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Certified that this document is
 admitted to registration
 The signature sheet and the
 endorsement paper attached here
 with are the parts of this document

Mashi
 Registrar U/S 7 (2)
 of Registration Act
 1908 Paschim Medinipur
 03 JUN 2022

Jwan Kanti Mondal

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on
 this 3rd day of June 2022 A.D.

BK REALITY AND CONSTRUCTION
 (OPC) PRIVATE LIMITED.
Jwan Kanti Mondal
 Director

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02 JUN 2022 5000.00

Tusar Kanti Mondal
Tantigemia (Town Colony)
V. U
Midnapore



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Registrar U/S 7 (2)
of Registration Act
1908 Paschim Medinipur

03 JUN 2022



Tusar Kanti Mondal

BETWEEN

SHRI TUSAR KANTI MONDAL, (PAN No. ANCPM9361P Aadhaar No. 4775 8537 1141), Son of : Late Khagendra Nath Mondal , by Caste – Hindu, by Occupation – Business, by Nationality – Indian, Resident of : Tantigeria, Town Colony, P.O. Vidyasagar University, P.S. Kotwali, Sub-Register : Midnapore, District – Paschim Medinipur, West Bengal, PIN – 721102, hereinafter called and referred to as the **LAND OWNER** (which term and expression shall unless excluded by repugnant to the context be deemed to mean and include his executors, successors in-interest, administrators, legal representatives and assigns) **OF THE FIRST PART.**

AND

BK REALITY AND CONSTRUCTION (OPC) PRIVATE LIMITED (PAN NO. AAHCB5605J), Represented by Director **SHRI TUSAR KANTI MONDAL**, (PAN No. ANCPM9361P Aadhaar No. 4775 8537 1141), by occupation – Business, by Nationality – Indian, Registered Office Address At – 20, Abinash Banerje Lane, Howrah, West Bengal, India, 711104, operation Office- New Town Inda, Kharagpur (T), under Kharagpur Municipality Ward No. 02, Paschim Medinipur West Bengal 721305, hereinafter called and referred to as the **DEVELOPER** (which term and expression shall unless excluded by repugnant to the context be

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deemed to mean and include their executors, successors in-interest, administrators, legal representatives and assigns) **OF THE SECOND PART.**

WHEREAS the First parties are in possession of land measuring about 64 decimals land lying and situated in Schedule Property, District – Paschim Medinipur, P.O., P.S. & A.D.S.R.O. Kharagpur, Mouza – Ruisanda, J.L. No. 211, L.R. Khatian No. 1441, 1439, 1442, R.S. & L.R. Plot No. 24 Bastu area 64 decimals.

AND WHEREAS schedule mentioned property previously belonged to Nasir Ali Khan on his death his legal heirs have inherited the property left by him. While the legal heirs of Nasir Ali Khan were in possession they have partitioned their ejmal property by Regd. Deed of Partition executed and registered in the office of A.D.S.R. Sadar Midnapore being Deed No. 5111 of 1990. By that deed Hazi Intaz Ali got specific portion of R.S. & L.R. Plot No. 24 and used to possess the same and same had been recorded in his name in Khatian No. 46. While he was in possession he sold 40.08 decimals of land of R.S. & L.R. Plot No. 40 to (i) Khurshed Ali Khan (ii) Majid Ali Khan by way of a Registered Deed of Sale being No. 3382 dated 11.06.2004 and gave them possession. After purchase while Khurshed Ali Khan and Majed Ali Khan were in possession they sold 33 decimals of land out of their purchase land to Bijoy Sharma S/o. Radhashyam Sharma by Regd. Sale Deed No. 6142 for the year 2009 and gave him possession. After purchase while Bijoy Sharma was in possession he sold entire 33 decimals of land of R.S. & L.R. Plot No. 24 to Anant Kumar Malu by Regd. Sale Deed 6191 for the year 2009. From the Deed of Sale it will found that on behalf of SIDDHARTH CONSTRUCTION a Partnership Firm Anant Kumar Malu

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purchase the property and thereafter Anant Kumar Malu partner's of SIDDHARTH CONSTRUCTION sold out 33 decimals of land to Debabrata Ghosh by Regd. Sale Deed No. 2560 of 2016 of A.D.S.R. Kharagpur and gave him possession. After purchase he had mutated the same in his name in L.R. Khatian No. 1042.

AND WHEREAS while said Debabrata Ghosh was in possession he gifted 4 decimals of land of R.S. & L.R. Plot No. 24 to the First Part by Regd. Deed of Gift No. 789 of 2021 of D.S.R. – I Paschim Medinipur and gave him possession.

AND WHEREAS while Debabrata Ghosh was in possession he sold out 23 decimals of land of that plot through his Power of Attorney holder Bhaskar Goswami by Sale Deed No. 833 of 2021 of D.S.R. – I Paschim Medinipur to the First Part and gave him possession.

AND WHEREAS by the Deed of Partition being No. 5111 of 1990 to Most. Mumtaz Ara Begum, Most. Ajjara Khatun, Most. Tahera Khatun, Most. Rabia Khatun, Most. Sayara Khatun, Most. Jahera Khatun & Most. Sufia Khatun became the owner of 1.57 decimals of land of R.S. & L.R. Plot No. 24. While they were in possession sold out the same to Milan Sharma and Ashok Kumar Sharma by Regd. Sale Deed being No. 8558 of 2006 and gave them possession. While they were in possession 37.10 decimals of land of R.S. & L.R. Plot No. 24 was transferred to Prakash Kothari partner of Earth Line Project by Regd. Sale Deed No. 6155 of 2009. While Prakash Kothari was in possession he sold out 37 decimals of land of R.S. & L.R. Plot No. 24 to Debabrata Ghosh by Regd. Sale Deed being No. 9773 of 2012. After purchase while Debabrata Ghosh was in possession he sold 37 decimals of land of that plot to the First Part by Regd. Sale Deed No. 827 of 2021 of D.S.R. – I Paschim

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Medinipur through his Constituted Attorney Bhaskar Goswami and gave him possession.

WHEREAS after became owner of 64 decimals of land of R.S. & L.R. Plot No. 24 of Mouza : Ruisanda, Under P.S. Kharagpur (Local) the First Part mutated the same in Khatian No. 1439, 1441, 1442 and paid rent to the State. While the First Part is exercising his right, title, interest and possession over the same on the basis of the prayer of the First Part entire 64 decimals of land has been converted into commercial bastu by S.D.L & L.R.O. Kharagpur by Conversion Case No. CN/2021/1009/683, Case No. CN/2021/1009/688 & Case No. CN/2021/1009/1043.

WHEREAS the First Part with a view to Develop the Schedule below property made application before Midnapore Kharagpur Development Authority and after considering the prayer of the First Part /Owner, the Midnapore Kharagpur Development Authority under Memo No. 1671/MKDA/2021 dt. 11.08.2021 gave permission to the Owner/ First Part to Develop the Schedule below property. Plan already Sanctioned by land owner.

AND WHEREAS said land owner and developer decided to develop the schedule land by constructing multistoried residential complex as per plan sanctioned by the Component Authority.

AND WHEREAS the land owner are represented that they are the absolutely seized and possessed of and otherwise well and sufficiently entitled to the LANDED PROPERTIES described in the first schedule and that the land OWNER desire that the property to be developed in to a multi-storied residential building, parking space etc. by entering in to a suitable agreement with the developer.

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In the facts and circumstances as described aforesaid the land owner approached and requested the DEVELOPER to develop the said landed property and believing on the aforesaid representation and disclosures, the DEVELOPER has agreed to the request of the LAND OWNER and hereto has agreed to develop the landed property on the terms and conditions herein below mentioned.

NOW THIS DEVELOPMENT AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY BETWEEN THE OWNER AND DEVELOPER HERETO AS FOLLOWS:-

ARTICLE - 1
DEFINATIONS

- 1.1 **OWNER:** shall mean the above named Owner/Landlord which includes their legal heirs, successors, administrator, representative, nominees and assigns, as the case may be.
- 1.2 **DEVELOPER:** shall mean the above named Developer which include it's successors, administrator, representative, nominees and assigns, as the case may be.
- 1.3 **THE PROPERTY:** shall mean ALL THAT piece and parcel of Schedule Property :- District - Paschim Medinipur, P.O., P.S. & A.D.S.R.O. Kharagpur, Mouza - Ruisanda, J.L. No. 211, L.R. Khatian No. 1441, 1439, 1442, R.S. & L.R. Plot No. 24 Bastu area 64 decimals.
- 1.4 **BUILDING:** shall mean the Residential Multi-storied building complex to be constructed on the land property in accordance with the plan to be sanctioned by the Competent Authority, permissions for Fire Service.

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- 1.5 **THE FLATS:** shall mean the super built area consisting of Bed rooms, living rooms, bathrooms, kitchen, balcony/ verandah etc.
- 1.6 **SALEABLE SPACE:** shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- 1.7 **ARCHITECT:** shall mean any person/persons or firm appointed or nominated by the DEVELOPER Architect for the building.
- 1.8 **BUILDING PLAN:** shall mean and include such plan prepared by the architect /L.B.S. Licensed by the P & RD Kolkata & M.K.D.A for the construction of the new building /buildings submitted by the OWNER before the appropriate authorities of Paschim Medinipur Zilla Parishad for the sanction of the same.
- 1.9 **COMMON AREA:** shall mean and include the area of the lobbies, staircases, landings and other portions of the building intended or required for ingress from any portion /flat for providing free access to such portions /flat for use of the co-owner of the flat/rooms i.e. common water pump room, open terrace etc. as per building plan or plans and/or as may be decided by the Developers.
- 1.10 **THE COMMON PORTIONS:** shall mean and include the common installations the buildings for common use and utility i.e. paths, passage, open spaces at the ground floor, plumbing, electrical, common toilet and other common service areas, drainage and other installation, fittings, fixtures and machinery specified as common portion to be made and erected for the convenience of the intending purchaser and /or lawful occupiers.

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- 1.11 **THE PARKING SPACES:** shall mean the place or area reserved for parking of the vehicles.
- 1.12 **COMMON FACILITES:** and amenities shall include corridors, hall ways, stairways, passage ways, drive ways, common lavatories, pump-room, generator room, tube-well, overhead tank, water pumps and motors and lift agreement and facilities such as guard room with toilet and also other facilities which may mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building including terrace of the building, common amenities of the said building.
- 1.13 **OWNER ALLOCATION:** The owner will get 30% of total constructed area as owner's allocation.
- 1.14 **DEVELOPERS' ALLOCATION:** shall mean the Other Parts of the Building excluding the owner allocation.
- 1.15 **COMMON EXPENSES:** shall mean and include a proportionate share of the cost, charge and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of Gram Panchayat Tax and property taxes and other taxes and levies related to or connected with the said building and property.
- 1.16 **TRANSFERE:** shall mean any person, firm, limited company, association of person to whom any space/flat in the building shall be transferred on ownership basis or otherwise.
- 1.17 **WORD IMPORTING SINGULAR:** shall include plural and vice-versa.

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- 1.18 **SANCTION PLAN**: shall mean such plan prepared by the architect of the DEVELOPER and subsequently sanctioned by the authority concern.

ARTICLE – II

OWNER RIGHTS, RESPONSIBILITIES AND OBLIGATIONS

- 2.1 The ONWER seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it. That except the OWNER nobody else has any right, title and interest claim or demand whatsoever or however in to or upon the said property.
- 2.2 The said property is FREE FROM ALL ENCUMBRANCES, charges, lines, lis-pendencies, attachment, trusts, acquisition, whatsoever or however and have a valid marketable title on the said property.
- 2.3 That the OWNER hereto shall handover all original title deeds and all relevant papers and documents to the DELVEOPER after taking proper receipts as and when the same shall be demanded by the DEVELOPER AND THE First Party OWNER on this date of execution of this agreement deliver the peaceful, vacant, khas possession the SCHEDULE NOTED property in favour of the DEVELOPER.
- 2.4 That the parties will abide by the terms and conditions hereto made and if necessary the parties hereto will enter in to further agreement which will be necessary time to time for construction of the said masonry building on the said property.

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- 2.5 That the owner shall not illegally make any transfer the developing property to any third party by way of sale, lease or to let-out or mortgage and/or put any encumbrance on the said property and for the other purpose.
- 2.6 That the OWNER further undertakes to execute registered General Power of Attorney in favour of the DEVELOPER hereto for the purpose of making such construction at their own risk and cost as well as the power to negotiate with the intending purchaser for sale of the flats and to make registered deeds of conveyance or other documents, except the owner allocated area after handing over the owner allocation as well be specifically mentioned after sanctioned of the relevant building plan at the cost and expenses of the Developer.
- 2.7 That it is agreed by the OWNER that they will execute and registered all deeds of conveyance in favour of the intending purchaser self or in respect of the allocated portion by the DEVELOPER of the proposed building in the specification as mentioned of this Agreement.

ARTICLE - III

DEVELOPER'S RESPONSABILITIES

- 3.1 That on the power and by virtue of this agreement, the DEVELOPER are hereby empowered to raise the construction at the above mention property investing their own finance and resources and undertakes to erect the said building at their own per the sanctioned building plan for proposed Building/Apartment and the DEVELOPER are hereby empowered to modify the nature of land and mutate the name of the OWNER at the Office of B.L. &

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L.R.O. to prepare plan or suitable modification or alter the sanctioned plan as & when required and submit the same for approval from Gram Panchayat and the entire costs shall be Born by the DEVELOPER alone.

- 3.2 That the DEVELOPER herein shall have its rights to exploit its own allocated constructed area, as mentioned above and can sell the same on behalf of the OWNER with due possession to the intended Purchaser for realization of cost of the construction of the said building without charging the property however the developers shall be entitled to the said right only on its share/allocation.
- 3.3 That DEVELOPER shall be entitled to appoint its own labours, mason, constrictors, building engineers, architects for necessary raising of the new constructions and doing so all expenses with regard to such appointed persons shall be borne by the DEVELOPER and all the risk and liability together with all responsibility shall remain with the DEVELOPER and the OWNER shall never be liable or responsible for any debts, payments, misappropriation of any money or anything what so ever eventually takes places at the time of or after construction is completed and handing over to the prospective purchaser. The DEVELOPER shall also remain liable for matter relating to the building and payment to Panchayat taxes etc. from the date of receiving the vacant possession of the said property from the OWNER till disbursement of developers share the intending purchasers of the flat/flats/unit after allocation of OWNER share and the same handing over to the owner.

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- 3.4 That the DEVELOPER for the purpose of raising the said construction shall have its absolute right to enter into any agreement for sale or mortgage of flats only without charging the said schedule noted property in respect of its own allocated portions as mentioned above and to that effect the developer shall be entitled to receive the earnest money from the intending Purchaser, financial institution together with all advance thereof but at all material time the OWNER shall not liable for such advance or earnest money and for all purpose the owner share of allocation shall be treated as free from all encumbrances.
- 3.5 That the DEVELOPER shall add or join any other project with this project and the OWNER shall have no objection to that effect.

ARTICLE - IV

DEVELOPER'S RESPONSIBILITIES

- 4.1 That the DEVELOPER hereby undertake to complete the whole complex within 36 months from the date of sanction plan and the grace period may be executed as per mutual concern due to any unavoidable circumstances.
- 4.2 The DEVELOPER shall incur all costs, charges, expenses for obtaining the permission from the authority concerned.
- 4.3 The DEVELOPER shall bear costs, charges, expenses for construction of the building at the said property and pay taxes, from the date of delivery of possession by the OWNER to the DEVELOPER.

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- 4.4 All funds and/or finance to be required for completion of the entire project shall be provided by and/or otherwise arranged by the DEVELOPER.

ARTICLE – V

DEVELOPERS' OBLIGATIONS

- 5.1 Immediately after the execution of this Agreement, the Developer shall at its own costs and expenses prepare or cause to be prepared a plan for construction and erection of a new building at the said premises, and the Developer shall submit the same before the Gram Panchayat for sanction with prior consent of the Owner.
- 5.2 The Developer shall deliver to the Owner one copy each of all the sanctioned plans & drawings certified by the Developer to be true copy and also deliver to the Owner copies of all papers and documents that are to be submitted by the Developer to the Gram Panchayat or any other authority for the purpose of development and construction of the building. The Developer shall take prior written consent in case of any deviation in the Owner' Allocation or reduction of common areas by modification in the sanctioned plan or otherwise.
- 5.3 The Developer shall use and / or cause to be used good building materials as shall be specified by the licensed building surveyor or registered Architect of the Building PROVIDED HOWEVER proportion and quality of such materials shall confirm to the accepted standard of Specification and the building rules regulations and/or orders in force for the time being.

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- 5.4 The building shall be erected, constructed and completed by the Developer as per the specification provided hereunder written and all flats / units as well as common areas and facilities shall consist of and be provided with such materials, fixtures, fittings and facilities, under any circumstances, irrespective of any ground of whatsoever, the Developer shall not be entitled to claim or demand any payment of whatsoever nature from the Owner in respect of erection, construction and completion of the said Owner's allocated portion / portions or for any part of the building as the entire building as also the entire project shall be at the cost and expenses of the Developer.
- 5.5 The Developer shall construct and complete the building under its direct supervision and control as per the sanctioned plan and with the best workmanship and like manner and shall comply with all statutory provisions, regulations, building rules and statutory stipulations from time to time to be imposed or as would be made applicable. The Developer shall use ISI marked standard quality building materials.
- 5.6 All costs, charges, fees levies, impositions, statutory payments, taxes and expenses of whatever name called for erections, construction and completion of the said building its materials, fittings and fixtures in all respect, including connections of water, sewerage, electricity in accordance with law and other amenities for the building shall be paid and borne by the Developer. It is made clear that the costs, deposit and charges for individual and separate electricity meters for the respective flat /unit to be borne by the respective unit Owner.

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- 5.7 The Developer shall be responsible and liable for payment of and / or meeting all costs, charges, fees, levies and expenses of the building materials, workmen, labours contractors and all permission, license, quota as and other requirements for erections, construction and completion of the building in totality. The Developer shall at its own costs and expenses cause for supply of good building materials, so as to ensure the progress of erection, construction and ultimate completion of the Building within the time specified hereinabove.
- 5.8 While dealing with and / or entering into any Agreements and / or dealing with commitments relating to the Developer's allocated portion or any part thereof, the Developer shall fully comply with observe, fulfill and perform the requirements under the law and ensure fulfillment and compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter.
- 5.9 In the event of any loss or injury or damages being caused of any nature or in any manner whatsoever, including injury and/or damage to any person or persons or property of or any loss of life, the Developer shall be solely liable and responsible for the same and the consequences arising therefore in all respect and shall at all point of time & protect for the same and all consequences. It is specifically agreed and understood that the Owner shall not be responsible and / or liable either for any act of negligence or mode and manner of construction defects, deviations, damages or any proceedings if initiated by any person(s) and / or authority relating to and or arising out of erection, construction or completion of the said newly proposed building or any part thereof. All actions, suits,

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claims, proceedings and consequences arising there from shall be attended to, defended, prosecuted and compiled with and faced by the Developer at its own costs and expenses and the Developer shall keep the Owner indemnified from all or any loss, damages, costs and consequences, suffered or incurred there from.

5.10 Notwithstanding anything contained or stated herein, all labours, workers, supervisors and other employees or persons by whatever definition employed, engaged, deputed, appointed or required for erection, construction and completion of the building shall be employed by the Developer and the Owner shall not be responsible or liable for meeting any obligations in any manner whatsoever. In case the Owner becomes responsible, or liable on any account relating to labour, workmen, etc. Developer will indemnify / reimburse the Owner there for.

5.11 The Developer shall be solely responsible for and make and pay all payments, wages, dues, contributions, entitlements contractual and /or statutory obligations and requirements of the workmen, supervisors, workers, labours, employees, architects and others by whatever name called or described, appointed, deputed or engaged or required or put on site for the erections, construction and completion of the said newly proposed building and every part thereof and the Owner shall under no circumstances be deemed to be the employer and no responsibility and / or liability will shift upon the Owner and the Developer shall keep the Owner indemnified from all or any claim, damages, payments, costs and consequences suffered or incurred there from.

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- 5.12 The Developer shall be duty bound to complete the Owner allocated portion in all respect with all fixtures fittings and installations including domestic water and sewerage, electricity connections as well as common areas and facilities and make the same fully habitable for use within the said 36 months from the date of execution of this Development Agreement-cum-Power of Attorney and also after taking vacant possession of the said premises from the Owner which ever will be later unless prevented by Force Majeure.
- 5.13 That the Developer shall make correspondence or negotiation or advertise for sale of the residential units of developer's allocation to any third party / parties at such price to be determined by the Developer at its own discretion.

ARTICLE -VI

OWNER OBLIGATIONS

- 6.1 The Owner shall sign and execute all plans, drawings, specifications, elevations, forms, applications and all other papers and verify and affirm required affidavits and declarations as may be required from time to time for all or any permissions, consent, sanction or licenses required under the law in connection with or relating to or arising out of construction, erection and completion of the said building or as may be required from time to time in accordance with law in order to expedite / facilitate the process for obtaining necessary clearances with all spending cost involved whatsoever. In case any liability arises to the Owner on account of execution of such documents, the Developer shall sufficiently

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reimburse and / or indemnifies the Owner within one month from the knowledge of such.

- 6.2 The owner shall deliver vacant peaceful possession of the land/premise to the Developer on signing of this agreement and building plan sanctioned by the developer from the concerned authorities.
- 6.3 The Owner shall provide the Developer with appropriate Power of Attorney to develop the property, out of which one to be registered and another to be Notarized, which relate to couple of interest and as are or may be required in connection with sanction, construction, erection completion of the newly proposed building and to appear for and represent the Owner before all authorities concerned and to make sign and execute applications, declarations and other relevant papers and documents to appropriate authorities for obtaining all quotas, entitlements, permits, licenses, and other allocations of building materials and / or for temporary and permanent connections of water, sewerage and electricity or as may be required from time to time, in accordance with law concerning negotiations for transfer of flats to the intending purchasers thereof and all cost and expenses in that respect shall be borne by the Developer and in this respect the Owner shall appoint the Developer herein, as his Attorney to do all the acts, deeds and things for completion of the newly proposed building at the aforesaid premises. It is clarified that the Owner will be obliged to transfer proportionate share of land to the intending purchasers.

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- 6.4 The Developer shall be entitled transfer of Developer's Allocation but cannot give possession to any flat purchasers till full performance of the agreement on the part of the Developer are made and will give possession to the flat purchasers only upon full completion of the Owner' Allocation with the Occupancy Certificate. The developer may transfer unfinished that also to the buyers for their convenience, if the buyers are agreed/ready to purchase the flat in unfinished conditions.
- 6.5 The Owner will not raise any objection for the ingress to and egress out from the premises and for the car parking spaces and for use of the common passage, common areas, staircase, roof and all other common facilities by the Co-Owner of the proposed building.
- 6.6 The Owner will not enter into any contract for sale, lease or tenancy or any construction agreement of the land or the said premises or charges or in favour of or with any person or persons after execution of these presents.
- 6.7 The Owner & Developer will pay the proportionate maintenance charges, electricity, charges for use of electricity for lighting of the common areas, for payment of the watch and wards staffs and other incidental relating to the benefits of the said new building and such charges will be mutually agreed upon until an association / society is formed by all the Co-Owner of the flats / units in the new building.
- 6.8 During construction of building in the said premises the Developer use the electric meters of the Owner in the said premises and will pay all bills of WBSEDC Limited, but will not pay any previous

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arrears charges, if there by any of the Owner and will also install one main meter for their own use.

ARTICLE – VII

CONSTRUCTION OF BUILDING

- 7.1 The DEVELOPER shall be solely and exclusively responsible for construction of the said building.
- 7.2 The DEVELOPER shall at its own cost construct, erect and complete the said proposed building and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality of materials within stipulated period.
- 7.3 The DEVELOPER shall complete the building in all respect including electrical, sanitary and water supply, drainage system with outside plastering in a complete manner.
- 7.4 That if the DEVELOPER extended any floor or area of any floor in that case the owner shall have no objection and the ratio of the said floor will be same as 1.13 of this article-1 of this agreement.

ARTICLE - VIII

DEVELOPERS INDEMNITY

- 8.1 The DEVELOPER hereby undertakes to keep the OWNER indemnified AGAINST ALL Third Party claim including intending purchasers or trespassers and actions arising out of any sorts of act commission of the DEVELOPER or relating to the construction of the building.
- 8.2 The DEVELOPER hereby undertakes to keep the OWNER indemnify/ indemnified against all act suits, costs, proceeding and claims that may out of the Developer actions with regard to the

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Development of the said premises and/or in the manner of construction of the said building and/or any defect or deviation therein and also to deliver owner allocated portion with good habitable manner in all respect to the owner subject to the owner is performing his all obligation as per this agreement.

ARTICLE -IX

OWNER INDEMNITY

- 9.1 That OWNER undertakes not to obstruct DEVELOPER from constructing the buildings as per sanction plan under any circumstances. In case any dispute among the OWNER & the DEVELOPER, the Developer will not be retained and/or obstructed from carry out the construction work or selling out developers allocation by any manner what so ever.

ARTICLE -X

OTHER PROVISIONS

- 10.1 In the event the Owner is desirous of having any additional or special type of fittings other than that provided hereunder written in their allocated portion or any part thereof, the Developer shall have the same duly provided subject to the costs, charges and expenses for the said fittings and fixtures shall be separately paid and borne by the Owner immediately on demand by the Developer. However to be more specific at Developer's cost the Owner shall be entitled to the items mentioned in the specification hereunder written along with other necessary amenities.
- 10.2 The land upon which the said building shall be erected and constructed and appurtenant thereto as also the common areas facilities to be provided for and / or at the said building shall

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always remain common, impartible and undivided whereas the Owner shall be at liberty to deal with their allocated portions together with the undivided proportionate part or share of the land as well as the common areas and facilities as stated above. The Developer shall similarly entitle to deal with its allocated portion together with the undivided proportionate part or share of the land as well as common areas and facilities in accordance with law. The roof of the building will be common to all the Co-Owner of the flats / units.

- 10.3 The Owner shall be entitled to deal with sell transfer and grant, lease and/or in any manner dispose of the Owner allocation for which no further consent of the Developer shall be required and the Owner will be entitled to receive, realize and collect all sale proceeds, issues and profits arising there from. The Developers shall be liable to deliver the allocation to the Owner or his transferee or nominee or nominees.
- 10.4 The format of the Draft Indenture of Conveyance, that may be required to be executed and registered by the Owner unto and in favour of the Developer and / or its nominees in respect of and / or relating to the Developer's allocated portions and / or any part thereof shall be prepared by the Developer's Advocate and to be approved / revised by the Owner and the Owner shall only execute Indenture of Conveyance(s) unto and in favour of the Developer and / or their nominee or nominees at Developer's or nominees cost as the case may be subject to the terms and conditions provided herein. All cost and expenses including stamp duty, incidentals,

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 (OPC) PRIVATE LIMITED.
 Director

registration cost therefore shall be borne and paid by the Developer and / or its nominees and not by the Owner.

- 10.5 Subject to the above restrictions and conditions contained herein the Developer shall be entitled to enter into any contract or agreement relating to its allocated portions or any part thereof on such terms and conditions and stipulations as it may deem fit and proper in accordance with law and in term of this contract and the owner shall confirm the agreement unto and in favour of the said nominee or nominees of the Developer and cause the same to be registered in accordance with law and admit such execution registration provided however all costs, charges and expenses of the required valued of stamp duty, registration costs or incidental thereto be paid and borne by the Developer and / or its nominee or nominees as the case may be. it is clarified that the Owner will only be liable to transfer proportionate impartible share in the land in respect of Developers Allocation.

ARTICLE - XI

COMMON OR RESPECTIVE OBLIGATIONS

On and from the date of handing over the Owner allocated portion in the new building in accordance with law, the Owner as well as the Developer shall comply with and / or ensure compliance with the under mentioned requirements and restrictions, without any default :-

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 Jyoti Kantti Mondal
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 Director
 Jyoti Kantti Mondal

- (a) To pay punctually and regularly for their respective allocations all rates, taxes, levies, fees, charges, impositions and outgoing to the concerned authorities or to otherwise as may be payable.
- (b) To pay punctually and regularly their respective proportionate part or share of service charges for the common areas and facilities and until formation and registration of the said premises under provisions of the West Bengal Apartment Ownership Act and the rules framed there under or any other Act as desired and decided by the all the co-owner, the Developers shall be entitled to collect service charges and provide the required services thereof.
- (c) To abide by all laws, rules and regulations and orders or the enactments of the Government and / or local bodies or otherwise issued and / or imposed upon in accordance with law, as the case may be and shall attend to an answer and be responsible for any deviation, violation and / or breach thereof in any manner for their work and obligations keeping the Owner fully indemnified from all respect.

ARTICLE -XII
MISCELLANEOUS

12.1 This Agreement shall always be treated as an agreement of joint development by and between the parties. The Owner and the Developer have entered into this Agreement purely as CONTRACT and nothing contained therein shall be deemed to construe or constitute as Partnership between the Owner and the Developer or an Association of persons or an agency agreement.

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 Director
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 (OPC) PRIVATE LIMITED

Nothing in these presents, shall be construed as a sale, demise or assignment to conveyance in lieu of the said premises or any part thereof to the Developer by the Owner or as creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive permission and right in favour of the Developer to develop the said property subject to the terms and conditions of these presents.

12.2 The Owner shall handover possession to the Developer along with the rights of the Development in respect of the said premises by virtue of this presents and / or in pursuance thereof shall not be obstructed or disputed or challenged or disturbed by the Owner provided the Developer are carrying on with the project in terms of this agreement.

12.3 It is understood that from time to time to facilitate the construction of the building by the Developers various acts, deeds, matters and things not herein specified may be required to be lawfully done, executed and performed and for which the Developer shall require adequate powers and authorities from the Owner and for such lawful matters, the Owner shall provide all required power and authorities unto and in favour of the Developer as and when the same is or are required and called upon and to execute, sign all such additional applications and other papers and documents as may be required from time to time in accordance with law provided that those acts, deeds, matters and things do not in any infringe or prejudice the right of the Owner and / or be contrary to the terms

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Director

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and stipulations contained in these presents or against the spirit thereof, keeping the Owner fully indemnified in all respect.

- 12.4 Handing over possession of the specified flats and car parking space, if any to the Owner shall be deemed to have been made after connection of new water supply, electricity and sewer line of the Owner allocation are completed in all respects as per specification and after obtained completion / occupancy certificate from the Gram Panchayat or any other authority or authorities by the Developer upon a notice to the Owner by registered post along with communication by telephone. The date of occupation by the Owner shall be after a fortnight of the letter deemed to have reached the Owner.
- 12.5 That after handing over possession of the Owner allocation the Developer shall remain liable for rectifying all defects and work of proper construction in the Owner allocation or in respect of any fittings, fixtures connections services or otherwise therein for a period of 3 months from the date of handing over such possession of the Owner allocation but subject to natural wear and tear as applicable.
- 12.6 It is clarified that all work of development of both the Developer's and Owner Allocation shall be done by the Developer at Developer's own costs and expenses. The consideration towards the Owner for the project herein shall be the construction costs of the owner area to be incurred by the Developer.

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Director

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- 12.7 All current taxes with arrears and other outgoings in respect of the said premises up to this date shall be borne and paid by the Developer on behalf of the Owner which will be adjusted on / before completion of the project. At the expiry of 30 (thirty) days from the date of service to the Owner a notice of the Developer regarding completion and handing over to the Owner of the Owner allocation under the terms of this agreement the liability of the Developer to pay the Panchyat taxes and other liabilities in respect of the Owner allocation would cease.
- 12.8 Within six months from the date of the completion of the project, the Developer will assist and co-operate the Owner and the other unit Owner to form an association or body of flat Owner to be formed for the upkeep, maintenance and management of the premises and the cost of such formation and incidentals thereto shall be borne by the individual flat Owner and the Developer or their respective nominees (unit Owner) according to their proportionate right.
- 12.9 Till such time the association or body is not formed, the premises shall be managed and maintained jointly by the Owner & Developer and the cost thereof as mutually agreed upon by the Developer and Owner would be borne and paid by the Developer or their nominees in proportionate share. The Owner herein and the Developer shall as such as may be duly agree upon the rules and regulations for such management and maintenance.
- 12.10 Each party shall be responsible and liable for their respective share of taxes and impositions relating to their respective allocations.

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Jusan Kanti Director

- 12.11 The certificate of the Architect relating to completion of construction /development shall be final.
- 12.12 The notice of completion issued by the Developer shall be sent to the Owner by hand service intimating that the Owner area is completed in the manner stated hereinabove and is ready for delivery and new water & sewerage connections, shall completely absolve the Developer of its obligation to deliver the Owner area to the Owner under this agreement
- 12.13 For the purpose of sale and / or transfer of allocation of the Developer or the Owner no further consent of the other party shall be required and this Agreement by itself shall be treated as such consent provided the terms of the agreement are fully complied with.
- 12.14 The Original Title deeds and other documents relating to the aforesaid property shall be delivered to the Developer and can be mortgaged and Xerox / certified copy of such documents shall be made available for inspection to the intending purchasers of the Developer's Allocation at all reasonable time during the continuance of this project and also thereafter. Upon completion of the project the title deeds and other documents shall be delivered to the Association that shall be formed for the management of the new building.

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Director

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- 12.15 If required Developers shall execute and register all documents to perfect the title of the Owner of the Owner allocation Registration fees and stamp Duty, in this case shall be borne and paid by the Owner.
- 12.16 Time is the essence of this contract.
- 12.17 If the project is delayed owing to any order or injunction of any Court or statutory body or authority, the Developer shall be liable for such delay. Cost and expenses of all litigations and proceedings shall be borne and paid by the Developer. However, for any suit or proceeding relating to title of the land, the Owner shall be responsible. In such an event the time frame for completion of the project would be suitably extended.
- 12.18 It is further clarified that the Developer shall have no right, title, or interest in the Owner allocation.

ARTICLE - XIII

FORCE MAJEURE

The parties thereto shall not be considered to be liable for any obligations herein to the extent that the performance of the relative obligations prevented by the existence of the FORCE MAJEURE which shall mean and include flood, earth quake, riot, war, storm, tempest, civil commotion, strike, lock out, lock down, general labour unrest and / or any other acts or commission inquiry beyond the control of the Developer affected thereby and also non-availability of essential materials like cement, steel, etc. and shall be suspended from the obligation during the duration of the FORCE MAJEURE'. Financial constraint shall not be considered a

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force majeure. Any incapacity on the Developer's part shall also not be considered force majeure. In case of occurrence of force majeure, the Developer within seven days shall give a notice of delay thereof in order to obtain the benefit of such delay.

ARTICLE - XIV
ARBITRATION

All disputes and differences between the parties arising out of and / or the meaning construction or import of this agreement or their respective rights and liabilities as per this agreement shall be referred to the Arbitration of two Arbitrators each to be appointed by the parties. In case of disagreement between the Arbitrators it shall be referred to an umpire who shall be appointed before the start of the proceeding and whose decision shall be final and binding on the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration and Conciliation Act, 1996 and its statutory modifications and / or enactments thereof in force from time to time.

ARTICLE - XV
DEFAULT CLAUSE

In the event the Developer fails to complete the said proposed building within the said stipulated period of 60 (sixty) months from the date execution of this Development Agreement whichever will be later for reason beyond the control of the Developer or on account of force majeure as per Force Majeure clause mentioned above in that event a further extension of time for a period as may be agreed to mutually unless the Developer are prevented to carry on and / or complete the construction at the said premises by any

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Director

Jyoti Kantli Mondal

act of God or state, litigation or by any circumstances beyond the control of the Developer.

OWNER ALLOCATION:

That the Land owner will get 30% of the constructed area as owner's allocation.

DEVELOPER'S ALLOCATION:

That save & except aforesaid owner's allocation the Rest Portion (70%) of the said premises will be the DEVELOPER'S ALLOCATION.

ARTICLE - XVI

TERMINATION

- 16.1 If it is found that the representation made by the OWNER is not correct and the DEVELOPER is unable to perform its obligation on the basis of such misrepresentation the part of the OWNER it shall be lawful for the DEVELOPER to revoke this agreement and the owner shall be liable for payment of damage.
- 16.2 In case of DEVELOPER refusal are unable to complete the construction within specified period it will be lawful for the OWNER to cancel the agreement after living 60 days' notice in writing and the DEVELOPER shall be liable for damage.

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Insan Kanti Mondal
Director

Insan Kanti Mondal

SCHEDULE OF PROPERTY (FIRST SCHEDULE).

District – Paschim Medinipur, P.O., P.S. & A.D.S.R.O. Kharagpur,
Mouza – Ruisanda, J.L. No. 211, L.R. Khatian No. 1441, 1439, 1442,
R.S. & L.R. Plot No. 24 Bastu area 64 decimals

Butted & Bounded by:

North:- 14' wide Kancha Road.

South:- Inda Mouza.

East:- 23' wide Kancha Road.

West:- Under construction Masonry Building of Minhajuddin Aslam & others.

SCHEDULE OF SPECIFICATION

- a. RCC framed structure in situ boring piling work.
- b. Aluminium / UPVC coated
- c. Western style sanitary fittings and CP fittings.
- d. Modular switches
- e. Blend of water proof acrylic based paint and other decorative finish.
- f. Fire detection and protection system as per WBFES rules.
- g. MS railing in balcony.
- h. Branded cement and steel in construction.
- i. All construction curing to be done as per specification.
- j. All concrete work to be done with damp proof compound.
- k. Vibrator to be used in all concrete.
- l. Wall tiles in kitchen and bathroom 7+
- m. Wall putty

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BK REALITY AND CONSTRUCTION
(OPC) PRIVATE LIMITED.
Jyoti Kanti
Director

- n. AC points in all bedrooms and living room.
- o. Roof treatment to be done on terrace.

IN WITNESS WHEREOF THE LAND OWNER AND THE DEVELOPERS have put their respective signature on this 3rd day of June 2022 at Kharagpur after understanding the contents of the above.

Drafted by:-

Shankha Roy (Deed writer)
Mirzabazar,
Midnapur,
Pinno- 1434 (Sadak)

Jnan Kanti Mondal
Signature of the Land Owner

BK REALITY AND CONSTRUCTION
(OPC) PRIVATE LIMITED.

Jnan Kanti Mondal
Director
Signature of the Developer

WITNESS:-

1) Shankha Roy
s/o Late Golok Behari Roy
Mirzabazar,
Midnapur.

2) Subhas Atta,
Mirzabazar
Midnapur.

Type by :-

Pradip Sen.

(Pradip Sen) M/s. Medini Infotech, Old LIC More

This deed contains 33 pages including 1 stamp paper and 32 demy paper and 1 extra pages attached hereto on which the ten finger prints of all the parties have been taken and one annexed drawing also be made part of this deed and 2 witness have signed in this deed.

Left Hand finger Impression

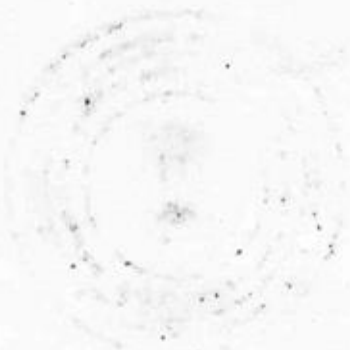


Right Hand finger Impression



Insan Kanti Mondel

Signature





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

GRN Details

GRN: 192022230042009791 Payment Mode: Online Payment
GRN Date: 03/06/2022 11:21:33 Bank/Gateway: HDFC Bank
BRN : 1811621553 BRN Date: 03/06/2022 11:22:48
Payment Status: Successful Payment Ref. No: 2001656848/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Shankha Roy
Address: Midnapore
Mobile: 9733566036
Depositor Status: Deed Writer
Query No: 2001656848
Applicant's Name: Shri Shankha Roy
Identification No: 2001656848/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001656848/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	2001656848/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	15041

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT

तुषार कान्ति मण्डल
TUSAR KANTI MONDAL

खगेंद्र नाथ मण्डल
KHAGENDRA NATH MONDAL

01/01/1979
Permanent Account Number

ANCPM9361P

Tusar Kanti Mondal
Signature



Tusar Kanti Mondal



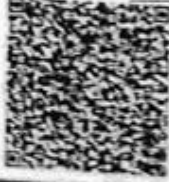
ভারত সরকার

Government of India

নাম / Name
Tusar Kanti Mondal

জন্ম তারিখ / DOB: 01/01/1979
পুং / Male

4775 8537 1141



ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: এম/ও, খাগেন্দ্র নাথ মন্ডল
উত্তরমেদিনীয়া টাউন কলোনি
মেদিনীপুর (এম), উত্তরমেদিনীয়া
পশ্চিম মেদিনীপুর, পশ্চিম বঙ্গ

Address: S/O: Khagendra
Nath Mondal, TANTIGERIA
TAUN COLONI, Medinipur
(M), Paschim Medinipur,
Tantigeria, West Bengal,
721102

4775 8537 1141

আধার - সাধারণ মানুষের অধিকার

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Tusar Kanti Mondal



Insan Kanti Mondal

Major Information of the Deed




Deed No :	I-1001-03634/2022	Date of Registration	03/06/2022
Query No / Year	1001-2001656848/2022	Office where deed is registered	
Query Date	02/06/2022 5:08:31 PM	D.S.R. - I PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Shankha Roy Mirzabazar, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 7047184614, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 1,45,02,345/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks			

Land Details :

District: Paschim Midnapore, P.S:- Kharagpur, Gram Panchayat: BARKOLA, Mouza: Ruisanda, JI No: 211, Pin Code : 721301

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-24 (RS :-24)	LR-1441	Commerci al	Jal	37 Dec	5,78,125/-	83,84,168/-	Width of Approach Road: 23 Ft.,
L2	LR-24 (RS :-24)	LR-1439	Commerci al	Jal	4 Dec	62,500/-	9,06,397/-	Width of Approach Road: 23 Ft.,
L3	LR-24 (RS :-24)	LR-1442	Commerci al	Jal	23 Dec	3,59,375/-	52,11,780/-	Width of Approach Road: 23 Ft.,
		TOTAL :			64Dec	10,00,000 /-	145,02,345 /-	
		Grand Total :			64Dec	10,00,000 /-	145,02,345 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Tusar Kanti Mondal Son of Late Khagendra Nath Mondal Executed by: Self, Date of Execution: 03/06/2022 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Office			
		03/06/2022	LTI 03/06/2022	03/06/2022
Tantigeria, Town Colony, City:- , P.O:- Vidyasagar University, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: anxxxxxx1p, Aadhaar No: 47xxxxxxxx1141, Status :Individual, Executed by: Self, Date of Execution: 03/06/2022 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BK REALITY AND CONSTRUCTION OPC PRIVATE LIMITED 20, Abinash Banerjee Lane, Howrah, City:- , P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711104 , PAN No.:: AAxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Tusar Kanti Mondal (Presentant) Son of Late Khagendra Nath Mondal Date of Execution - 03/06/2022, , Admitted by: Self, Date of Admission: 03/06/2022, Place of Admission of Execution: Office			
		Jun 3 2022 12:22PM	LTI 03/06/2022	03/06/2022
Tantigeria, Town Colony, City:- , P.O:- Vidyasagar University, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx1P, Aadhaar No: 47xxxxxxxx1141 Status : Representative, Representative of : BK REALITY AND CONSTRUCTION OPC PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shankha Roy Son of Late Golok Behari Roy Mirzabazar, City:- , P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101			
	03/06/2022	03/06/2022	03/06/2022
Identifier Of Shri Tusar Kanti Mondal, Shri Tusar Kanti Mondal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Tusar Kanti Mondal	BK REALITY AND CONSTRUCTION OPC PRIVATE LIMITED-37 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Tusar Kanti Mondal	BK REALITY AND CONSTRUCTION OPC PRIVATE LIMITED-4 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Tusar Kanti Mondal	BK REALITY AND CONSTRUCTION OPC PRIVATE LIMITED-23 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Kharagpur, Gram Panchayat: BARKOLA, Mouza: Ruisanda, JI No: 211, Pin Code : 721301

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 24, LR Khatian No:- 1441	Owner:তুষার কান্তি মন্ডল, Gurdian:থগেন্দ্র নাথ, Address:তাঁতিগেড়িয়া , Classification:জল, Area:0.37000000 Acre,	Shri Tusar Kanti Mondal
L2	LR Plot No:- 24, LR Khatian No:- 1439	Owner:তুষার কান্তি মন্ডল, Gurdian:থগেন্দ্র নাথ, Address:নিজ , Classification:জল, Area:0.04000000 Acre,	Shri Tusar Kanti Mondal
L3	LR Plot No:- 24, LR Khatian No:- 1442	Owner:তুষার কান্তি মন্ডল, Gurdian:থগেন্দ্র নাথ, Address:নিজ , Classification:জল, Area:0.23000000 Acre,	Shri Tusar Kanti Mondal

Endorsement For Deed Number : I - 100103634 / 2022

On 03-06-2022

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 12:18 hrs on 03-06-2022, at the Office of the D.S.R. - I PASCIM MIDNAPORE by Shri Tusar Kanti Mondal ,.

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 1,45,02,345/-

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

Execution is admitted on 03/06/2022 by Shri Tusar Kanti Mondal, Son of Late Khagendra Nath Mondal, Tantigeria, Town Colony, P.O: Vidyasagar University, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by Profession Business

Indetified by Shankha Roy, , Son of Late Golok Behari Roy, Mirzabazar, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 03-06-2022 by Shri Tusar Kanti Mondal, Director, BK REALITY AND CONSTRUCTION OPC PRIVATE LIMITED, 20, Abinash Banerjee Lane, Howrah, City:- , P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711104

Indetified by Shankha Roy, , Son of Late Golok Behari Roy, Mirzabazar, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/06/2022 11:22AM with Govt. Ref. No: 192022230042009791 on 03-06-2022, Amount Rs: 21/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1811621553 on 03-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5291, Amount: Rs.5,000/-, Date of Purchase: 02/06/2022, Vendor name: Satya Ch Ghosh

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/06/2022 11:22AM with Govt. Ref. No: 192022230042009791 on 03-06-2022, Amount Rs: 15,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1811621553 on 03-06-2022, Head of Account 0030-02-103-003-02

Ananda

Ananda Mohan Nandi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 100103634 for the year 2022.



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