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

Additional District Sub Registrar
Sadar, Paschim Medinipur

29 JUN 2022

M/S. SINGH ASSOCIATI
Proprietor

DEVELOPMENT AGREEMENT AND CONSTRUCTION

AGREEMENT

THIS INDENTURE OF DEVELOPMENT AGREEMENT MADE THIS 29th Day of JUNE
2022.

BETWEEN

Ranjit Kumar Mahapatra

SRI RANJIT KUMAR MAHAPATRA

S/o Late Surendra Nath Mahapatra

Resident of A-5, Saratpally, P.O. – Midnapore,

P.S.- Kotwali, Dist.- Paschim Medinipur, West Bengal

PAN No. – AEFPM8157F



Ranjit Kumar Mahapatra

Hereinafter called the OWNER FIRST PARTY which expression unless repugnant to the context shall mean and include his respective representatives, heirs, assigns, administrators and executors

AND

M/S SINGH ASSOCIATE, a proprietary firm having office at P/9,

Saratpally, P.O. & P.S. - Midnapore, Dist. Paschim Medinipur, PIN - 721101

Having PAN number – CBAPS1194L

represented by its Proprietor:-

SRI ANUP KUMAR SINGH, S/o Late Surendra Nath Singh

Of Saratpally, Midnapore, P.O. – Midnapore, P.S. - Kotwali, Dist. - Paschim Medinipur

Hereinafter called the DEVELOPER SECOND PARTY which expression unless repugnant to the context shall mean and include its representatives, heirs, assigns, successors in office, administrators and executors

WITNESSETH

That the OWNER FIRST PARTY is the owner of land measuring 0.025 Acre at the Northern portion of the Plot out of total 2160 Sq. ft. equal to 0.05 Acre within Mouza – Narampur, J.L. No.- 174, R.S. Plot No. 15, L.R. Plot No. 706 as in schedule below and shown in the map annexed hereinafter referred as 'Said Property'. The 'Said Property' previously belonged to

M/S. SINGH ASSOCIATE

A handwritten signature in cursive, with the word 'Proprietor' written below it.



Ranjit Kumar Mahapatra

Anima Rani Bhunia. She purchased the Said Property by a registered Deed of Sale being No. 4066/1965. Thereafter Anima Bhunia during her possession transferred the same in favour of father of the OWNER FIRST PARTY namely Surendra Nath Mahapatra by a registered deed of Sale being No. 5262/1980, Dt. 19.09.1980 and after purchased he remained in possession of the Said property in assertion of his right, title and interest therein. Subsequently Surendra Nath died leaving behind his 4 sons Arun, Asit, Dilip and Ranjit Kumar Mahapatra and wife i.e. the brothers and mother of OWNER FIRST PARTY as his only legal heirs and they inherited the same in equal share. Thereafter wife of Surendra Nath died leaving behind his only 4 sons as her legal heirs and they inherited the share of mother equally and remained in possession of the same jointly. While the OWNER FIRST PARTY and their brothers are in possession of the said property, two brothers namely Arun Mahapatra and Asit Mahapatra gifted their joint 50% share in the said property to their other two brothers namely Dilip Kumar Mahapatra and Ranjit Kumar Mahapatra i.e. the OWNER FIRST PARTY by a registered Deed of Gift being No. 134/2009 and delivered possession of the same. By this transferred the OWNER FIRST PARTY i.e. Ranjit Kumar Mahapatra and his brother Dilip Kumar Mahapatra became the owners of said property having equal 50% share therein and they were possessing the same in assertion of their right, title, interest and possession therein. Subsequently the OWNER FIRST PARTY and his brother Dilip Kumar Mahapatra by a deed of Partition being No. 135/2009 got partition the said property and they possessed the same separately having their lawful right, title, interest and possession therein. By this Partition OWNER FIRST PARTY got Northern 50% share in the said property and his brother Dilip got Southern 50% share in the said property and remained in possession of the same. He paid rents to the State of West Bengal against receipts and paid taxes to the Municipality.

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AND

That there shall be separate development agreement with the owner of the remaining 0.025 Acre of the Plot and both the portions shall be amalgamated for construction of the building and for completion of Project.

AND

THAT the OWNER FIRST PARTY declared to develop the property as in Schedule I below by engaging Developer and promoter as he do not have sufficient funds for the purpose of Development and promoting and they requested the DEVELOPER SECOND PARTY being the Developer and Promoter, for the purpose by investing his own money and the DEVELOPER SECOND PARTY has agreed to develop the land by making construction of multi-storied commercial/residential building on the land by taking permissions from authorities and agreed to do the work on the terms and conditions as specifically mentioned below.

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

Definition Clause:-

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

- i) **Owner:** The owners shall mean the owners above named and their heirs, executors, administrators, legal representatives and assigns.
- ii) **Developer:** shall mean M/S **SINGH ASSOCIATE**, a Proprietorship Firm and its successors in office, administrators, representative, nominees and assigns as the case may be.
- iii) **Building** shall mean the commercial cum residential multi-storied B+G+9 storied building or buildings to be constructed at the '**Said Property**' with necessary structures and with additional structures like pump house, generator room, etc. in

Ranjit Kumar Mahapatra

accordance with the plan to be sanctioned by Midnapur Municipality and other appropriate authorities for construction on the said premises and shall include the four wheeler parking space and two Wheeler parking and other space intended for the building to be enjoyed by the occupants and as per such terms and conditions as may be agreed upon with them.

- iv) Owner and developer shall include their respective transferees and nominees.
- v) Architect, Surveyor, Civil Engineer etc. shall be appointed by the DEVELOPER
SECOND PARTY
- vi) **Premises:** shall mean all that piece and parcel of land measuring 0.05 Acre morefully described in the First Schedule hereunder written.
- vii) **Common Facilities and Amenities:** shall include staircase, landing, passage including both front and rear space, ways, pump room, Drain side spaces, driveways etc. which shall be required for the establishment and management of the building as shall be determined by the architect of the building but shall not include open & covered Four wheeler and two wheeler parking space and garages in the ground floor.
- viii) **Constructed space** shall mean the space in the building available for the independent use and occupation including the space demarcated for common facilities and services as per sanctioned plan.
- ix) **Maintenance Charges:** shall mean all proportionate share of maintenance of the common areas and facilities as hereunder written to be borne by the Flat Owners of the said building.
- x) **Housing Complex:** shall mean the Premises with all the buildings and the common parts and the Common Portions and other erections at the premises jointly and/or severally.

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xi) **Flats** shall mean the super built up area (saleable area) consisting of bed room, living room, bathroom, kitchen, balcony etc.

Owners allocation shall mean one three BHK flat in the 3rd floor South-West side, One 2BHK Flat in the 3rd floor North-East side and one shop room and one Four Wheeler Garage in the constructed area of the building/buildings along with proportionate share in the land underneath as specifically mentioned in Schedule below and Rs. 30,00,000/- (Rupees Thirty Lakh), If 5th floors are constructed then the OWNER FIRST PARTY shall get Rs. 7,00,000/- from the DEVELOPER SECOND PARTY. Apart from the same the OWNERS FIRST PARTY shall not have any constructed area on open area or any saleable area allocated in his favour;

xii) **Developers' allocation** shall mean the entire saleable area along with Roof right together with undivided proportionate share in the land comprised in the premises and right over the land underneath and the common areas and facilities.

xiii) **Bank shall mean the** organization accepting for the purpose of lending or investment or deposit the money from the public, repayable on demand or otherwise and the withdrawal by cheque, draft, cash, order or otherwise.

xiv) **Transfer** with its grammatical variation shall include or transfer by the possession and by any other means adopted for effecting what is understood as or transfer of space in multi-storied building is to parties are thereof and will include the meaning of the said comes as defined in the Income Tax act, 1961 and Transfer of Property Act, 1882.

xv) **Transferee** shall mean the unit owner. persons, firm, company and association of persons to whom any flat or space in the said building shall be transferred.

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- xvi) **Common Areas and Installations:** shall mean and include the common areas installations and facilities comprised in and for the premises for common use and enjoyment of the co-owners;
- xvii) **Common Expenses:** shall mean and include all costs charges expenses and remuneration for the maintenance management up keeping and administration of the premises and in particular the common areas and installations, rendition of common services in common to the co-owners and/or expenses for the common purposes including proportionate share in Municipal Taxes and other statutory charges or out going relating to the land and building of the instant property;
- xviii) **Saleable Area:** shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and all spaces required thereof. The entire constructed area of the property shall be treated to be the developer's allocation.
- xix) **Common Purposes:** shall mean and include corridors, staircase, ways passages, shafts, drain, septic tanks, electrical room, watchman room, and other space, spaces and facilities for the purpose of managing maintaining up keeping and administering the premises and in particular the common areas and installations, rendition of common services in common to the co-owners, collection and disbursement of the common expenses and dealing with the matters of common interest of the co-owners and relating to their mutual rights and obligations for the beneficial exclusively and the common areas and installations in common and the housing complex in common.
- xx) **Carpet Area:** according to the context shall mean the actual available floor area wall to wall within the internal area of each Flat/Unit.

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xxi) Words importing **SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa.

TERMS AND CONDITIONS :-

1. That the DEVELOPER SECOND PARTY is satisfied about the absolute ownership of the land as in the Schedule- 'I' below of the OWNER FIRST PARTY and the DEVELOPER SECOND PARTY have agreed to construct the commercial and residential building on the said property and to invest their money for the said purpose out of their own.
2. That the OWNERS FIRST PARTY duly have delivered the possession of the land in question as specifically mentioned in the Schedule 'I' below for construction of multi-storied building to the DEVELOPER SECOND PARTY and to enable the Developer to carry out the work of construction.
3. That the owner has marketable title of the land in question as on the date of signing this agreement and the owners are fully and sufficiently entitled to deal with and cause development of the said premises mentioned herein above and thus entering in to this agreement.
4. That the land in question has not been transferred either by sale or gift or mortgaged by the OWNER FIRST PARTY and the same is not encumbered in anyway and the same stands free from encumbrances and also it is not vested by the State of West Bengal or any concern under any provisions of law. The First Party owner will be liable to adequately compensate the Second Party in case it is found that the instant property does not stand free from encumbrances.
5. That the owner shall not be liable for any Income-Tax, goods and service Tax (G.S.T) or any other taxes in respect of Developer's construction/allocation and the Developer shall have to make the same and keep the owner indemnified and reimbursed against

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all actions, suits, proceedings, costs, charges and expenses in respect thereof. The owner shall not be liable for meeting any obligations towards the labour/ workman/ employees relating to the construction/project.

6. That the DEVELOPER SECOND PARTY with the right to construct the multi-storied building both commercial and residential take delivery of possession of the land as in the Schedule- 'I' below with all rights of making permanent construction therein at their own expenses exclusively. They are also entitled to demolish the old constructions over the instant property, if any. The DEVELOPER SECOND PARTY shall bear all the costs of such demolition.
7. That the DEVELOPER SECOND PARTY shall appoint architect for the purpose of drawing and preparing plans, designs, drains, elevations of the intended building complex with the specifications of the works to be done and of the materials to be provided for the said building complex of good quality of ISI standard.
8. That all expenses to be incurred for the construction of both commercial part as well as residential part with or without basement till its completion in all respects shall be borne by the builder / DEVELOPER SECOND PARTY. Except the owner's allocation as mentioned below in Clause No.12 the OWNER FIRST PARTY will not be entitled to claim any other money or flat or building or any other construction or vacant land or roof right etc.
9. That the DEVELOPER SECOND PARTY shall submit the building plan prepared by the said architect to development authority, Municipality and other appropriate or proper authorities. The plan of the proposed construction shall be submitted to the development authority, Municipality and other appropriate authorities in the name of the DEVELOPER SECOND PARTY. The OWNER FIRST PARTY shall have no

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objection in the matter of signing of all relating papers by the DEVELOPER SECOND PARTY and in the matter of obtaining sanction of the said building plan in the name of the DEVELOPER SECOND PARTY before development authority, Municipality and/or other authorities. If the documents are not unlawful then the Owners 1st party shall not be able to raise any objection to the same. All the costs and expenses relating to the above shall be borne and shall be paid by the DEVELOPER SECOND PARTY. No signature of the OWNERS FIRST PARTY shall be necessary for applying or obtaining permission from any of the authorities for the purpose of construction and development of the buildings as mentioned in this Agreement. The OWNER FIRST PARTY has also executed required Power of Attorney in this respect and for other purposes of transfer et cetera in favour of the DEVELOPER SECOND PARTY. But if any signature of the OWNER FIRST PARTY is found necessary in course of execution of the development work, then the OWNER FIRST PARTY shall be bound to do the same without any objection;

10. That the DEVELOPER SECOND PARTY shall submit necessary prayer for No Objection from Fire Brigade under the West Bengal Fire Services Act, Rules & Regulations. The DEVELOPER SECOND PARTY shall sign in all such prayers in their names. The OWNER FIRST PARTY shall have no objection in such matter. All the costs and expenses relating to the above shall be borne and shall be paid by the DEVELOPER SECOND PARTY.
11. That no litigation is pending in any Court of law or anywhere over the land in question and it is also further agreed that from this date of execution of this agreement in case any litigation is filed or started the same will be fought by the DEVELOPER SECOND PARTY and all costs and expenses for such litigation shall be borne by the Developer alone. In case of any legal dispute raised by anybody after execution of the development agreement in respect of the instant property, the DEVELOPER SECOND

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PARTY will be able to contest in any of such legal proceedings in any Court of law or before any other authority. The OWNER FIRST PARTY has executed separate Power of Attorney for that purpose and for other purposes in favour of the DEVELOPER SECOND PARTY.

12. That the parties will take their share of consideration money et cetera as follows: -

- That the OWNER FIRST PARTY will receive Rs.30,00,000/- (Rupees Thirty Lakh only).

xxii) That the owner FIRST PARTY shall get one 3BHK Flat in the 3rd floor South-West side, One 2BHK Flat in the 3rd floor North-East side and one shop room, one Four Wheeler Garage in the constructed area of the building/buildings along with proportionate share in the land underneath as specifically mentioned in Schedule below.

If 5th floors are constructed then the OWNER FIRST PARTY shall get Rs. 7,00,000/-

- Separate schedules as Schedule-II have been made showing the schedule of payment as well as date of further payment of agreed amount of money of Rs.30,00,000/- (Rupees Thirty Lakh only) to the OWNER FIRST PARTY.
- The rest portion of the constructed area shall be the Builder's allocation and the DEVELOPER SECOND PARTY shall have every right to transfer the same and to receive the consideration money on the basis of the instant agreement and the Power of Attorney;
- That for the purpose of transfer of the Builder's allocation, the DEVELOPER SECOND PARTY shall have their every right to enter into agreement for sale with the purchasers and to receive advance consideration money;
- If due to any unlawful act or obstruction on the part of the OWNER FIRST PARTY the execution of agreements with the purchasers or execution of Deed of Sale in favour of the purchasers or the construction work is stopped, then the

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 Promoters


Ranjit Kumar Malapalaa

OWNER FIRST PARTY shall be liable to pay the entire development cost along with damages and compensation to the DEVELOPER SECOND PARTY.

- The OWNER FIRST PARTY shall not be able to claim any further advance money from the DEVELOPER SECOND PARTY except his share of allocation to be received.
- The OWNER FIRST PARTY shall not have any roof right or any right of construction over any portion of the property in any manner;
- The owners shall not be liable in respect of mode of proposed construction to be constructed as per Municipal rules/regulations or otherwise.

13. That at the time of execution of agreement to the prospective buyers by the DEVELOPER SECOND PARTY, the OWNER FIRST PARTY shall not be able to raise any objection.

14. That in developing the land and building the construction the DEVELOPER SECOND PARTY shall be entitled to do the following acts and the OWNER FIRST PARTY do hereby grants power to the DEVELOPER SECOND PARTY in this respect and also appoints and nominates them as his Constituted Attorney to do and perform the following acts :-

- To appoint surveyors, engineers, contractors, architect and other persons;
- To make application to the concerned authorities for obtaining electric, water and other connections and for the permits or quotation for cement, steel and other building materials;
- To make applications before the development authority, Municipality, Fire Brigade, B.L. & L.R.O., D.L.&L.R.O. and before other authorities for necessary permissions. The OWNER FIRST PARTY shall have no objection in such matter;

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- (d) To accept any Writ of summons or other legal processes or notice and to appear and/or represent the OWNER FIRST PARTY before any Court of Law or before any statutory authority or any other authority;
- (e) To construct building therein as aforesaid and to enter into agreement for sale of the building or any part thereof;
- (f) To execute agreements with the prospective buyers and to receive money;
- (g) To execute Deeds of transfer and to receive consideration money;
- (h) To give ownership to the buyers or purchasers;
- (i) The Developer shall be entitled to allot and sell and let out in rent directly their share in the property and shall be entitled to execute and register the deeds of transfer in respect of the entire constructed area on the basis of the power of attorney;
15. That the OWNER FIRST PARTY do hereby declare that the land in question has not been acquired by the State of West Bengal and no notice for requisition or acquisition under has been received by them and there is no notice or order passed by the development authority or Municipality or any other body or authority and that no statutory claims or demands or attachment or prohibitory order made by taxation authority or any other Govt. body or authority or authorities.
16. That the DEVELOPER SECOND PARTY shall develop the said property in the name of his proprietor. There shall be in total maximum floors i.e. B+G+9 subject to sanction by the appropriate authorities i.e. Municipality and other authorities.
17. That all costs, charges and legal expenses incidental to this Development Agreement including stamp duty and registration charges of the conveyance or conveyances shall be borne by the Developers or its nominees.

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18. That the Developer shall comply with the provisions of relevant laws, bye laws, rules and regulations and shall always keep the owners absolutely indemnified and harmless against the action, claims and demands whatsoever.
19. That the Developer shall provide for all civil, electrical, plumbing and sanitary works including installation of overhead tank, provision of water supply, house pumps, house service lifts, drainage, compound wall, internal passage, sewerage, etc. as per specifications and identified set out in the plan approved by development authority or Municipality. But such specifications will be finally decided by the architect as per requirement of the building;
20. The DEVELOPER SECOND PARTY have been empowered to enter into the premises, to pull down the existing structures, remove garbage, earth, and start construction as per sanctioned plan. DEVELOPER SECOND PARTY and their men shall be able to stay in the premises by making sheds for completing the work after getting the premises in vacant position;
21. That the owners have executed & registered power of Attorney to do all the works to complete the construction and to sell out the units but in case of necessity the OWNER FIRST PARTY shall execute further deed and documents in favour of the DEVELOPER SECOND PARTY as may be found necessary;
22. The OWNER FIRST PARTY shall always remain liable to execute and/or register appropriate documents for effective implementation of the work/project.
23. That the owners and the developers have agreed upon the specification and construction of the proposed new building as described in schedule below;
24. That subject to the provision of this present the owners hereby grant to the developers exclusive right to be the upon and construct a multistoried, commercial cum residential building upon the land as mentioned in the Schedule below as per sanctioned plan;


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25. That the Developers shall be entitled to vary or modify the said Plan of construction subject to sanction of such modified plan by the appropriate authorities;
26. That there shall be a timeframe of 36 months from the date of approval of final plan for construction by the civic authority and competent authority and the appropriate authority. Such timeframe may be extended up to 6 months further;
27. That the above-mentioned timeframe shall be subject to force majeure;
28. That the Developer shall have the exclusive prerogative to choose prospective buyers and to fix the price of the units and to fix the terms and conditions;
29. That the Owners shall be liable to clear up all the dues of rents and taxes etc. in respect of the instant property till delivery of possession of the premises and property to the Developers;
30. That the Owners do hereby agree that they will not do anything which will prejudicially affect the right of the Developer in peaceful completion of the building and in selling out the same to the prospective buyers;
31. That after completion of the building, the Developer and the Owners along with the new purchasers shall form an Owner Association and a Society as per law to be formed by the purchasers and the Developer. The control and management of the building shall be handed over to the said Society/ Association;
32. That the Developers hereby agree that they will keep the Owners indemnified against all third party claims or actions arising out of any act or omission on the part of the Developer or its agent or men;
33. That the instant Agreement has been executed purely on Principal to Principal basis and nothing contained in these presents shall be construed as Partnership business or agreement or joint venture between the OWNER AND THE DEVELOPERS;

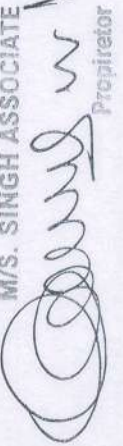
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34. That it is hereby clearly understood that the developers by virtue of these presents shall **acquire all rights, title or interest in the Said property consequent upon the Owners** handing over the complete possession of the said property to the developers subject to the condition that the proposed building and the disposal of the units shall be done in times of the present agreement and without any hindrance from the part of the Owners or their agents or men or anybody claiming under them;
35. That the owners shall not object to any construction or laying of drainage water pipes or cables or other provisions made in accordance with the law and scheme of construction of the said building. The drinking water and other water for the household use will be provided with the deep tube well or from Municipal sources for the Complex. All such provisions shall be constructed within the project area and not outside the project area or over the vacant land, if any remains, outside the project areas;
36. Each term of this agreement will form the consideration of the other;
37. That the original title deeds and other documents of title shall be kept under custody of the owners and it can not be mortgaged under any circumstances but shall be made available for inspection to the developer or intending purchaser's of developer's allocation at all reasonable time.
38. That in case of unfortunate event of demise of any of the parties, their respective legal heirs shall remain bound by the terms and conditions of this Agreement and shall remain bound to continue with the project.
39. That the land owners will hand over the copy of following documents to the developer in respect of the properties as in schedule below :
- i) All Title Deeds along with Chain Deeds
 - ii) All Mutation Certificates and Receipts.
 - iii) All Rent Receipts and Tax Receipts.
 - iv) L.R.R.O.R.
 - v) All other connected papers in connection with the instant property as in Schedule below.

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40. That in case of any dispute or difference arises relating to the land or construction of the intended building thereon covered by this agreement or relating to the interpretation of any one or more of the clauses and conditions herein contained or any matter whatsoever arising out of this Development Agreement, such differences and disputes shall be referred to the Arbitration of two Arbitrators each to be appointed by the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration and Conciliation Act, 1996.

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

42. That the original Development Agreement shall remain with the Developer.

In witness whereof this Development Agreement is executed on this day, month and year stated at the outset, by the parties after reading and going through the entire agreement and after understanding its contents in physically fit and mentally alert condition.

SCHEDULE- 'I'

Total Land of the OWNERS FIRST PARTY which is handed over to the DEVELOPER

SECOND PARTY as mentioned above

Within Dist.- Paschim Medinipur, P.S.- Kotwali, Mouza- Narampur, J.L. No. 174

R.S. Khatian No. – 1/34, L.R. Khatian Nos. – 185/1 & 397/1

Plot No. – 15 (R.S.), 706 (L.R.)

Measuring –0.025 Acre at the Northern portion of the Plot out of total 0.05 Acre = 2160 Sq.ft.

Butted and Bounded --

To the North – 20 Fit Road.

To The South – 20 Fit Road,

To the East – Mira Mukhopadhyay.

To the West – Biswajit Saha.,

Shown specifically in the map annexed

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Proprietor

Ranjit Kumar Mahapatra

SCHEDULE- 'II'SCHEDULE OF PAYMENT TO OWNER

| | | |
|-------------------------|---|------------------------|
| 1 st Payment | On the date of this Agreement By Chq.no-001150- Bank of Baroda. | Rs. 15,00,000/- |
| 2nd and final payment | 31.12.2022 through RTGS | Rs. 15,00,000/- |
| Total Amount | | Rs. 30,00,000/- |

SCHEDULE- 'III'OWNER'S ALLOCATION

1. As in schedule II above
2. One 3BHK Flat measuring 950 Sq.ft. Super Builtup (Approx) in the 3rd floor South-West side
3. One 2BHK Flat measuring 650 Sq.ft. Super Builtup (Approx) in the 3rd floor North-East side.
4. One shop room measuring 120 Sq.ft. Covered area(north side) in the constructed area of the building/buildings & One Four Wheeler Garage in Basement.
5. If 5th floors are constructed then the OWNER FIRST PARTY shall get Rs. 7,00,000/- (seven lacs only).

SPECIFICATION OF BUILDINGS TO BE CONSTRUCTED

(Nature of construction and fitting to the Flat)

1. **Foundation** : R.C.C Column and pedestal with both in foundation and in plinth.

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2. **Structure** : Reinforced cement concrete framed structure with R. C. C. columns, Beams and Slabs. R.C.C. framed structure with 10" outside and 5" inside brick wall with plaster.
2. **Flooring** : Entire floor are finished with Vitrified Tiles.
3. **Toilet & Bath** : Semi glazed tile flooring with Glazed Tiles upto 6' (six) ft. inside wall of bath and toilet with 4 (Four) water points with shower and Anglo Indian Pan. Concealed pipeline.
4. **Kitchen** : Vitrified Tiles Flooring, Blackstone gas table top (cooking table), Glazed tiles upto the height of 1'6" from the table top level around the wall. 1 (One) Water Point with concealed pipeline.
5. **Electrical wiring** : Concealed Electrical wiring in each room. hall, kitchen, bath and privy, verandah, etc four electric points per room, four electric points in hall, one point in Balcony, two points in kitchen, one point in Bath room, one point in main gate, one power points of 15 ampere in hall.
6. **Door & Windows** : Flush door with fittings and wood primer finish, Aluminium window fitted with M.S. grill and glass panes one in each room.
7. **Grill** : Outside window grill covered by 4 mm. square bar box type or other type of design
8. **Stair** : Marble finish
9. **Stair Railing** : 4mm square bar
10. **Lift** : 4/6 passenger Two lift of good quality(Branded)
11. **Painting of walls** : Internal walls and ceiling shall have wall putty finish. The external paint should have two coat snowcem with cement primer only for owners' portion.
12. **Electrical equipments** : All electrical fitting of ISI mark with shock proof
13. **Overhead tank** : Overhead tank should be provide on the roof of stair along with CPVC Pipeline.
7. **Water** : 24 Hours water to be supplied through common overhead water tank operated by electric motor. There is sinking deep tube well for supply of water to the overhead tank.

M/S. SINGH ASSOCIATE



Proprietor

Ranjit Kumar Malaprabha

- 8. Plaster : Putty finished inside walls and weather coat finished outside walls.
- 9. Other : Electrical wiring and switches, electrical fitting like tube light in common areas.

Ranjit Kumar Mahapatra

Signature of the

OWNER FIRST PARTY /GRANTOR

M/S. SINGH ASSOCIATE

 Proprietor

Signature of the

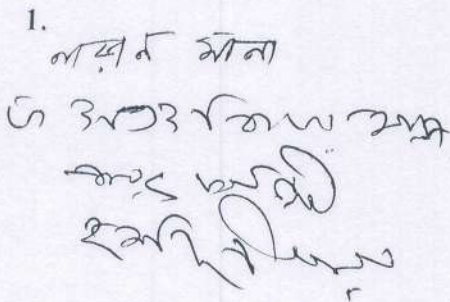
DEVELOPER SECOND PARTY/ GRANTEE

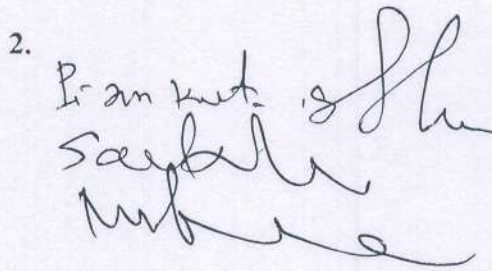
M/S. SINGH ASSOCIATE

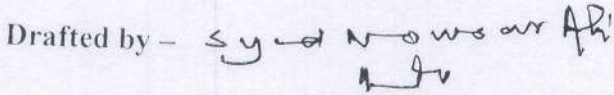
 Proprietor

Ranjit Kumar Mahapatra

Signature of the witnesses

1. 

2. 

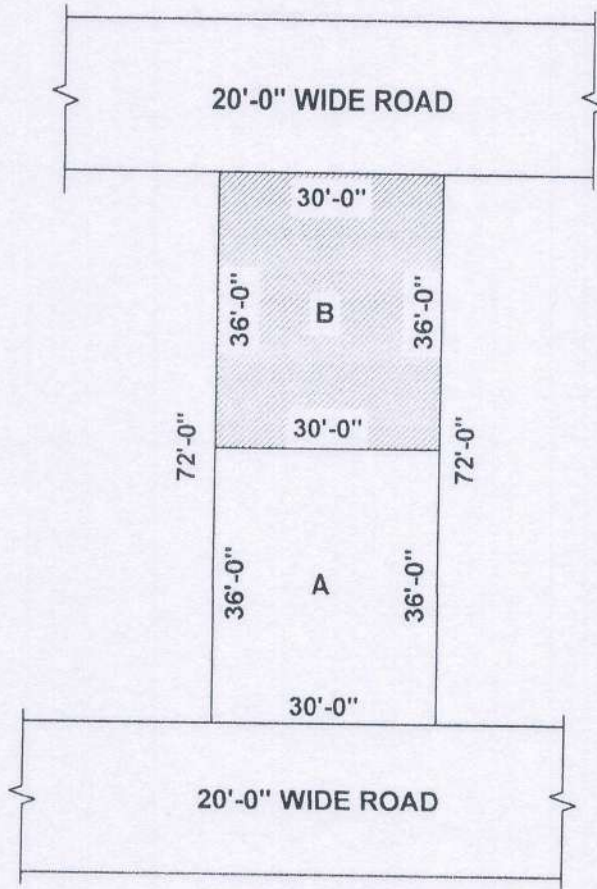
Drafted by - 

Syed Nowzar Ali
 M.A., L.L.B, B.Ed., Kovid.
 Advocate
 Mirzabazar, Midnapur

Regd. No.-F1081/1053 of 1981

This deed made by 1stamp paper & 19demy paper & 2 witness.

MOUZA - NARAMPUR, J.L NO.- 174, P.S. - MEDINIPUR,
 DIST. - PASCHIM MEDINIPUR.,
 SCALE - 1" = 28'-0".



Ranjit Kumar Mahapatra

DETAILS OF THE LAND FOR DEVELOPER AGREEMENT

| AGREEMENT BETWEEN | R.S. PLOT NO. | L.R. PLOT NO. | PRESENT SUB PLOT NO. | TOTAL LAND AREA | | MARK |
|--|---------------|---------------|----------------------|-----------------|--------|------|
| | | | | SQ.FT. | ACRE | |
| M/S. SINGH ASSOCIATE, PROPRIETARY OF SRI ANUP KUMAR SINGH, S/O- LATE SURENDRANATH SINGH, OFFICE AT- ABHILASHA RESIDENCY, GROUND FLOOR, NEAR SARASWATI SISHU MONDIR SCHOOL, P-9, SARATPALLY, P.O. & P.S.- MDINAPORE, DIST.- PASCHIM MEDINIPUR, 721101 AND RANJIT KUMAR MAHAPATRA, S/O- SURENDRANATH MAHAPATRA, AT- SARATPALLY, P.O.+P.S.- MIDNAPORE, DIST.- PASCHIM MEDINIPUR, PIN.- 721101. | 15 (PART) | 706 (PART) | B | 1080 | 0.0248 | |

DRAWN BY :- (AS DIRECTED)

P. Sahoo
 PRASENJIT SAHOO
 (Surveyor)
 Dharma, Laidighi (East)
 Paschim Medinipur
 Reg. No - 1519 200 176
 Mob 7872361009

M/S. SINGH ASSOCIATE

 Proprietor

(21)

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

Handwritten signature in cursive script, appearing to read "Ranjit Kumar".

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

Handwritten signature in cursive script, appearing to read "Ranjit Kumar Mahapatra".



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

I- 3329/2022

GRN Details

GRN: 192022230062025071
GRN Date: 29/06/2022 14:25:22
BRN : IK0BTIBPS0
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 29/06/2022 14:27:15
Payment Ref. No: 2001926498/6/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Chandra Sekhar Ghosh
Address: Midnapore
Mobile: 9733748704
Depositor Status: Deed Writer
Query No: 2001926498
Applicant's Name: Mr Chandra Sekhar Ghosh
Identification No: 2001926498/6/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 6

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|--------------|
| 1 | 2001926498/6/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 21 |
| 2 | 2001926498/6/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 15021 |
| | | | Total | 15042 |

IN WORDS: FIFTEEN THOUSAND FORTY TWO ONLY.

7

Major Information of the Deed



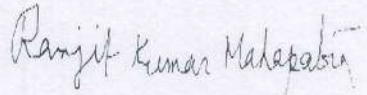
| | | | |
|--|--|---|------------|
| Deed No : | I-1003-03329/2022 | Date of Registration | 29/06/2022 |
| Query No / Year | 1003-2001926498/2022 | Office where deed is registered | |
| Query Date | 26/06/2022 1:03:26 PM | A.D.S.R. MIDNAPORE, District: Paschim Midnapore | |
| Applicant Name, Address & Other Details | Chandra Sekhar Ghosh Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No : 8597613063, Status :Deed Writer | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 30,00,000/- | Rs. 30,00,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 5,021/- (Article:48(g)) | Rs. 15,021/- (Article:E, E, B) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: NARAMPUR, JI No: 174, Pin Code : 721101

| 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-706 (RS :-15) | LR-397/1 | Vastu | Vastu | 2.5 Dec | 30,00,000/- | 30,00,000/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | | 2.5Dec | 30,00,000 /- | 30,00,000 /- | |



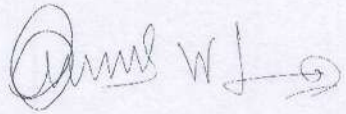
Land Lord Details :



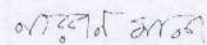
| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri Ranjit Kumar Mahapatra (Presentant) Son of Late Surendra Nath Mahapatra Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office |  29/06/2022 |  LTI 29/06/2022 |  29/06/2022 |
| A-5, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: aexxxxxx7f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office | | | | |

Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|--|--|--|
| 1 | SINGH ASSOCIATE P/9, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.:: cbxxxxxx4I,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 Anup Kumar Singh Son of Late Surendra Nath Singh Date of Execution - 29/06/2022, , Admitted by: Self, Date of Admission: 29/06/2022, Place of Admission of Execution: Office |  Jun 29 2022 2:39PM |  LTI 29/06/2022 |  29/06/2022 |
| Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: cbxxxxxx4I,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SINGH ASSOCIATE (as Proprietor) | | | | |

| Name | Photo | Finger Print | Signature |
|--|--|---|---|
| Shri Naran Manna Son of Late Satyakinkar Manna Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101 |  |  |  |
| | 29/06/2022 | 29/06/2022 | 29/06/2022 |
| Identifier Of Shri Ranjit Kumar Mahapatra, Shri Anup Kumar Singh | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------------|---------------------------|
| 1 | Shri Ranjit Kumar Mahapatra | SINGH ASSOCIATE-2.5 Dec |

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: NARAMPUR, JI No: 174, Pin Code : 721101

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|---|--|
| L1 | LR Plot No:- 706, LR Khatian No:- 397/1 | Owner:রনজিতকুমার মহাপাত্র, Gurdian:সুবেন্দ্রনাথ , Address:নিজ , Classification:বাস্তু, Area:0.05000000 Acre, | Shri Ranjit Kumar Mahapatra |

On 29-06-2022

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 13:42 hrs on 29-06-2022, at the Office of the A.D.S.R. MIDNAPORE by Shri Ranjit Kumar Mahapatra ,Executant.

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 30,00,000/-

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

Execution is admitted on 29/06/2022 by Shri Ranjit Kumar Mahapatra, Son of Late Surendra Nath Mahapatra, A-5, Saratpally, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Others

Identified by Shri Naran Manna, , Son of Late Satyakinkar Manna, Saratpally, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

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

Execution is admitted on 29-06-2022 by Shri Anup Kumar Singh, Proprietor, SINGH ASSOCIATE, P/9, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Identified by Shri Naran Manna, , Son of Late Satyakinkar Manna, Saratpally, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,021/- (B = Rs 15,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/06/2022 2:27PM with Govt. Ref. No: 192022230062025071 on 29-06-2022, Amount Rs: 15,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTIBPS0 on 29-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 21/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7076, Amount: Rs.5,000/-, Date of Purchase: 29/06/2022, Vendor name: Soumen Kumar De

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/06/2022 2:27PM with Govt. Ref. No: 192022230062025071 on 29-06-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTIBPS0 on 29-06-2022, Head of Account 0030-02-103-003-02



Ashim Das

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

Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1003-2022, Page from 72831 to 72859

being No 100303329 for the year 2022.



Digitally signed by ASHIM DAS
Date: 2022.07.04 17:04:42 +05:30
Reason: Digital Signing of Deed.

(Ashim Das) 2022/07/04 05:04:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
West Bengal.

(This document is digitally signed.)
