17/03/2023
Susamapally, City:- Kharagpore, P.O:- Nimpura, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721304 Sex: Female, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No.:: bexxxxxx8p, Aadhaar No: 83xxxxxxxx0554, Status :Individual, Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office				
7	<b>Name</b> <b>Mrs Attili Nava Durga</b> Wife of Mr APC Tulasi Kumar Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office	<b>Photo</b>  17/03/2023	<b>Finger Print</b>  LTI 17/03/2023	<b>Signature</b>  17/03/2023
Rly Qtr No-303/A, Unit-3, Block/Sector: South Side Near SBI Bank, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:-721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bixxxxxx6k, Aadhaar No: 56xxxxxxxx0467, Status :Individual, Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office				
8	<b>Name</b> <b>Mrs Debalina Das</b> Wife of Mr Subhas Bera Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office	<b>Photo</b>  17/03/2023	<b>Finger Print</b>  LTI 17/03/2023	<b>Signature</b>  17/03/2023


Rajagram, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: bexxxxxx5g, Aadhaar No: 65xxxxxxxx8565, Status :Individual, Executed by: Self, Date of Execution: 17/03/2023  
 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office

9	Name	Photo	Finger Print	Signature
	<b>Mrs Boddepalli Prabha</b> Wife of Mr Boddepalli Venkata Rao Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office			
		17/03/2023	LTI 17/03/2023	17/03/2023

H No-798/1 Sukantapally, Block/Sector: Ward No-11, Malancha, City:- Kharagpore, P.O:- Nimpura, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:-721304 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ghxxxxxx3n, Aadhaar No: 41xxxxxxxx7675, Status :Individual, Executed by: Self, Date of Execution: 17/03/2023  
 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office

10	Name	Photo	Finger Print	Signature
	<b>Mrs Kalyani Das</b> Wife of Mr Prabodh Das Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office			
		17/03/2023	LTI 17/03/2023	17/03/2023

Ergoda, City:- Not Specified, P.O:- Ergoda, P.S:-Binpur, District:-Jhargram, West Bengal, India, PIN:- 721505 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: bjxxxxxx2n, Aadhaar No: 79xxxxxxxx9975, Status :Individual, Executed by: Self, Date of Execution: 17/03/2023  
 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office

11	Name	Photo	Finger Print	Signature
	<b>Mrs Bijali Das</b> Wife of Mr Jayanta Kumar Das Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office			
		17/03/2023	LTI 17/03/2023	17/03/2023










Kharida Kumarpara, Block/Sector: Ward No-9, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: atxxxxxx4q, Aadhaar No: 80xxxxxxxx8643, Status :Individual, Executed by: Self, Date of Execution: 17/03/2023  
 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office



## Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>S SQUARE CASTLE</b> 1, 6-73/79/1, Madhurawada Kapulupadda Road, Block/Sector: BHARAT NAGAR, City:- Not Specified, P.O:- Madhurawada, P.S:-PADMANABHAM, District:-Visakhapatnam, Andhra Pradesh, India, PIN:- 530048, PAN No.: AExxxxxx8E, 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
	<b>Mrs Venkata Satya Varaha Uma Maheswari Gorrela</b> Wife of Mr B Shanti Kumar Date of Execution - 17/03/2023, , Admitted by: Self, Date of Admission: 17/03/2023, Place of Admission of Execution: Office			
	Mar 17 2023 5:01PM	LTI 17/03/2023	17/03/2023	
F1G1 Srinivasa Nagar, Block/Sector: Madhurawada, City:- Not Specified, P.O:- Madhurawada, P.S:- KASIMKOTA, District:-Visakhapatnam, Andhra Pradesh, India, PIN:- 530048, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ATxxxxxx1B, Aadhaar No: 62xxxxxxxx1969 Status : Representative, Representative of : S SQUARE CASTLE (as partner)				
2	Name	Photo	Finger Print	Signature
	<b>Mrs Babita Mishra</b> Wife of Mr Sateesh Shukla Date of Execution - 17/03/2023, , Admitted by: Self, Date of Admission: 17/03/2023, Place of Admission of Execution: Office			
	Mar 17 2023 5:02PM	LTI 17/03/2023	17/03/2023	
203 Baseeti Tower, Srinagar Dwarkanagar, City:- Not Specified, P.O:- Visakhapatnam, P.S:-VSP TOWN 1 L & O, District:-Visakhapatnam, Andhra Pradesh, India, PIN:- 530001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: akxxxxxx5r, Aadhaar No: 34xxxxxxxx7122 Status : Representative, Representative of : S SQUARE CASTLE (as partner)				
3	Name	Photo	Finger Print	Signature
	<b>Mrs Uma Chandu Musty</b> Wife of Mr M V S S N Murty Date of Execution - 17/03/2023, , Admitted by: Self, Date of Admission: 17/03/2023, Place of Admission of Execution: Office			
	Mar 17 2023 5:04PM	LTI 17/03/2023	17/03/2023	
101, Hari Krishna Sadan, Block/Sector: TPT Cplony Seethamdhara, City:- Not Specified, P.O:- Visakhapatnam, P.S:-VSP TOWN 5 TRAFFIC, District:-Visakhapatnam, Andhra Pradesh, India, PIN:- 530013, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: agxxxxxx0a, Aadhaar No: 66xxxxxxxx9830 Status : Representative, Representative of : S SQUARE CASTLE (as partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Rajat Kumar Sinha</b> Son of Late Rajendra Narayan Sinha Saratpally, Jafala Road, City:- Kharagpore, P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305			
	17/03/2023	17/03/2023	17/03/2023
Identifier Of Mr Shib Narayan Maity, Mr Appalla Krishna Surya Prakash, Mrs Devarashetti Naga Sai Vani, Mr Kadiyala Bhanu Prakash, Mrs Ejji Radhika, Mrs Mampi Sarkar, Mrs Attili Nava Durga, Mrs Debalina Das, Mrs Boddepalli Prabha, Mrs Kalyani Das, Mrs Bijali Das, Mrs Venkata Satya Varaha Uma Maheswari Gorrela, Mrs Babita Mishra, Mrs Uma Chandu Musty			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Shib Narayan Maity	S SQUARE CASTLE-3 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mrs Kalyani Das	S SQUARE CASTLE-1 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mrs Bijali Das	S SQUARE CASTLE-2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Appalla Krishna Surya Prakash	S SQUARE CASTLE-3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Devarashetti Naga Sai Vani	S SQUARE CASTLE-3 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Kadiyala Bhanu Prakash	S SQUARE CASTLE-3 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs Ejji Radhika	S SQUARE CASTLE-2 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mampi Sarkar	S SQUARE CASTLE-3 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs Attili Nava Durga	S SQUARE CASTLE-3 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mrs Debalina Das	S SQUARE CASTLE-2 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mrs Boddepalli Prabha	S SQUARE CASTLE-3 Dec

## Land Details as per Land Record

District: Paschim Midnapore, P.S:- Kharagpur, Gram Panchayat: CHANGUAL, Mouza: Madanmohan, JI No: 308, Pin Code : 721301

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 123, LR Khatian No:- 1855	Owner:শিব নারায়ন মাইতি, Gurdian:কৃষ্ণার্জুন , Address:কেশরছা , Classification:জল, Area:0.03000000 Acre,	Mr Shib Narayan Maity
L2	LR Plot No:- 123, LR Khatian No:- 1848	Owner:এ. কে. এস. প্রকাশ, Gurdian:অম্বালা ডেকটা রাও, Address:নিমপুরা খল্লপুৰ , Classification:জল, Area:0.03000000 Acre,	Mr Appalla Krishna Surya Prakash
L3	LR Plot No:- 123, LR Khatian No:- 1852	Owner:ডি.নাগা সাই ভানি, Gurdian:ডি. জয়দেব, Address:খল্লপুৰ , Classification:জল, Area:0.03000000 Acre,	Mrs Devarashetti Naga Sai Vani
L4	LR Plot No:- 123, LR Khatian No:- 1849	Owner:ক. ভানু প্রকাশ, Gurdian:কবিয়ালা ডেকটা রামনা মৃত্তী, Address:খল্লপুৰ , Classification:জল, Area:0.03000000 Acre,	Mr Kadiyala Bhanu Prakash
L5	LR Plot No:- 123, LR Khatian No:- 1856	Owner:ই. রাধিকা , Gurdian:ই. সুদর্শন রাও, Address:খল্লপুৰ , Classification:জল, Area:0.02000000 Acre,	Mrs Ejji Radhika
L6	LR Plot No:- 123, LR Khatian No:- 1850	Owner:মাম্পি সরকার, Gurdian:আশীষ কুমার, Address:সুসমাপরী নিমপুরা , Classification:জল, Area:0.03000000 Acre,	Mrs Mampi Sarkar
L7	LR Plot No:- 123, LR Khatian No:- 1853	Owner:এ.নাভা দুর্গা, Gurdian:এ.পি.সি.তুলসি কুমার, Address:খল্লপুৰ , Classification:জল, Area:0.03000000 Acre,	Mrs Attili Nava Durga
L8	LR Plot No:- 123, LR Khatian No:- 1857	Owner:দেবলীলা দাস, Gurdian:সুভাষ বেরা, Address:খল্লপুৰ , Classification:জল, Area:0.02000000 Acre,	Mrs Debalina Das
L9	LR Plot No:- 123, LR Khatian No:- 1858	Owner:বোদেপালী প্রভা, Gurdian:বোদেপালী ডেকটা রাও, Address:খল্লপুৰ , Classification:জল, Area:0.03000000 Acre,	Mrs Boddepalli Prabha
L10	LR Plot No:- 123, LR Khatian No:- 1847	Owner:কল্যানী দাস, Gurdian:প্রবোধ দাস, Address:এডগোদা বিনপুৰ , Classification:জল, Area:0.01000000 Acre,	Mrs Kalyani Das



L11	LR Plot No:- 123, LR Khatian No:- 1851	Owner:বিজলী দাস, Gurdian:জয়ন্ত কুমার, Address:খরিদা , Classification:জল, Area:0.02000000 Acre,	Mrs Bijali Das
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On 17-03-2023

**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 15:58 hrs on 17-03-2023, at the Office of the A.D.S.R. KHARAGPUR by Mr Appalla Krishna Surya Prakash , 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 72,80,000/-

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

Execution is admitted on 17/03/2023 by 1. Mr Shib Narayan Maity, Son of Mr Krishnarjun Maity, Keshrambha, P.O: Keshrambha, Thana: Datan, , Paschim Midnapore, WEST BENGAL, India, PIN - 721451, by caste Hindu, by Profession Service, 2. Mr Appalla Krishna Surya Prakash, Son of Mr Appalla Venkata Rao, 534/2 Arambati, Sector: Near Tengra Hat, P.O: Nimpura, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721304, by caste Hindu, by Profession Business, 3. Mrs Devarashetti Naga Sai Vani, Wife of Mr D Jaydev, NS1/4, Unit No.-04, Sector: Ward No.-18 Near Printing Press, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession House wife, 4. Mr Kadiyala Bhanu Prakash, Son of Late Kadiyala Venkata Ramana Murty, H No-5, Near Kailash Oil Mill, Sector: Gatarpara, Ward No-16, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession Service, 5. Mrs Ejji Radhika, Wife of Mr E Sudarsan Rao, NS1/4, Unit No-2, Sector: Ward No-18, New Settlement, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession House wife, 6. Mrs Mampi Sarkar, Wife of Mr Asis Kumar Sarkar, Susamapally, P.O: Nimpura, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721304, by caste Hindu, by Profession Private Service, 7. Mrs Attili Nava Durga, Wife of Mr APC Tulasi Kumar, Rly Qtr No-303/A, Unit-3, Sector: South Side Near SBI Bank, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession House wife, 8. Mrs Debalina Das, Wife of Mr Subhas Bera, Rajagram, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession Service, 9. Mrs Boddepalli Prabha, Wife of Mr Boddepalli Venkata Rao, H No-798/1 Sukantapally, Sector: Ward No-11, Malancha, P.O: Nimpura, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721304, by caste Hindu, by Profession House wife, 10. Mrs Kalyani Das, Wife of Mr Prabodh Das, Ergoda, P.O: Ergoda, Thana: Binpur, , Jhargram, WEST BENGAL, India, PIN - 721505, by caste Hindu, by Profession House wife, 11. Mrs Bijali Das, Wife of Mr Jayanta Kumar Das, Kharida Kumarpura, Sector: Ward No-9, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession House wife

Indetified by Mr Rajat Kumar Sinha, , Son of Late Rajendra Narayan Sinha, Saratpally, Jafala Road, P.O: Inda, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-03-2023 by Mrs Venkata Satya Varaha Uma Maheswari Gorrela, partner, S SQUARE CASTLE (Partnership Firm), 1, 6-73/79/1, Madhurawada Kapulupadda Road, Block/Sector: BHARAT NAGAR, City:- Not Specified, P.O:- Madhurawada, P.S:-PADMANABHAM, District:-Visakhapatnam, Andhra Pradesh, India, PIN:- 530048

Indetified by Mr Rajat Kumar Sinha, , Son of Late Rajendra Narayan Sinha, Saratpally, Jafala Road, P.O: Inda, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by profession Advocate

Execution is admitted on 17-03-2023 by Mrs Babita Mishra, partner, S SQUARE CASTLE (Partnership Firm), 1, 6-73/79/1, Madhurawada Kapulupadda Road, Block/Sector: BHARAT NAGAR, City:- Not Specified, P.O:- Madhurawada, P.S:-PADMANABHAM, District:-Visakhapatnam, Andhra Pradesh, India, PIN:- 530048

Indetified by Mr Rajat Kumar Sinha, , Son of Late Rajendra Narayan Sinha, Saratpally, Jafala Road, P.O: Inda, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by profession Advocate



Execution is admitted on 17-03-2023 by Mrs Uma Chandu Musty, partner, S SQUARE CASTLE (Partnership Firm), 1, 6-73/79/1, Madhurawada Kapulupadda Road, Block/Sector: BHARAT NAGAR, City:- Not Specified, P.O:- Madhurawada, P.S:-PADMANABHAM, District:-Visakhapatnam, Andhra Pradesh, India, PIN:- 530048

Indetified by Mr Rajat Kumar Sinha, , Son of Late Rajendra Narayan Sinha, Saratpally, Jafala Road, P.O: Inda, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by profession Advocate

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,077.00/- ( B = Rs 15,000.00/- ,E = Rs 77.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 15,077/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/03/2023 9:36AM with Govt. Ref. No: 192022230336337848 on 17-03-2023, Amount Rs: 15,077/-, Bank: SBI EPay ( SBlePay), Ref. No. 9627153230739 on 17-03-2023, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,101/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,101/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 37429, Amount: Rs.5,000.00/-, Date of Purchase: 16/03/2023, Vendor name: Debabrata Bhanja

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/03/2023 9:36AM with Govt. Ref. No: 192022230336337848 on 17-03-2023, Amount Rs: 5,101/-, Bank: SBI EPay ( SBlePay), Ref. No. 9627153230739 on 17-03-2023, Head of Account 0030-02-103-003-02



**Bhim Charan Maity**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. KHARAGPUR**  
**Paschim Midnapore, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1010-2023, Page from 44531 to 44592

being No 101002340 for the year 2023.



*Bhim Charan Maity*

Digitally signed by BHIM CHARAN  
MAITY

Date: 2023.03.20 16:59:09 +05:30

Reason: Digital Signing of Deed.

(Bhim Charan Maity) 2023/03/20 04:59:09 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)