

Sl. No. 4912/24

7-5062/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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I certify that this document is
submitted to registration
the signature sheet and the
understanding when attached here
with are the same in the documents

Phattach
District Sub-Registrar-I
Paschim Medinipur
27 MAY 2024

TVASTE REAL ESTATE
Ridub Sire
PARTY

TVASTE REAL ESTATE
Munsi Jahul Hoque
PARTY

DEVELOPMENT OR CONSTRUCTION AGREEMENT

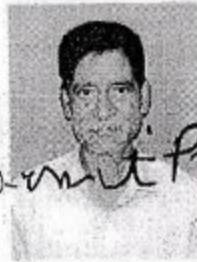
This Deed Of Development Agreement Made On This 10th May, 2024

REAL ESTATE
Ridub Sire
PARTY

REAL ESTATE
Munsi Jahul Hoque
PARTY



Asit Baran Pramanik



Ranjit Pramanik



Bar Pramanik

Asit Baran Pramanik

Ranjit Pramanik



Asok Kumar Pathak



Munsif Jahul Haque



TVASTE REAL ESTATE
Fajolul Haque

TVASTE REAL ESTATE
Munsif Jahul Haque

BETWEEN

1. ASIT BARAN PRAMANIK, PAN – FXYP2916J, AADHAR No. – 9429 9895 6400, S/o- Subal Pramanik, by nationality - Indian, by faith - Hindu, Occupation Business, resident of Miyabazar, P.O. & P.S. – Midnapore, Dist. – Paschim Medinipur, PIN – 721101, West Bengal,
2. RANJIT PRAMANIK, PAN – FXYP2915M, AADHAR No. – 8111 4024 6804, S/o- Subal Pramanik, by nationality - Indian, by faith - Hindu, Occupation- Business, resident of Miyabazar, P.O. & P.S. – Midnapore, Dist. – Paschim Medinipur, PIN – 721101, West Bengal, Hereinafter called and referred as the **OWNERS** (which express on shall unless excluded their and each of their legal representative, respective Heirs, Executors, administrators and assigns) of the party of the **FIRST PART.**

TVASTE REAL ESTATE
Asok Kumar Pathak

TVASTE REAL ESTATE
Raman Prasad Sin

AND

M/S TVASTE REAL ESTATE, PAN No. – AAVFT9031B, a Partnership Firm, governed by the provisions of Indian Partnership Act, 1932 and duly registered at the office of the A.D.S.R. Paschim Medinipur being registration no. 07/2024, having its Head Office at Room No. – 13, Ground Floor "Golden Tower", Duck Bunglow Road , P.O. – Midnapore, Dist. – Paschim Medinipur, West Bengal – 721101, represented by its Partners

1. **BARUN PRASAD SINGH, PAN- ANVP58876Q, Aadhaar No. 5563 0614 3650** S/o – Lt. Bijay Prasad Singh, by nationality - Indian, by faith - Hindu, occupation - Business, resident of Satbankura, P.O. – Chandrakona Road, P.S. – Garbeta, Dist. – Paschim Medinipur, West Bengal – 721253,
2. **ASOKE KUMAR PATHAK, PAN- AFNPP8673E, Aadhaar No. 2960 0596 0251** S/o – Lt. Ram Bishnu Pathak, by nationality - Indian, by faith - Hindu, occupation - Business, resident of Ashok Nagar, P.O. + P.S. – Midnapore, Dist. – Paschim Medinipur, West Bengal – 721101.
3. **MUNSI ZAHIRUL HAQUE, PAN- ADZPH9206M, Aadhaar No. 2433 6760 9815,** S/o – Munsi Sirajul Haque, by nationality - Indian, by faith - Muslim, occupation - Business, resident of Ketugram P.O. + P.S. – Barddhaman, Dist. – Burdwan, West Bengal – 713140
4. **RAJDEEP SINHA, PAN- KCGPS 6233B, Aadhaar No. 8795 8075 0545** S/o Raj Kumar Sinha, by nationality - Indian, by faith - Hindu, occupation - Business, , resident of Baradabcha, P.O. – Satbankura, P.S. – Garhbeta, Dist. – Paschim Medinipur, West Bengal – 721253 Hereinafter called and referred as the DEVELOPERS

Asst. Barun Prasad Singh
Rommik Prasad Singh

TVASTE REAL ESTATE
Rajdeep Singh

TVASTE REAL ESTATE
Munsi Zahirul Haque

TVASTE REAL ESTATE
Asoke Kumar Pathak

TVASTE REAL ESTATE
Rajdeep Singh

(which express on shall unless excluded their and each of their legal representative, respective Heirs, Executors, administrators and assigns) of the party of the **SECOND PART**

That the Owners are the Sole and absolute owners and have absolutely seized and possessed of or otherwise well and sufficiently entitled to the Lands hereditaments and premises, existing Structure free from all encumbrances, charges, liens, attachments, trusts whatsoever to howsoever more fully described in the entire First Schedule hereunder written [hereinafter referred to as the 'SAID PREMISES'].

WHEREAS the Schedule mentioned Property, being R.S. Plot No. 117,115,116, L.R. Plot No. 226, 224, 225, L.R. Khatian No. 101/1, 1658/1 measuring an area of 0.1144 Acre (more or less) of Bastu Land of Mouza: Miyabazar, J.L. No.: 173, within P.S.: Midnapore, District: Paschim Medinipur, within the limit of Midnapore Municipality, acquired by Ananta Ram Pramanik, by way of purchasing and being owner and possessor recorded his name in the Revisional Settlement and also acquired an independent right, title and interest over the Property in question and while he was enjoying and possessing the said Property, he transferred to his son Subal Chandra Pramanik, father of the Present Land Owners, by virtue of one deed of gift vide gift deed no 4715 for the year 1957 duly registered at the office of the Sub-Registrar Midnapore. Thereafter sad demise of said Subal Chandra Pramanik, Land Owners along with other legal heirs inherited all the properties left by said Subal Chandra Pramanik. Subsequently Asit Baran Pramanik, the first Land Owner of the First Part filed a Partition Suit against other legal heirs in the Court of Id. Civil Judge, Senior Division, Midnapore being Title suit

Asit Baran Pramanik
Ranvir Pramanik

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Rajesh Kumar

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Munish Kumar

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Alok Kumar

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Pranav Kumar

No. 111 of 2020 in regard to all the properties left by said Subal Chandra Pramanik and the suit concluded with a 'Solenama' filed by the parties of the suit thereby passing a decree by the Court of Ld. Civil Judge, Senior Division, Midnapore allotting the Said Premises in favour of the Land Owners of this present deed.

NOW WHEREAS Present Owners have become absolute owner and possessor landed property and they also mutated their name L.R.R.O.R. being the First Party of this Development Agreement have become absolute owners of the Landed Property and also acquired an independent right, title and interest over the Property in question and while they were enjoying and possessing the said Landed Property, they got their names duly recorded in the Present L.R. Records of Rights, under L.R. Khatian Nos. 101/1 and 1658/1 of Mouza: Miyabazar, J.L. No. 173, within P.S.: Midnapore, District: Paschim Medinipur, as Owners and Possessors thereof.

AND WHEREAS being Owners and Possessors, the **FIRST PARTY** has mutated and took all necessary initiatives to mutate and recorded their own names in respect of the entire Schedule Property and also paid up all due revenue to the competent authorities in respect of the said property and obtained a good marketable right, title and interest over the Schedule Property. Hence the OWNERS have acquired a good marketable as well as an indefeasible title over the Schedule Property without any interference or intervention of any or by any other person.

THAT there is a large portion of land was lying for past years which was unmaintained and thereby the OWNERS have jointly and unanimously taken decision to construct multistoried residential building/buildings

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Pradeep Saha
PARTY

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Munsi Jhal Kope
PARTY

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Asoke Kofatak
PARTY

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Ranmod Li
PARTY

along with residential building cum housing complex inclusive of Flats/Residential Units and Car Parking Spaces by constructing building/s and to develop the premises which is not being looked after by the OWNERS due to their inexperience in the field of maintenance of property and also occupational dilemma as well as ill health and habitation uncertainty in Midnapore and thereby the OWNERS have jointly unanimously taken decision to demolish the present Structure and to construct of Residential Building / Buildings along with residential building cum housing complex comprised of Multiple Flats/Residential Units/Car Parking Spaces and to develop the premises.

THAT the OWNERS subsequently found that the process of construct of Residential Building / Buildings along with residential building cum housing complex comprised of Multiple Flats/Residential Units/Car Parking Spaces and to develop the premises is draining huge amount of money from their pockets and for such they stopped the process instantly and realized that the OWNERS neither have the capacity nor have the ability both financially and technically and also nor have any experience nor has the adequate and appropriate skill and knowledge to develop or to construct the new building/buildings along with residential building cum housing complex by erecting multistoried residential building/buildings along with residential building cum housing complex thereon inclusive of Flats and Car Parking Spaces.

That the DEVELOPERS is itself is a Partnership Firm having better-will, respect in the sector of Development and promoting and experience, knowledge and skill to develop the same. So, the OWNERS of the Schedule mentioned property gave offer to the DEVELOPERS to develop

Asit Baran Pramanik
Ranjan Pramanik

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Munir Jahid Hossain

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TVASTE REAL ESTATE
Pranab Sin

the Schedule properties as mentioned below, [in response to that offer the DEVELOPERS has accepted on the following terms and conditions as stated below to develop the property with a project for construction of a building residential purpose.

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

1. Article I : Definitions

- 1.1 **PREMISES:** shall mean the premises with land as stated in the First Schedule of this agreement;
- 1.2 **BUILDING/S:** shall mean the proposed building/buildings along with residential building Cum housing complex to be constructed as per the Architect's drawing / documents, to be approved by the Midnapore Municipality i.e. Midnapore Municipal Authority and any other future and probable extension of Plan and also amendment of Plan inclusive of the Plan to construct and raise further floors which is regarded as part and parcel of the said project, within the said premises and shall mean the proposed multi-stored Building / Buildings along with Multi-Storied Building cum Housing Complex inclusive of Flats/Residential Units and Car Parking Spaces to be constructed as per the Architect's drawings /documents, to be duly approved by the Midnapore Municipality i.e., Midnapore Municipal Authority vide its further sanction Plan in order to construct Multi-Storied Building comprised with Residential Flats and Parking Spaces and to utilize the land to aid and support the process of construction of the multistoried residential building inclusive of Flats/Residential Units and Car Parking Spaces by constructing building and pathway and

Asit Baran Paragonika
Ranil Paragonika

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Bijulal Baranika

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Munsi Jibul Baranika

TVASTE REAL ESTATE
Alok Baranika

TVASTE REAL ESTATE
Ranil Baranika

driveway and area of ingress and egress and other necessary facilities and amenities which is regarded as part and parcel of the said project, within the said premises and the said building is to be constructed by the manner and way with all Specifications as stated in the Second Schedule of this Indenture.

1.3 **OWNERS:** shall together and jointly and also individually and severally;

1. **Asit Baran Pramanik**, PAN – FXYPP2916J, AADHAR No. – 9429 9895 6400, S/o- Subal Pramanik, by nationality - Indian, by faith - Hindu, Occupation Business, resident of Miyabazar, P.O. & P.S. – Midnapore, Dist. – Paschim Medinipur, PIN – 721101, West Bengal,
2. **Ranjit Pramanik**, PAN – FXYPP2915M, AADHAR No. – 8111 4024 6804, S/o- Subal Pramanik, by nationality - Indian, by faith - Hindu, Occupation Business, resident of Miyabazar, P.O. & P.S. – Midnapore, Dist. – Paschim Medinipur, PIN – 721101, West Bengal,

1.4. **DEVELOPERS**, shall mean **M/S TVASTE REAL ESTATE**, a Partnership Firm, governed by the provisions of Indian Partnership Act, 1932 and duly registered at the office of the A.D.S.R. Paschim Medinipur being registration no. 07/2024, PAN No. – AAVFT9031B, having its Head Office at Room No. – 13, Ground Floor "Golden Tower", Duck Bunglow Road, P.O. – Midnapore, Dist. – Paschim Medinipur, West Bengal – 721101, represented by one of its Managing Partner Mr. Barun Prasad Singh, S/o – Lt. Bijay Prasad Singh, by nationality - Indian, by faith - Hindu, occupation - Business, resident of Satbankura, P.O. – Chandrakona Road, P.S. – Garbeta, Dist. – Paschim Medinipur, West Bengal – 721253.

Asit Baran Pramanik
Ranjit Pramanik

TVASTE REAL ESTATE
Registered Office

TVASTE REAL ESTATE
Munsi Jahul Hoque

TVASTE REAL ESTATE
Asoke Kr Pathak

TVASTE REAL ESTATE
Barun Prasad Singh

- 1.5. **COMMON FACILITEIS;** shall include corridors, hall ways, drive ways, lifts, transformer, stairways, landings, water reservoir, pump room, passage-ways, drive-ways, generator room, community room, electrical substation and other spaces and facilities, whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the building/buildings and/or common facilities or any of them thereon as the case may be as stated in details in the Third Schedule of this Indenture.
- 1.6. **OWNER'S ALLOCATION:** shall mean the absolute right of the OWNERS in regard to their respective share and amount of land as agreed upon to be developed by virtue of this agreement and in that regard the allocation of the OWNRS will be 8 (eight) Flats/Units, Two Flats More or Less Super built up area 750 sq.ft. on 2nd Floor, Three Flats More or Less Super built up area 750 sq.ft. on 5th Floor, Three Flats More or Less Super built up area 750 sq.ft. on 6th Floor, 2 (Two) Garage/ Car Parking Space as per Developer Choice & Owners Get Rs. 40,00,000(Forty Lakhs) , and among which DEVELOPERS has already paid an amount of Rs. 24,00,000/- (Twenty Four) through bank account transfer, and the rest amount of Rs. 16,00,00 (Sixteen Lakh) only to be paid on/before the date of Registration of development Agreement.
- 1.7. **DEVELOPERS ALLOCATION:** Shall mean the absolute right of the DEVELOPERS in regard the entire total constructed portion of the proposed building/s cum residential building complex over the entire Schedule mentioned property according to the sanctioned

Asir Baran Pramanik

Ranind Prantik

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Rajesh Kumar

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Munsi Ghahil Koga

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Asoke Karpethok

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Pranav Sin

plan duly approved by the Midnapore Municipal Authority including Car Parking/Garages and Flats/Units in all the floors EXCEPT the portion defined and allocated in the OWNER'S ALLOCATION i.e.,. The DEVELOPERS will have exclusive right to enjoy as per its entitlement and will have all right, title and interest by virtue of this Agreement. The said Flats and Car Parking Space will be specifically demarcated mutually after getting execution of Separate Supplementary Agreement.

1.8 **ARCHITECH:** shall mean in any person or persons firm or firms appointed or nominated by the DEVELOPERS as the Architect of the building at his own cost and sole responsibility.

1.9 **BUILDING PLAN:** shall mean the Plan/Plans for construction of the building, to be approved by the OWNER and submitted by at the costs of the DEVELOPERS to the Midnapore Municipal Authority i.e., Midnapore Municipality for sanction and shall include any amendments thereto or modifications thereof made or caused by the DEVELOPERS which is duly sanctioned by the Midnapore Municipal Authority i.e., Midnapore Municipality and shall also mean the plan/plans for construction of the building, duly approved by the OWNER and submitted by at the costs of the DEVELOPERS to the Midnapore Municipal Authority in order to construct Multi-Storied Building comprised with Residential Flats and Parking Spaces and to utilize the land to aid and support the process of construction of the multistoried residential building inclusive of Flats/Residential Units and Car Parking Spaces by constructing building and pathway and driveway and Ares of

Asst Baron Pemonik

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ingress and egress and other necessary facilities and amenities which is regarded as part and parcel of the said project within the said premises and shall include any amendments thereto or modifications thereof made or caused by the DEVELOPERS which is duly sanctioned by the Midnapore Municipal Authority i.e., Midnapore Municipality it will also include any further permission by way of Midnapore Municipality Sanctioned Plan in order to raise and construct further floors over the top floor.

- 1.10 **CONSTRUCTED SPACE:** shall mean the space in the Building available for independent use and the occupation including the space demarcated for common facilities.
- 1.11. **SALEABLE SPACE:** means, except OWNER'S ALLOCATION the space in the Building which will be available for independent use and occupation after making due provision for common facilities and the spaces required therefore.
- 1.12. **COVERED AREA:** shall mean the Plinth area of the said Unit / Flat / Parking Space including the Bathrooms and Balconies and also thickness of the walls and pillars which includes proportionate share of the Plinth area of the common portions PROVIDED THAT if any wall be common between two Units / Flats / Parking Space then one - half of the area under such wall shall be included in each Unit / Flat.
- 1.13 **UNDIVIDED SHARE:** shall mean the undivided proportionate share in the land attributable to the each Flat / Unit / Parking Space comprised in the said Holding and the common portions held by and / or here in agreed to be sold to the respective Purchaser and also wherever the context permits.

W&J - Bazar Purnanite

Romulo Purnanite

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TVASTE REAL ESTATE
B. J. J. J.

- 1.14. **CO - OWNER:** shall according to its context mean and include all persons who acquire or agree to acquire Unit / Flat / Parking space in the Building, including the DEVELOPERS for the Units / Flats / Parking Spaces not alienated or agreed to be alienated.
- 1.15. **FLAT/ UNIT:** shall mean the Residential Unit/flats and / or other space or spaces intended to be built and or constructed and / or the covered area capable of being occupied. It shall also mean that according to the context, mean all Purchaser/s and/or intending Purchaser/s, of different Residential Unit/flats in the Building/s and shall also include the DEVELOPERS herein and the owner herein respect of such Residential Unit/flats which are retained and/or not alienated and/or not agreed to be alienated of the time being.
- 1.16. **COMMON EXPENSES:** shall include all expenses to be incurred by the Co -owners for the maintenance, management and upkeep of the building in the said Holding for common purposes and also the charges to installation of Electricity.
- 1.17. **COMMON PURPOSES:** shall mean the purpose of managing and maintaining the building of the said Holding and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the Co-Owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the common perorations in common.

Asit Bason Pattnaik

Ronit Poudel

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Pradeep Chandra

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Munir Jahan Haque

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Alok K. Pathak

TVASTE REAL ESTATE
Pranav Saini

- 1.18. **SUPER BUILT-UP AREA** Shall mean in context to a Unit/Flat as the area of a Unit/Flat to be built-up and/or the covered area of the Unit/Flat.
- 1.19. **UNIT/FLAT** Shall according to the context, mean all Premaster/s and/or intending Purchaser/s of different Unit/s/Flat/s in the Building/s and shall also include the DEVELOPERS herein and the owner herein in respect of such Unit/s/Flat/s which are retained and/or not alienated and/or not agreed to be alienated of the time being.
- 1.21. **TRANSFER:** with its grammatical variations shall include a transfer by and/or of possession and by any other means adopted for effecting what is understood as a transfer by and/or space in a multistoried building/s to purchasers thereof although the same may not amount to a transfer in law.
- 1.22. **TRANSFeree / INTENDING PURCHASER:** shall mean a person or persons to whom any space in the Building/s has been transferred by the DEVELOPERS including the rights of transfer to the fullest extent of the DEVELOPERSS ALLOCATION or any space in the Building/s has been transferred by the OWNER including the rights of transfer to the extent of his own share as defined and described as the OWNER'S ALLOCATION.
- 1.23. **MASCULINE GENDER:** shall include feminine gender and vice versa.
- 1.24 **SINGULAR NUMBER:** shall include plural number and vice versa.

1. **Article-II: TITLE INDEMNITIES AND REPRESENTATIONS:**

The OWNERS doth hereby declare and covenant with the DEVELOPERS as follows:

Asit Baran Pramanik
Rande Pramanik

TVASTE REAL ESTATE
Rande Pramanik

TVASTE REAL ESTATE
Munir Jalal Hossain

TVASTE REAL ESTATE
Asoke Kumar Pathak

TVASTE REAL ESTATE
Pranav Prasad Sin

- 2.1 That the OWNERS are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the said premises as mentioned in the Schedule below.
- 2.2. That the said premises is free from all encumbrances, charges, liens, impendence, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature and if such is not still then the OWNERS hereby unconditionally undertake to make the said Schedule mentioned property free form all encumbrances, charges, liens, impendence, acquisitions, requisitions, attachments and trusts whatsoever or howsoever nature within 3 Months from this very date of execution of this Agreement.
- 2.3. That the DEVELOPERS will bear the cost of demolishing, dismantling, disintegrating and dissolving the existing construction and the owner will give the possession of the vacant land in favour of the DEVELOPERS and the DEVELOPERS will bear the cost and expense of the query of earth or soil for the purpose of setting up to the foundation.
- 2.4. That the DEVELOPERS will bear all expenditure and cost of all necessary and essential materials and equipment's which will be required for the purpose of construction of the said building premises and the OWNERS will co-operate with the DEVELOPERS in all aspects except Financially.
- 2.5. That the OWNERS by self or through their constituted attorney shall sign in all other necessary papers, documents, affidavits, declarations etc- require for modification of building plan/revised plan if necessary, and for construction of building which may be

Asst Baron Perumal

Ramesh Prasad

TVASTE REAL ESTATE
Ramesh Prasad

TVASTE REAL ESTATE
Munsi Jadhav

TVASTE REAL ESTATE
Asoke Kothak

TVASTE REAL ESTATE
P. S. S. S.

required by the DEVELOPERS for the purpose of construction and development of the said property in the said premises.

- 2.6. That except the OWNERS no one else have any right title interest, claim or demand whatsoever or howsoever in respect of the said Schedule mentioned premises or any portion thereof.
- 2.7. The DEVELOPERS shall pay all revenue and taxes to the competent authority till the transfer of the flat or space premises to the intending purchaser or transferee.
- 2.8. The OWNERS have absolute right and authority to enter into the agreement with the DEVELOPERS in respect of their title in the said premises agreed to be developed.
- 2.9. That there is no arrear of taxes and /or other levies of impositions of the said property due and payable to any statutory authority.
- 2.10. That neither any proceeding for acquisition of the said property or any portion thereof is pending nor any notice have been received in respect thereof.
- 2.11 That the said land is not a Debottor or Pirottar property.
- 2.12 That no proceeding of income Tax Act, Wealth Tax Act or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 2.13. That there is absolutely no impediment or bar in matter of this agreement/understanding or sale or the said property as contemplated in these present.
- 2.14 The OWNERS do not own any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1978 in respect of the said premises.

Asit Baran Ramanik

Ranil P. R. R.

TVASTE REAL ESTATE
P. J. Singh

TVASTE REAL ESTATE
M. S. J. Singh

TVASTE REAL ESTATE
A. S. K. P. P. P.

TVASTE REAL ESTATE
P. S. P. P. P.

2.15. The OWNERS hereby undertake to indemnify and keep indemnified the DEVELOPERS from and against any and all actions, charges, liens, claims, damages, encumbrances and mortgages or any Third party Possessory Rights or any Third Party Claim in the said premises arising out of or due to the negligence or noncompliance of any law, bye-laws rules and regulations of the Midnapore Municipality i.e., Midnapore Municipal Authority or Government or local bodies including the Municipality as the case may be by the OWNERS and shall attend to answer and be responsible for any deviation, omission, commission, negligence, violation and/or breach of any of the said laws, bye-laws, rules and regulations or any accident in or relative to or concerning prior to execution of this Deed and the Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of the Deeds of Conveyance and/or other documents relating to DEVELOPERS Allocation shall be entirely borne by the DEVELOPERS or its nominee or nominees. Likewise, the Stamp duty, registration charges and expenses in connection with the execution of the deed of conveyance and other documents relating to Owners' allocation will be borne by the Owners. Here it must be mentioned that the Owners will not be liable for any consideration received by the DEVELOPERS from the intending Purchaser / Purchasers regarding the DEVELOPERS Allocation, after the development of the said premises and likewise the DEVELOPERS shall not be liable for any act, deed, matter or thing

Asit Baran Paramonik

Ranajit Paramonik

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Piyush Chandra

TVASTE REAL ESTATE
Munir Jahan Begum

TVASTE REAL ESTATE
Asokev Pattnaik

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Barun Prasad Sin

done or caused to be done by the Owners in respect of their Allocation.

- 2.16. That during the continuance of this Agreement the OWNERS shall not any way cause any impediment or obstruction whatsoever in the construction or development of complex and building in the said Schedule mentioned Property and hereunder empower the DEVELOPERS to take up the construction work of the new building as per sanctioned plan of Midnapore Municipality i.e., Midnapore Municipal Authority.

3. ARTICLE III- COMENCEMENT:

3. This agreement shall commence or shall deemed to have commenced on and with effect from the date of execution of this agreement.

4. ARTICLE IV – DEVELOPERS RIGHT OF CONSTRUCTION:

- 4.1 The OWNERS hereby grant exclusive right to the DEVELOPERS to build upon and to commercially exploit the said premises in any manner (but subject to the provision contained herein) as the DEVELOPERS may choose by constructing a building thereon by way of the said new construction is to be done according to the Midnapore Municipality i.e., Midnapore Municipal Authority by-laws, rules and regulations and not otherwise,
- 4.2. The OWNERS have approved / will approve and signed / will sign the said ARCHITECT'S DRAWINGS, which have been Submitted/or will be SUBMITTED to the various statutory bodies, including the Midnapore Municipality i.e. Midnapore Municipal Authority by

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Munsi Jalul Haque

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Alexander Patrick

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the DEVELOPERS in the name of the owner, and/or the same is/will be awaiting SANCTION/APPROVAL from the Midnapore Municipality i.e. Midnapore Municipal Authority, after obtaining clearances from all other statutory-bodies.

- 4.3. In the event, the Midnapore Municipality i.e., Midnapore Municipal Authority or any statutory authority requires any modification of the plan/plans submitted by the owner, the DEVELOPERS shall cause the Architect's Drawings/Plans to be altered changed as may be required, by the said Architect and the DEVELOPERS shall submit the modified plans/drawings in addition to the original plan submitted prior to this submission, and the DEVELOPERS shall bear all costs thereof for sanctioning the drawings/plans by the Midnapore Municipality i.e., Midnapore Municipal Authority and/or the other statutory authorities,

- 4.4 All applications, plans and other papers including the ARCHITECTS DRAWINGS/DOCUMENTS referred to above shall be submitted by the DEVELOPERS in the name of the OWNERS of the said premises, but otherwise at the cost and expenses of the DEVELOPERS only and the DEVELOPERS shall pay and bear the EXPENSES for submission of Architects drawings/documents and other like fees, charges and expenses, required to be paid or deposited for SANCTION of the said project design and construction thereon provided always that the DEVELOPERS shall be exclusively entitled to all REFUNDS of any and all payments and/or deposits and made by it in that account.

Hdlt. Baron Pramanik

Romesh Pramanik

TVASTE REAL ESTATE
Pradip Kumar

TVASTE REAL ESTATE

Munsi Jabin Hossain

TVASTE REAL ESTATE

Alexander Pathak

TVASTE REAL ESTATE

Savva Prasad S.

- 4.5. After getting free and vacant possession of the said premises, demolition of the existing building/structures on the said premises by the DEVELOPERS and removal of the debris shall be the responsibility and at the cost of the DEVELOPERS only, provided however, that the debris, salvage and materials arising there from shall belong solely to the DEVELOPERS and the OWNER by any and all means will be barred from the right to claim to the same.
- 4.6. That if at the time of the execution of the deed the record of name property remains in the name of any other person except that of the OWNERS then within 15 days from the execution of the deed, the OWNERS will be duty bound to take all initiatives to mutate the names in their names without any further delay and in this respect the DEVELOPERS will simply cooperate.
- 4.7. That if at the time of the execution of the deed the record of nature and character of the property remains in any nature other than as it recorded in the L.R.R.O.R then within 15 days from the execution of the deed, the OWNERS will be duty bound to take all initiatives to convert the nature and character of the property without any further delay and in this respect the DEVELOPERS will simply co-operate,
- 4.8. That if any sort of amalgamation or enamel is needed in regard to the Schedule mentioned properties, then in that event within 15 days from the execution of the deed, the OWNERS will be duty bound to take all initiatives to amalgamate or enamel the property without any further delay and in this respect the DEVELOPERS will simply co-operate.

Asit Basu Prantik
Ranajit Prantik

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Pg. 19 of 20

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Mansi Jadhav Bapat

TVASTE REAL ESTATE
Alok K. Pratik

TVASTE REAL ESTATE
Bhuvan Prantik

5. ARTICLE V - TITLE DEEDS:

- 5.1 Immediately after the execution of this agreement the OWNERS shall hand over Original Title Deed and other papers and writings including the last paid up Municipality bills and the other Bills including Revenue Receipt issued by the Government of West Bengal through B.L.&L.R.O relating to the said Schedule mentioned premises of and/or for necessary searches to the DEVELOPERS for inspection and record.
- 5.2. The DEVELOPERS though it's Partners or/and representatives and/or nominee/nominees or the transferees of the OWNERS and the DEVELOPERS shall be entitled for detailed inspection of the original title deeds. The OWNERS shall strictly unconditionally keep the original Title Deeds deposited with the DEVELOPERS or with the Advocate of the DEVELOPERS to make such inspection convenient.
- 5.3. Subject to the provisions contained herein, the OWNERS have and possess a marketable title to the said premises and the same is free from all encumbrances, charges. Liens, impendence, attachments, trusts whatsoever or howsoever as mentioned above.
- 5.4. The deed of conveyance or deeds of conveyance shall be executed by the OWNERS and/or the DEVELOPERS as the case may be in such part or parts as the DEVELOPERS shall require. The cost and expenses involved for construction shall be borne and paid by the DEVELOPERS alone as the case may be and the

Asit-Basen Pemoni
Ranjit Prasad

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Rajesh Chandra

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Munir Johal Hoga

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Asoke Kr. Pathak

TVASTE REAL ESTATE
Raj Prasad Sin

same will be adjusted later from the OWNER'S Allocation at the time of the Selling out of the Flats and/or Car Parking Spaces.

6. ARTICLE VI • EXECUTION OF THE PROJECT:

6.1 As per the plan which is to be sanctioned by the Midnapore Municipality i.e., Midnapore Municipal Authority, and the OWNERS by themselves or through their DEVELOPERS having obtained all necessary permission, approvals and sanctions, the DEVELOPERS will ipso-facto get the privilege to commence construction in respect of the portion of the premises in the possession of the OWNERS. The construction will be in accordance with the Midnapore Municipality. The OWNERS shall allow the DEVELOPERS purposes of construction and allied activities during the continuation of this agreement and until such time the proposed building is completed in all, respects. During such period the OWNERS shall not prevent the DEVELOPERS of the said premises from constructing the building in accordance with the aforesaid plans sanctioned by the Midnapore Municipality i.e. Midnapore Municipal Authority.

6.2. In as much as the construction on the said premises is concerned the DEVELOPERS shall obtain permission of the OWNERS and shall be entitled to be in occupation of the said premises as and by way of permission of the OWNERS to carry out the construction of the proposed building which is to be completed within 36 months from the date of approval of sanction plan by Midnapore municipality, save and except that the DEVELOPERS shall not be entitled to create any possessory right over the said property which could be construed as transfer within the

ASIT- Baran Pramanik

Ronelle Pramanik

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Prideep Chakraborty

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Mansi Fahal Hoga

TVASTE REAL ESTATE
Asoke K. Patil

TVASTE REAL ESTATE
Pranav Sin

meaning of Transfer of Property Act. The DEVELOPERS shall be entitled to use the said property for any other purposes other than the purpose of construction of the building in accordance with the sanctioned plan, if such usage of the said property is collaterally or partially connected with the said construction work.

- 6.3. The OWNERS will resume to be in possession over the said Schedule mentioned property in respect to their Allocated Portion of the Constructed Building after the completion of the project but not before that and during the continuation of term of the project, i.e. 36 months from the date of approval of sanction plan by Midnapore municipality. The OWNERS or any of their agent/s or any other representative/s will have no right and interest over the SAID PREMISES and during this period the DEVELOPERS will enjoy the right of absolute possession over the said Property.

7. ARTICLE VII – SPACE ALLOCATION

- 7.1 The DEVELOPERS represents and declares that the proposed building shall be constructed with building materials, as may be deemed fit and proper by the DEVELOPERS only and no one else but the said building is to be constructed by the manner and way with alt specifications as stated in the Second Schedule of this Indenture.
- 7.2. The OWNERS shall be entitled to the OWNER'S ALLOCATION as defined in Clause 1.6 of this Development Agreement.

Asst- Baron Foronovic

Ranil Ponniah

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Rajesh Chandra

TVASTE REAL ESTATE
Munsi Jahan Hogue

TVASTE REAL ESTATE
Asoke Chatterjee

TVASTE REAL ESTATE
Barun Pannik

- 7.3. The OWNERS shall be entitled to sell, transfer and/or otherwise deal with the owner's allocation of space, except the vacant space, e.g. lawn or/and drive way or/and garden etc., the transfer of which is prohibited under Rules of Midnapore Municipality i.e., Midnapore Municipal Authority as well as West Bengal Municipal Act and/or by any other law for the time being in force.
- 7.4. In consideration of the DEVELOPERS'S having constructed the building at his own costs and provided for the owner's allocation as mentioned in Clause 1.6 of this Development Agreement. The DEVELOPERS shall be entitled to the remaining total-super built up space in the said building including common parts and areas, as mentioned in Clause 1.7 of this Development Agreement.
- 7.5. The OWNERS shall be entitled to sell, transfer and/or otherwise deal with the owner's allocation of space and on this regard it must be mentioned that the necessary connections including water, electricity will be installed to the transferee from OWNER'S ALLOCATION only by the DEVELOPERS where the cost and expenses of such installation must be incurred by the intending purchaser/ transferee.
- 7.6. The common area/facilities shall be jointly owned by the OWNERS and the DEVELOPERS for the common use and enjoyment of owners/DEVELOPERS allocation of space of the said proposed multi-storied Flat Building.
- 7.7. The DEVELOPERS shall be entitled to sell or transfer or otherwise deal with the DEVELOPERS allocated portion as stated in the aforesaid Clause No. 1.7 of this Indenture which is not attached with the OWNER'S ALLOCATION and the DEVELOPERS may let

Asst. Boman Pramanick
Romeo Pramanick

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Pradeep Kumar

TVASTE REAL ESTATE
Munsi Jibul Haque

TVASTE REAL ESTATE
Asoke K. Palit

TVASTE REAL ESTATE
Boman Pramanick

out, sale out, convey, transfer or any type of settlement in regard and respect to any Flat or Residential Unit and/or Car Parking Space/Garage with the third parties to the extent at its allocated portion of the total constructed area of the Building and any other further constructed floor in the future as stated in the aforesaid Clause No. 1.7 of this indenture and the OWNERS will have every right over the said floors except in regard to their own Allocation and they by any or/and all means and also is debarred from claiming any right, title and interest in the near and remote future,

- 7.8. Both the OWNERS and the DEVELOPERS shall extend their best efforts in selling the constructed floor space at the maximum price.
- 7.9. In so far as the roof right in the DEVELOPERS allocation barring the common facilities attached with the roof such as water tanks, antenna etc. In other wards the entire roof right will be devolved upon the DEVELOPERS. Roof area which shall be the roof/roves directly above the flat/flats and/or room/rooms including every right over the roof will be allotted in favour of the DEVELOPERS; during the tenure of this Agreement, if the DEVELOPERS obtains any further permission by way of Midnapore Municipality Sanctioned Plan, then the DEVELOPERS may raise construction over the said roof in accordance with the said Plan and the OWNER will have no right, title and interest in respect of such construction whatsoever but the OWNER will entitled to get an amount of Rs.10,00,000/- (Ten Lakh) for one time against all raised/extended construction and the present OWNERS admit

Asst. Baron Kromouft
Ravindra Prasad

TVASTE REAL ESTATE
Pratap Chandra

TVASTE REAL ESTATE
Munir Jafar Hoque

TVASTE REAL ESTATE
Alok Kofatick

TVASTE REAL ESTATE
Barun Prasad

and agree and declare not to raise any objection whatsoever in this regard in future.

- 7.10. On completion of the building, but therefore giving possession, both the OWNERS and the DEVELOPERS will conduct a joint survey of the carpet area/ super built up space in their respective allocation to ascertain the actual measurement of the area/space in their respective allocations.
- 7.11. That the DEVELOPERS shall alone have the right to allocate flats and parking spaces to the intending purchasers of their respective share and the OWNER shall have also right whatsoever to enter into any agreement personally with the intending purchasers for sale of any of the flats or parking spaces to be constructed by the DEVELOPERS over the land owned by the First Part (OWNERS) and the DEVELOPERS will have the right to construct further floors in the said proposed building in future if the DEVELOPERS obtains further Municipality Plan to construct inure floors and in that event the Owners will have no right to appoint any new DEVELOPERS except this existing DEVELOPERS or will have no right to raise any objection and moreover will not be entitled to get any share in the said proposed new constructed Floor/Floors and in that scenario and in that event the DEVELOPERS will alone enjoy with all rights in respect of the said Floor constructed as per the Municipality Plan, as mentioned above.

TVASTE REAL ESTATE
P. J. J. J. J.

TVASTE REAL ESTATE
M. S. J. J. J.

TVASTE REAL ESTATE
A. J. J. J. J.

TVASTE REAL ESTATE
P. J. J. J. J.

Asst. Baron Perumath
Ramesh Perumath

8. ARTICLE VIII- COMMON FACILITIES:

- 8.1 As soon as the building is completed, the DEVELOPERS shall give written notice of Completion Certificate to the OWNERS requiring the OWNERS to take possession of their share of allocation in the building/s and as from date of service of such notice or issuance of such Certificate and for all times thereafter the parties shall be exclusively responsible for the payment of the Midnapore Municipality i.e., Midnapore Municipal Authority and property taxes, rate, duties, dues and other public outgoings and impositions whatsoever (hereinafter for the sake of brevity referred to as THE SAID RATES) payable in respect of their respective allocations, such rates to be apportioned pro rata with reference to the total super built up space in the building if they are levied on the building as a whole.
- 8.2. That after obtaining the position of unit or flat of the owner allocation, the OWNERS shall punctually and regularly pay the proportionate share of the said rates to the concerned authorities or to the DEVELOPERS or otherwise as specified hereinafter and shall keep the DEVELOPERS indemnified against all claims, actions, demand, costs, charges, expenses and proceedings whatsoever directly or indirectly instituted against or suffered or incurred by the DEVELOPERS as the case may be consequent upon a default by the OWNERS this behalf in respect of their proportionate share of the said rates,
- 8.3. As and from the date of receipt the completion certificate, the OWNERS shall also be responsible to pay and bear and shall forthwith pay on demand to the DEVELOPERS or to the Flat

Asit-Baron Parnowick

Ranajit Parnowick

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Pipilika

TVASTE REAL ESTATE
Munsi Gopal Hossain

TVASTE REAL ESTATE
Alokesh Patra

TVASTE REAL ESTATE
Barun Prasad Sin

owners' allocation or other entity/person specified hereinafter service charges for the common facilities in the building payable with respect to the OWNERS' ALLOCATION, and management of the common facilities, renovation, replacement repair and maintenance charges and expenses for electrical and mechanical equipment, switchgear, transformers, generators, pump motor and other electrical and mechanical installations, appliances and equipment's, stairways corridors, halls, passage ways and other common facilities whatsoever PROVIDED THAT if additional insurance premium is required to be paid for the insurance of the building by virtue of any particular use and/or storage or any additional maintenance or repair is required by virtue thereof in the owner's allocation or any part thereof the OWNERS shall be exclusively liable to pay and bear the additional premium and/or maintenance or repair, charges as the case may be.

9. ARTICLE- IX CONSIDERATION

9.1 The OWNERS will be entitled to get and receive any consideration in terms of advance payment in respect of their allocation which is more specifically mentioned in the "OWNER'S ALLOCATION" as defined in Clause 1.6 of this agreement. The OWNERS shall retain their undivided proportionate share or interest share or interest in their land of the said Schedule mentioned property in proportion to the area allotted to them as per OWNER'S ALLOCATION.

9.2. In consideration the DEVELOPERS agreeing to build and complete in all respect the OWNER'S ALLOCATION to the building at the said premises, and in that regard none of the said OWNERS will

Abhit Baren Pramonide
Ranvir Pramonide

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Pradeep Gola

TVASTE REAL ESTATE
Munsi Jahanul Haque

TVASTE REAL ESTATE
Aseem Verfatthok

TVASTE REAL ESTATE
Saurav Prasad Sin

be eligible to get any earnest consideration amount till the OWNERS will get their share in terms of monetary consideration at the time of booking of the flats by the intending purchasers and the DEVELOPERS by all virtue, in any and all consequence will be entitled to select and elect the said Intending Purchasers and OWNERS will get their shares without any prejudice at the time of booking and/or agreement for sale and/or sale proceeding of the Flats.

- 9.3. That in respect of the DEVELOPERS ALLOCATION of the Total Constructed Portion of the Building, the DEVELOPERS shall receive the earnest amount from the intending purchasers as per the agreed upon consideration amount and schedule of payment, payable by the intending purchasers and that will be adjusted after receiving advance from the intending purchasers against each Flat and/or Car Parking Space at the time of execution of Agreement of Sale and the same will / may also be adjusted from the consideration amount of the Flat/Residential Units and/or Garage/Car Parking Space at the time of Execution of the Deed of Conveyance.

10. ARTICLE X - TIME FOR COMPLETION:

10. The building shall be completed within 36 months from the date of approval of sanction plan and building is to be constructed, whichever is later unless the DEVELOPERS is prevented by the circumstances beyond the control of the DEVELOPERS, including VIS MAJOR/ FORCE MAJURE such as riots, flood, earthquake, act of God & other natural calamities and hindrances due to procedural delays and subject to force majeure.

Asit Baran Paramonik

Ramdeo Paramonik

TVASTE REAL ESTATE

P. deepika

TVASTE REAL ESTATE

Munir Jafar Hossain

TVASTE REAL ESTATE

Alexis K. Pothol

TVASTE REAL ESTATE

P. P. P. P.

11. ARTICLE XI- MISCELLANEOUS:

- 11.1 The OWNERS and the DEVELOPERS have entered into this agreement purely on principal to principal basis and nothing stated therein shall be deemed or constructed as a joint venture between the OWNERS and the DEVELOPERS nor shall the OWNER and the DEVELOPERS in any manner constitute an association of persons.
- 11.2. The DEVELOPERS shall be entitled to assign this agreement in favour of any Private Limited Company or a Partnership Firm provided that both of the present representative Partners of the DEVELOPERS firm must be the directors of the said proposed Private Limited Company or must be the Partner of the proposed Partnership Firm and in that event this agreement would be considered to have been executed between the OWNERS and the said Private Limited Company or the Partnership Firm, and the terms and conditions contained herein shall be applicable to the said assignee,
- 11.3. All dealings to be made by the DEVELOPERS in respect or the construction of the buildings and the Development of the complex shall be in the name of the OWNERS but such dealing shall not create or foster to any manner any financial, civil and/or criminal liability of the OWNERS.
- 11.4. The DEVELOPERS shall be entitled to enter into separate contract or agreements in its name with building contractor, architects and others for carrying out the development at the risk and costs of THE DEVELOPERS.

Ashit Behera Promote

Ranvir Prasad

TVASTE REAL ESTATE
Pradeep Singh

TVASTE REAL ESTATE
Munsi Jahid Hossain

TVASTE REAL ESTATE
Alok Verma

TVASTE REAL ESTATE
Pranav Singh

- 11.5. FORCE MAJEURE shall mean riot, war, tempest, civil commotion strike or any other act or commission beyond the control of the party affected thereby.
- 11.6. The DEVELOPERS as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a FORCE MAJEURE with a view that obligation of the party attested by the FORCE MAJEURE shall be suspended for the duration of the FORCE MAJEURE.
- 11.7. It is understood that from time to time to enable the construction of the building by the DEVELOPERS, various deeds, matters and things not herein specifically referred to may be required to be done by the DEVELOPERS for which the DEVELOPERS may require the authority of the OWNERS and various applications and other documents may be required to be signed or made by the OWNERS relating to which no specific provision has been made herein, the OWNERS hereby authorizes the DEVELOPERS to do all such acts, deeds, matters and things and undertakes, forthwith upon being required by the DEVELOPERS in this behalf to execute any such additional powers or authorities as may be required by the DEVELOPERS for the purpose as also undertakes to sign and execute all such additional applications and other documents as may be reasonably required for the purpose with prior approval of the OWNERS and by giving prior information.

Asst. Baron P. Ramonika

Ramona P. Ramonika

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P. Ramonika

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P. Ramonika

TVASTE REAL ESTATE
P. Ramonika

TVASTE REAL ESTATE
P. Ramonika

- 11.8. The OWNER as well as the DEVELOPERS shall frame the rules and regulations regarding the user and rendition of common services and also the common restrictions, which have to be normally kept in the same and transfer of the ownership flats.
- 11.9. The OWNERS and DEVELOPERS hereby agree to abide by all the rules and regulations of such management Society/ Association/ holding organization and hereby give their consent to abide by the same.
- 11.10. Any notice required to be given by the DEVELOPERS shall be without prejudice to any other mode of service available be deemed to have been served on the OWNERS if delivered by hand or sent by registered post.
- 11.11. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the OWNERS or the said premises or any part thereof to the DEVELOPERS or treating any right, title or interest in respect thereof in favour of the DEVELOPERS other than exclusive license to the DEVELOPERS to commercially exploit the same in terms thereof.
- 11.12. As and from the date of receipt of the completion certificate or the building the DEVELOPERS and/or its transferees and the OWNERS and/or their transferees shall be liable to pay and bear proportionate charges on account of all other taxes payable in respect of their respective spaces.
- 11.13. The DEVELOPERS shall install any equipment or/and erect and maintain in the said premises at his own cost all facilities required for execution of the project.

Asit Baran Fromonite

Ravindranth Fromonite

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Pooja Chandra

PAC

TVASTE REAL ESTATE

Munish Kumar

PAC

TVASTE REAL ESTATE

Ashoke Kumar Patil

PAC

TVASTE REAL ESTATE

Ana Prasad

PAC

11.14. The OWNERS shall pay and bear all property taxes and other dues and outgoings in respect of the said premises accruing and due as and from the date of handing over possession of the premises [for the commencement of work at the said premises] to the DEVELOPERS by the OWNERS until delivery and/or the completion certificate of possession of the OWNERS allocation in the proposed building.

Asst. Baron Prothonotary
Ramkrishna

ARTICLE-XII: ARBITRATION:

12. In case of any dispute difference or question arising between the parties with regard to the interpretation meaning or scope of this agreement or any rights and liabilities of the parties under the agreement or out of the agreement or in any manner whatsoever concerning this agreement and same shall be referred to arbitration under the provisions of The Arbitration Act. 1996 and/or statutory modification or enactment thereto under one sole Arbitrator who will be elected by the both the PARTIES and the award made and published by sole Arbitrator shall be final and binding on the parties hereto.

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Pudupur
PAP

TVASTE REAL ESTATE
Muni Gopal Hodge
PAP

ARTICLE - XIII: JURISDICTION:

Paschim Medinipur District Judges Court alone shall have jurisdiction to entertain and try all actions, suite and proceedings arising out of these presents between the parties.

The Stamp Duty over the value assessed by A.D.S.R. Midnapore has been paid duly by the Party to the SECOND PART.

TVASTE REAL ESTATE
Asok Kumar
PAP

TVASTE REAL ESTATE
Panna Sil
PAP

The photos, finger prints, signatures of OWNERS, the DEVELOPERS is annexed herewith in separate sheets, which will be treated as the part of this deed.

THE FIRST SCHEDULE ABOVE REFERETO

ALL THAT PIECE AND PARCEL OF THE LAND District: Paschim Medinipur, P.S. & ADSR: Midnapore within the limit of Midnapore Municipality Ward No. 13, Mahalla: Miyabazar Holding No. 3/1 & 3/2 of Mouza: Miyabazar, J.L. No.: 173, L.R. Khatian Nos. 101/1 Raity Jot.

R.S. Plot No. 117, L.R. Plot No. 226, area 2.50 dec. Bastu.

R.S. Plot No. 116, L.R. Plot No. 225, area 3.22 dec. Kala Doyem.

L.R. Khatian No. 1658/1 Raity Jot.

R.S. Plot No. 117, L.R. Plot No. 226, area 2.50 dec. Bastu.

R.S. Plot No. 115, L.R. Plot No. 224, area 0.80 dec. Vita

R.S. Plot No. 116, L.R. Plot No. 225, area 2.42 dec. Kala Doyem.

Total measuring an Area of 0.1144 Acre = 11.44 Satak (more or less) of Bastu Land appertaining,

AND THE SAID PREMISES IS BUTTED AND BOUNDED BY.

On the North: Municipality water pump.

On the South: Kajal Pramanik's plot.

On the East: 25'ft Municipality road with drain

On the West: Bari Saheb's Land

TOTAL AREA OF LAND GIVEN FOR DEVELOPMENT;- 0.1144Acre = 11.44 Satak (more or less) (more or less) of Bastu Land.

Asit-Baron Pramanik
Rajendra Pramanik

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PAP
P. S. S. S.

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PAP
M. S. S. S.

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PAP
A. S. S. S.

TVASTE REAL ESTATE
PAP
P. S. S. S.

THE SECOND SCHEDULE ABOVE REFEREED TO

Specification of Building:

1. Foundation: Sand filling with individual step footing
2. Structure: R.C.C. frame structure
3. Wall: Exterior Wall 250 or 200 Thick in 1:4
4. Flooring: Floor tiles of varies tiles
5. Doors: Main Entrance door will be flash door and all other doors are flash doors.
6. Brick Work: 200 MM Wall, 1:6 Cement mix and 75/125 mm Wall 1:4 Cement mixture
7. Window: Aluminum / Steel Window with Grill.
8. Toilet: White Sanitary ware ceramic tiles Dado / C.P. fittings (ESCO Deluxe) glazed tiles upto 6 Feet excluding) One Indian Pan with low down cistern showers, bib cock, tiles upto door.
9. Kitchen: One Sink and black Stone and tap water as kitchen use and Wall tiles 2'6" over Kitchen top.
10. Internal finishes: P.O.P. on plaster surfaces.
11. External finisher: With snowcem on plaster surfaces.
12. Entrance and Lobby: Cast in situ flooring in grey / white cement and with P.O. punning wall.
13. Electrical: All concealed wiring with requisite point.
14. Water: 24 Hours uninterrupted water supply by deep tube well with pumping to overhead Reservoir Tank.
15. Status: Standard Floor Tiles.
16. Common Services: Neat Cement finish at floor white wash on plaster.
17. Terrace and drive way: Crazy flooring.

Asit Baran Pattnaik

Ramod Prantik

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Pradyumn Chandra

TVASTE REAL ESTATE
Munshi Sahal Kishore

TVASTE REAL ESTATE
Alok Kishore

TVASTE REAL ESTATE
Rajendra Singh

14. Overhead Water Tank,
15. Transformer and space (if any),
16. Lift/s (if any).
17. Electrical wiring and other fittings (excluding only those as are installed within the exclusive any Unit and/or exclusively for its use).
18. Lighting of the Common Portions.
19. Electrical Installations relating to receiving of electricity from suppliers and meters for recording the supply.
20. Drainage and Sewage lines and other installation for the same (except only those as are installed within the exclusive area of any Unit and/or exclusively for its use).
21. Such other parts, areas, equipments, installations, fittings, fixtures and spaces in or about the premises and the new building as are necessary for passage to and/or user of the Units in common by the Co-Owners.

IN WITNESSES WHEREOF the OWNERS, the DEVELOPERS and WITNESSES after knowing the purpose and meaning of this deed, made over and read over to them by the witnesses in another tongue and after satisfaction put their signatures in good health and open mind.

Asit Baran Pramanik
Ramodh Pramanik

TVASTE REAL ESTATE
Rajeshwar

TVASTE REAL ESTATE
Munsi Jahan

TVASTE REAL ESTATE
Asoke Lal

TVASTE REAL ESTATE
Bandyopadhyay

Drafted by me

Shankha Roy (Deed writer)
Mirzabazar.
Midnapur.
Lemo - 1434 (Sadar)

WITNESS

1) Shankha Roy
S/o - Late Golok Behari Roy
at - Mirzabazar,
Midnapur.

2) Subhas Atla.
Mirabazer
Medinipur

Addhar No - 8252 XXXX 5558

(Type by)

Pradip Sen.

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

This deed contains 37 pages including 1 stamp paper and 36 demy paper and 2 extra pages attached hereto on which the ten finger prints of all the parties have been taken and 2 witness have signed in this deed.

TVASTE REAL ESTATE

Barun Prasad Sin

PART

TVASTE REAL ESTATE

Munsi Jahul Haque

PART

Ajit Baran Permonik

Ramit Prantik

TVASTE REAL ESTATE

Asoke Kr. Pathak

PART

TVASTE REAL ESTATE

Rajdeep Sinha

PART

Ajit Baran Permonik

Ramit Prantik

TVASTE REAL ESTATE
Rajdeep Sinha

TVASTE REAL ESTATE
Munsi Jahul Haque

TVASTE REAL ESTATE
Asoke Kr. Pathak

TVASTE REAL ESTATE
Barun Prasad Sin

Left Hand finger Impression



Right Hand finger Impression



Asit Baran Pramanik

Signature

Left Hand finger Impression



Right Hand finger Impression



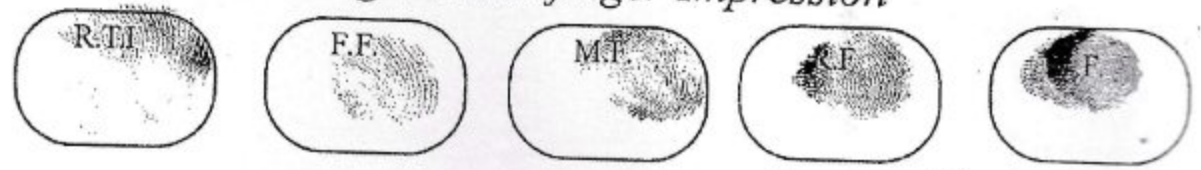
Ronudat Prantik

Signature

Left Hand finger Impression



Right Hand finger Impression



Baran Prasad Sin

Signature

Left Hand finger Impression



Right Hand finger Impression



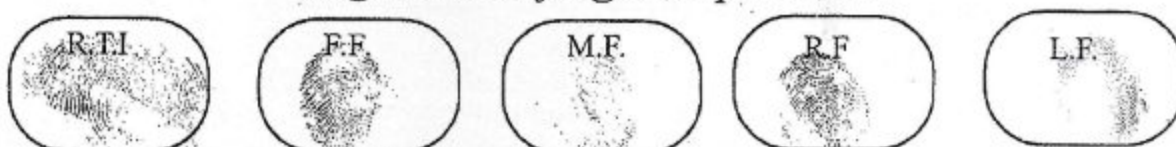
Asoke Koralathak

Signature

Left Hand finger Impression



Right Hand finger Impression



Musli Jahul Hoque

Signature

Left Hand finger Impression



Right Hand finger Impression



Pandit Gopal

Signature



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



192024250058997108

GRN Details

GRN:	192024250058997108	Payment Mode:	SBI Epay
GRN Date:	27/05/2024 11:18:59	Bank/Gateway:	SBlePay Payment Gateway
BRN :	0038257831028	BRN Date:	27/05/2024 11:19:21
Gateway Ref ID:	IGARHSIXI7	Method:	State Bank of India NB
GRIPS Payment ID:	270520242005899708	Payment Init. Date:	27/05/2024 11:18:59
Payment Status:	Successful	Payment Ref. No:	2001162765/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Shankha Roy
Address:	Midnapore
Mobile:	9733566036
Period From (dd/mm/yyyy):	27/05/2024
Period To (dd/mm/yyyy):	27/05/2024
Payment Ref ID:	2001162765/2/2024
Dept Ref ID/DRN:	2001162765/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001162765/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	35021
2	2001162765/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	40021
Total				75042

IN WORDS: SEVENTY FIVE THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1001-05062/2024	Date of Registration	27/05/2024
Query No / Year	1001-2001162765/2024	Office where deed is registered	
Query Date	09/05/2024 11:39:05 AM	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], [4311] Other than Immovable Property, Receipt [Rs : 40,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,55,28,845/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 40,053/- (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: Miyabajar, , Ward No: 13, Holding No:3/1 JI No: 173, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-226 (RS :-117)	LR-101/1	Commercial Vastu	2.5 Dec		32,70,792/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	LR-225 (RS :-116)	LR-101/1	Commercial Kala Doyem	3.22 Dec		44,93,630/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
TOTAL :				5.72Dec	0/-	77,64,422/-	

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Miyabajar, , Ward No: 13, Holding No:3/2 JI No: 173, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-226 (RS :-117)	LR-1658/1	Commercial Vastu	2.5 Dec		32,70,792/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L4	LR-224 (RS :-115)	LR-1658/1	Commercial Bhita	0.8 Dec		11,16,430/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,

L5	LR-225 (RS :-116)	LR-1658/1	Commercial	Kala Doyem	2.42 Dec		33,77,201/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
		TOTAL :			5.72Dec	0 /-	77,64,423 /-	
		Grand Total :			11.44Dec	0 /-	155,28,845 /-	

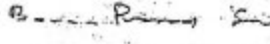
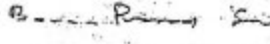
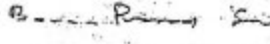
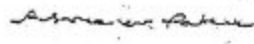
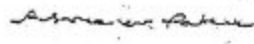
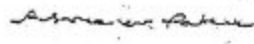
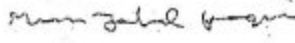
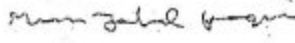
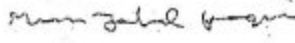
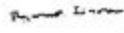
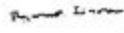
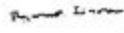
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Asit Baran Pramanik (Presentant) Son of Subal Pramanik Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 27/05/2024 ,Place : Office	 27/05/2024	 Captured LTI 27/05/2024	 27/05/2024
	Miyabazar, 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 Date of Birth:XX-XX-1XX6 , PAN No.:: fxxxxxxx6j, Aadhaar No: 94xxxxxxxx6400, Status :Individual, Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 27/05/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Ranjit Pramanik Son of Subal Pramanik Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 27/05/2024 ,Place : Office	 27/05/2024	 Captured LTI 27/05/2024	 27/05/2024
	Miyabazar, 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 Date of Birth:XX-XX-1XX6 , PAN No.:: fxxxxxxx5m, Aadhaar No: 81xxxxxxxx6804, Status :Individual, Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 27/05/2024 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TVASTE REAL ESTATE Room No. 13, Ground Floor, Golden Tower, Duck Bunglow Road, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Barun Prasad Singh Son of Late Bijay Prasad Singh Date of Execution - 10/05/2024, , Admitted by: Self, Date of Admission: 27/05/2024, Place of Admission of Execution: Office </td> <td>  May 27 2024 12:32PM </td> <td>  Captured LTI 27/05/2024 </td> <td>  27/05/2024 </td> </tr> </tbody> </table> Satbankura, City:- , P.O:- Chandrakona Road, P.S:-Garbeta, District:-Paschim Midnapore, West Bengal, India, PIN:- 721253, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: anxxxxxx6q, Aadhaar No: 55xxxxxxxx3650 Status : Representative, Representative of : TVASTE REAL ESTATE (as Partners)	Name	Photo	Finger Print	Signature	Barun Prasad Singh Son of Late Bijay Prasad Singh Date of Execution - 10/05/2024, , Admitted by: Self, Date of Admission: 27/05/2024, Place of Admission of Execution: Office	 May 27 2024 12:32PM	 Captured LTI 27/05/2024	 27/05/2024
Name	Photo	Finger Print	Signature						
Barun Prasad Singh Son of Late Bijay Prasad Singh Date of Execution - 10/05/2024, , Admitted by: Self, Date of Admission: 27/05/2024, Place of Admission of Execution: Office	 May 27 2024 12:32PM	 Captured LTI 27/05/2024	 27/05/2024						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Asoke Kumar Pathak Son of Late Ram Bishnu Pathak Date of Execution - 10/05/2024, , Admitted by: Self, Date of Admission: 27/05/2024, Place of Admission of Execution: Office </td> <td>  May 27 2024 12:33PM </td> <td>  Captured LTI 27/05/2024 </td> <td>  27/05/2024 </td> </tr> </tbody> </table> Ashok Nagar, 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, Date of Birth:XX-XX-1XX8 , PAN No.:: afxxxxxx3e, Aadhaar No: 29xxxxxxxx0251 Status : Representative, Representative of : TVASTE REAL ESTATE (as Partners)	Name	Photo	Finger Print	Signature	Asoke Kumar Pathak Son of Late Ram Bishnu Pathak Date of Execution - 10/05/2024, , Admitted by: Self, Date of Admission: 27/05/2024, Place of Admission of Execution: Office	 May 27 2024 12:33PM	 Captured LTI 27/05/2024	 27/05/2024
Name	Photo	Finger Print	Signature						
Asoke Kumar Pathak Son of Late Ram Bishnu Pathak Date of Execution - 10/05/2024, , Admitted by: Self, Date of Admission: 27/05/2024, Place of Admission of Execution: Office	 May 27 2024 12:33PM	 Captured LTI 27/05/2024	 27/05/2024						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Munsi Jahirul Haque Son of Munsi Sirajul Haque Date of Execution - 10/05/2024, , Admitted by: Self, Date of Admission: 27/05/2024, Place of Admission of Execution: Office </td> <td>  May 27 2024 12:33PM </td> <td>  Captured LTI 27/05/2024 </td> <td>  27/05/2024 </td> </tr> </tbody> </table> Ketugram, City:- , P.O:- Bardhaman, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713140, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: adxxxxxx6m, Aadhaar No: 24xxxxxxxx9815 Status : Representative, Representative of : TVASTE REAL ESTATE (as Partners)	Name	Photo	Finger Print	Signature	Munsi Jahirul Haque Son of Munsi Sirajul Haque Date of Execution - 10/05/2024, , Admitted by: Self, Date of Admission: 27/05/2024, Place of Admission of Execution: Office	 May 27 2024 12:33PM	 Captured LTI 27/05/2024	 27/05/2024
Name	Photo	Finger Print	Signature						
Munsi Jahirul Haque Son of Munsi Sirajul Haque Date of Execution - 10/05/2024, , Admitted by: Self, Date of Admission: 27/05/2024, Place of Admission of Execution: Office	 May 27 2024 12:33PM	 Captured LTI 27/05/2024	 27/05/2024						
4	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Rajdeep Sinha Son of Raj Kumar Sinha Date of Execution - 10/05/2024, , Admitted by: Self, Date of Admission: 27/05/2024, Place of Admission of Execution: Office </td> <td>  May 27 2024 12:34PM </td> <td>  Captured LTI 27/05/2024 </td> <td>  27/05/2024 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Rajdeep Sinha Son of Raj Kumar Sinha Date of Execution - 10/05/2024, , Admitted by: Self, Date of Admission: 27/05/2024, Place of Admission of Execution: Office	 May 27 2024 12:34PM	 Captured LTI 27/05/2024	 27/05/2024
Name	Photo	Finger Print	Signature						
Rajdeep Sinha Son of Raj Kumar Sinha Date of Execution - 10/05/2024, , Admitted by: Self, Date of Admission: 27/05/2024, Place of Admission of Execution: Office	 May 27 2024 12:34PM	 Captured LTI 27/05/2024	 27/05/2024						

Baradabcha, City:- , P.O:- Satbankura, P.S:-Garbeta, District:-Paschim Midnapore, West Bengal, India, PIN:- 721253, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: kcxxxxxx3b, Aadhaar No: 87xxxxxxx0545 Status : Representative, Representative of : TVASTE REAL ESTATE (as Partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Shankha Roy Son of Late Golok Behari Roy Mirzabazar, City:- , P.O:- Medinipur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101		 Captured	<i>Shankha Roy</i>
	27/05/2024	27/05/2024	27/05/2024
Identifier Of Asit Baran Pramanik, Ranjit Pramanik, Barun Prasad Singh, Asoke Kumar Pathak, Munsu Jahirul Haque, Rajdeep Sinha			

Transfer of property for L1,

Sl.No	From	To. with area (Name-Area)
1	Asit Baran Pramanik	TVASTE REAL ESTATE-2.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Asit Baran Pramanik	TVASTE REAL ESTATE-3.22 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Ranjit Pramanik	TVASTE REAL ESTATE-2.5 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Ranjit Pramanik	TVASTE REAL ESTATE-0.8 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Ranjit Pramanik	TVASTE REAL ESTATE-2.42 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Miyabajar, , Ward No: 13, Holding No:3/1 JI No: 173, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 226, LR Khatian No:- 101/1	Owner:অসিত প্রমাদিক, Gurdian:সুবলচন্দ্র , Address:মির্জা , Classification:বাড়, Area:0.02500000 Acre,	Asit Baran Pramanik
L2	LR Plot No:- 225, LR Khatian No:- 101/1	Owner:অসিত প্রমাদিক, Gurdian:সুবলচন্দ্র , Address:মির্জা , Classification:কলা দাঘম, Area:0.03220000 Acre,	Asit Baran Pramanik

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Miyabajar, , Ward No: 13, Holding No:3/2 JI No: 173, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 226, LR Khatian No:- 1658/1	Owner:রঞ্জিত প্রমোনিক, Gurdian:সুবলচন্দ্র , Address:বিজ , Classification:বাড়ি, Area:0.02500000 Acre,	Ranjit Pramanik
L4	LR Plot No:- 224, LR Khatian No:- 1658/1	Owner:রঞ্জিত প্রমোনিক, Gurdian:সুবলচন্দ্র , Address:বিজ , Classification:ভিটা, Area:0.01550000 Acre,	Ranjit Pramanik
L5	LR Plot No:- 225, LR Khatian No:- 1658/1	Owner:রঞ্জিত প্রমোনিক, Gurdian:সুবলচন্দ্র , Address:বিজ , Classification:কলা ঘোরেম, Area:0.02420000 Acre,	Ranjit Pramanik

Endorsement For Deed Number : I - 100105062 / 2024

On 27-05-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:00 hrs on 27-05-2024, at the Office of the D.S.R. - I PASCHIM MIDNAPORE by Asit Baran Pramanik, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,55,28,845/-

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

Execution is admitted on 27/05/2024 by 1. Asit Baran Pramanik, Son of Subal Pramanik, Miyabazar, P.O: Midnapore, Thana: Medinipur, City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business, 2. Ranjit Pramanik, Son of Subal Pramanik, Miyabazar, P.O: Midnapore, Thana: Medinipur, City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business

Identified by Shankha Roy, , Son of Late Golok Behari Roy, Mirzabazar, P.O: Medinipur, 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 27-05-2024 by Barun Prasad Singh, Partners, TVASTE REAL ESTATE (Partnership Firm), Room No. 13, Ground Floor, Golden Tower, Duck Bunglow Road, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

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

Execution is admitted on 27-05-2024 by Asoke Kumar Pathak, Partners, TVASTE REAL ESTATE (Partnership Firm), Room No. 13, Ground Floor, Golden Tower, Duck Bunglow Road, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

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

Execution is admitted on 27-05-2024 by Munsil Jahirul Haque, Partners, TVASTE REAL ESTATE (Partnership Firm), Room No. 13, Ground Floor, Golden Tower, Duck Bunglow Road, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

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

Execution is admitted on 27-05-2024 by Rajdeep Sinha, Partners, TVASTE REAL ESTATE (Partnership Firm), Room No. 13, Ground Floor, Golden Tower, Duck Bunglow Road, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Identified by Shankha Roy, , Son of Late Golok Behari Roy, Mirzabazar, P.O: Medinipur, 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 40,053.00/- (B = Rs 40,000.00/- , E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 40,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/05/2024 11:19AM with Govt. Ref. No: 192024250058997108 on 27-05-2024, Amount Rs: 40,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 0038257831028 on 27-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2051, Amount: Rs.5,000.00/-, Date of Purchase: 07/05/2024, Vendor name: Sanyu Ch Ghosh

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 27/05/2024 11:19AM with Govt. Ref. No: 192024250058997108 on 27-05-2024, Amount Rs: 35,021/-,

Bank: SBI EPay (SBlePay), Ref. No. 0038257831028 on 27-05-2024, Head of Account 0030-02-103-003-02

Bhattacharya

Sravani Bhattacharya
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

Uncate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1001-2024, Page from 100671 to 100719
being No 100105062 for the year 2024.



Bhattacharya

Digitally signed by SRABONI BHATTACHARYA
Date: 2024.05.28 15:02:13 +05:30
Reason: Digital Signing of Deed.

(Sravani Bhattacharya) 28/05/2024
DISTRICT SUB-REGISTRAR -
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE
West Bengal.