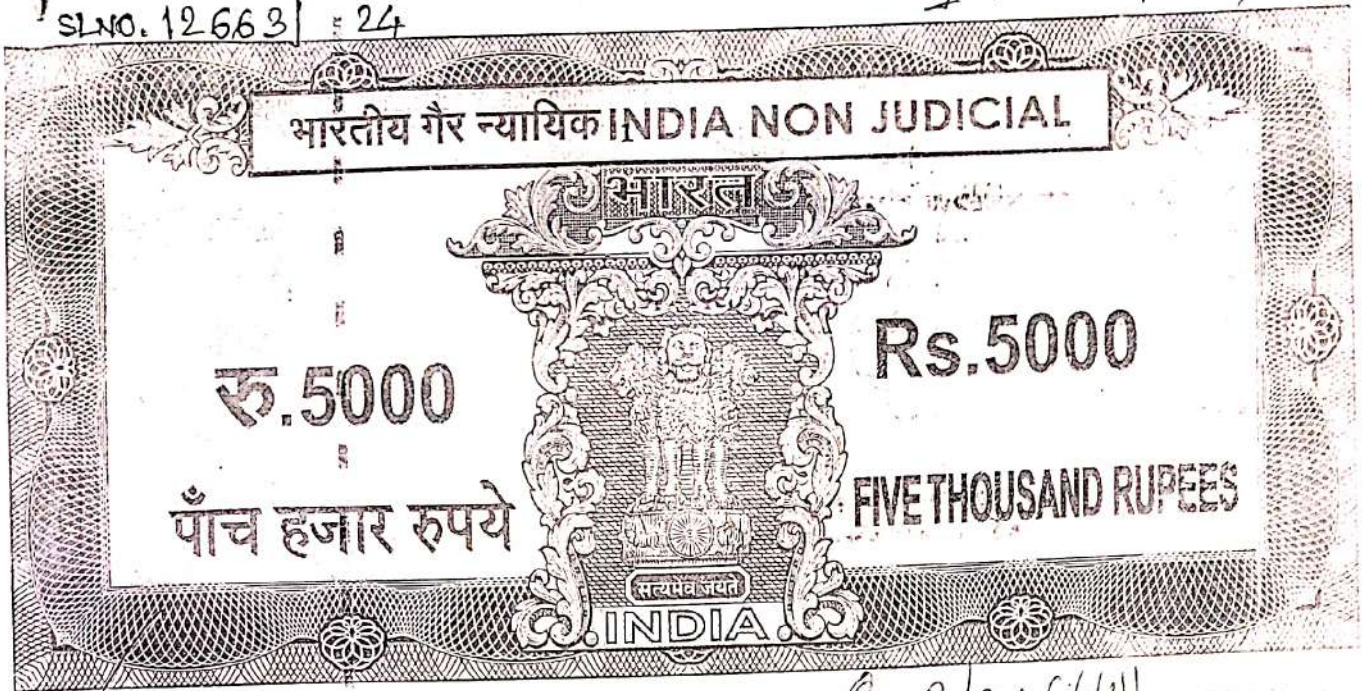


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J. 12895/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S-2/7066411

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached here with are the parts of this document.

District Sub-Registrar - I
Paschim Medinipur

09 DEC 2024

REGISTRATION

Sourav Kati.

DEVELOPMENT AGREEMENT

Kasanti Sen Gupta
Indip Kumar Sengupta
Joydip Sengupta
Surajit Sengupta



Basanti Sengupta



Sudip Kumar Sengupta



Joydip Sengupta

Sourav Kati.

THIS DEED OF DEVELOPMENT AGREEMENT IS MADE ON
THIS 09TH DAY OF DECEMBER, 2024 (TWO THOUSAND
TWENTY FOUR) A.D.

BETWEEN

(1) **BASANTI SENGUPTA**, (AADHAAR No. 3524 4648 6384, PAN No. QHHPS6287R), Wife of Late Dilip Sengupta, by Religion- Hindu, by occupation- Housewife, by Nationality- Indian,

(2) **SUDIP KUMAR SENGUPTA**, (AADHAAR No. 2114 7170 0546, PAN No. ATJPS2473F), Son of Late Dilip Kumar Sengupta, by Religion- Hindu, by occupation- Private Service, by Nationality- Indian,

(3) **JOYDIP SENGUPTA**, (AADHAAR No. 8898 3987 1640, PAN No. BENPS6035R), Son of Late Dilip Kumar Sengupta, by Religion- Hindu, by occupation- Service, by Nationality- Indian,

Surajit Sengupta

Basanti Sengupta
Sudip Kumar Sengupta
Joydip Sengupta



Surajit Sengupta



Sourav Kali

Sourav Kali

(4) **SURAJIT SENGUPTA**, (AADHAAR No. 5643 2284 0809, PAN No. DHGPS6345G), Son of Late Dilip Kumar Sengupta, by Religion- Hindu, by occupation- Service, by Nationality- Indian, All are residing at- Aligunj, P.O.- Midnapore, P.S.- Kotwali, Dist- Paschim Medinipur, Pin- 721101, West Bengal, Hereinafter called and referred to as the **LAND OWNERS/ EXECUTANTS** (which term and expression shall unless excluded by repugnant to the context be deemed to mean and include their executors, successors in-interest, administrators, legal representatives and assigns) **OF THE FIRST PART.**

AND

M/S KALI CONSTRUCTION (GST. NO. 19AZGPK4011Q2Z0), a Proprietary firm having its office at- Paharipur, P.O.- Midnapore, P.S.- Kotwali, Dist- Paschim Medinipur, Pin- 721101, West Bengal, Represented by its Proprietor **SOURAV KALI**, (AADHAAR NO. 9018 7807 6714, PAN NO. AZGPK4011Q), Son of Samarendra Nath Kali, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at- Paharipur, P.O.- Midnapore, P.S.- Kotwali, Dist- Paschim Medinipur, Pin- 721101, West Bengal, Hereinafter called and referred

Surajit Sengupta
Dilip Kumar Sengupta
Basanti Sengupta
Sourav Kali

to as the **DEVELOPER** (which term and expression shall unless excluded by repugnant to the context be deemed to mean and include his executors, successors in-interest, administrators, legal representatives and assigns) **OF THE OTHER PART.**

WHEREAS 0.06 acre or 06 dec. of land in R.S. Plot No. 1464 corresponding to L.R. Plot No. 2223 and 0.02 acre or 02 dec. of land in R.S. Plot No. 1465 corresponding to L.R. Plot No. 2224 under R.S. Khatian No. 913, Sabek L.R. Khatian No. 738 & 1906, Present L.R. Khatian No. 2810, 4827, 4826 & 4841 of Mouza- Miyabazar, J.L. No.- 173 under P.S.- Kotwali, Dist.- Paschim Medinipur previously belonged to one Apurba Krishna Pal. While he maintaining his right, title, interest & possession over the above mentioned property, he sold the same to Chhabi Rani Mandal & Sital Chandra Mandal vide Regd. Deed of Sale being No. 4986/1969 in the office of the Joint Sub-Registrar Midnapore dt. 14.08.1969. After purchased they mutated their names in L.R.R.O.R. being Khatian No. 738 & 1906.

WHEREAS while they possessing as ejmal as per their respective shares Sital Chandra Mandal died living behind his wife and three daughters namely Mondira Mandal, Meenakshi Ghosh & Manasi Bakshi as his legal heirs. During possession Chhabi Rani Mandal, Mondira Mandal, Meenakshi Ghosh & Manasi Bakshi jointly sold 0.05 acre of land to Dilip Kumar Sen vide Regd. Deed of Sale being No. 5865/2001 in the A.D.S.R. Midnapore dt. 14.12.2001 and they jointly sold rest portion of land i.e. 0.03 acre of land to Basanti Sengupta vide Regd. Deed of Sale being No. 5868/2001 in the A.D.S.R. Midnapore dt. 14.12.2001 and delivered possession in their favour.

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Swrajit Sengupta

Jaydip Sengupta

Basanti Sen Gupta
Dilip Kumar Sengupta

AND WHEREAS during possession Dilip Kumar Sen & Basanti Sengupta gifted 0.0084 acre of land to Joydip Sengupta vide Regd. Deed of Gift being No. 1935/2010 in the office of the A.D.S.R. Midnapore dt. 28.05.2010. During possession Dilip Kumar Sen died on 15.02.2012 leaving behind his wife Basanti Sengupta and three sons namely Sudip Kumar Sengupta, Joydip Sengupta & Surajit Sengupta as his legal heirs. After acquirement they mutated their names in L.R.R.O.R. being Khatian No. 2810, 4827, 4826 & 4841 and the nature of land is "Bastu" as per record. The land owners have paid Govt. rent up to date & also paid Municipal tax against receipts and got the holding 640 & 641 from Midnapore Municipality.

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

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

AND WHEREAS said land owners approached to the developer and requested them to develop the schedule land by constructing multi-storied residential complex as per plan prepared by the Developer and to be sanction by the Competent Authority and the Developer

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Basanti Sen Gupta
Sudip Kumar Sengupta

accepted the request of the land owners and agreed to develop the schedule land.

NOW THIS DEVELOPMENT AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY BETWEEN THE OWNERS AND DEVELOPERS HERETO AS FOLLOWS:

ARTICLE-1
DEFINATIONS

- 1.1 OWNERS:** shall mean the above named Owners/Landlords which includes their legal heirs, successors, administrator, representative, nominees and assigns, as the case may be.
- 1.2 DEVELOPER:** shall mean the above named Developers which includes their legal heirs, successors, administrator, representative, nominees and assigns, as the case may be.
- 1.3 THE PROPERTY:** shall mean ALL THAT ALL THAT piece and parcel of Schedule Property District- Paschim Medinipur, P.S., Sub-Registry Office & Municipality- Midnapore, Holding No. 640 & 641, Ward No. 11 under Mouza- Miyabazar, J.L. No. 173, R.S. Khatian No. 319, Sabek L.R. Khatian No. 738 & 1906, Present L.R. Khatian No. 2810, 4827, 4826 & 4841, R.S. Plot No. 1464 & 1465, L.R. Plot No. 2223 & 2224, Area 0.08 acre or 08 dec.
- 1.4 BUILDING:** shall mean the Residential Multi-storied building Complex to be constructed on the land property in accordance with the plan to be sanctioned by the Competent Authority, permissions for Fire Service.

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Indip Kumar Sengupta

- 1.5 THE FLATS:** shall mean the super built area consisting of Bed rooms, living rooms, bathrooms, kitchen, balcony/ veranda etc. more particularly described in SECOND SCHEDULE.
- 1.6 SALEABLE SPACE:** shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- 1.7 ARCHITECT:** shall mean any person/persons or firm appointed or nominated by the DEVELOPER Architect for the building.
- 1.8 BUILDING PLAN:** shall mean and include such plan prepared by the architect/L.B.S. Licensed by the Midnapore Municipality and MKDA for the construction of the new building/buildings submitted by the OWNERS before the appropriate authorities of MKDA for the sanction of the same.
- 1.9 COMMON AREA:** shall mean and include the area of the lobbies, staircases, landings and other portions of the buildings intended or required for ingress from any portion/ flat for providing free access to such portions/flat for use of the co-owner of the flat/rooms i.e. common water pump room, open terrace etc. as per building plan or plans and/or as may be decided by the Developers.
- 1.10 THE COMMON PORTIONS:** shall mean and include the common installations the buildings for common use and utility i.e. paths, passage, open spaces at the ground floor,

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plumbing, electrical, common toilet and other common service areas, drainage and other installation, fittings, fixtures and machinery specified as common portion to be made and erected for the convenience of the intending purchaser and / or lawful occupiers.

1.11 THE PARKING SPACES: shall mean the place or area reserved for parking of the vehicles, more specifically described in the SECOND SCHEDULE.

1.12 COMMON FACILITIES: and amenities shall include corridors, hall ways, stairways, passage ways, drive ways, common lavatories, pump-room, generator room, tube-well, overhead tank, water pumps and motors and lift agreement and facilities such as guard room with toilet and also other facilities which may mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building including terrace of the building, common amenities of the said building, more particularly described in the THIRD SCHEDULE.

1.13 OWNERS ALLOCATION: shall mean 40% (Forty percent) share of Ground Floor, First Floor, Second Floor & Third Floor and 35% (Thirty five) share of Fourth Floor and 30% (Thirty) share of Fifth Floor & Sixth Floor (as per OBPAS sanction plan) of total constructed area along with undivided share of land to be allocated to the OWNERS in the new building/ buildings to be constructed, erected and completed by the DEVELOPER. Owners shall transfer the developed property to 3rd party, which is their allocated portion.

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Basanti Sengupta
Vidya Kumar Sengupta

1.14 DEVELOPER'S ALLOCATION: shall mean and include the balance portion i.e. 60% (sixty percent) share of Ground Floor, First Floor, Second Floor & Third Floor and 65% (Sixty five) share of Fourth Floor and 70% (Seventy) share of Fifth Floor & Sixth Floor (as per OBPAS sanction plan) of total constructed area along with undivided share of land to be the developer allocation in the new building/buildings to be constructed by erected and completed by the Developer.

1.15 COMMON EXPENSES: shall mean and include a proportionate share of the cost, charge and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of Municipal Tax and property taxes and other taxes and levies related to or connected with the said building and property.

1.16 TRANSFEREE: Shall mean any person, firm, limited company and association of person to whom any space/ flat in the building shall be transferred on ownership basis or otherwise.

1.17 WORD IMPORTING SINGULAR: shall include plural and vice-versa.

1.18 SANCTION PLAN: shall mean such plan prepared by the architect of the DEVELOPER and subsequently sanctioned by the Midnapore Municipality and MKDA.

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ARTICLE -II**OWNERS RIGHTS, RESPONSIBILITIES AND OBLIGATIONS**

- 2.1 The OWNERS are jointly seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it. That except the OWNERS nobody else have any right, title and interest claim or demand whatsoever or howsoever in to or upon the said property.
- 2.2 The said property is FREE FROM ALL ENCUMBRANCES, charges, lines, lis-pendencies, attachment, trusts, acquisition, whatsoever or howsoever and have a valid marketable title on the said property.
- 2.3 That the OWNERS hereto shall handover all original title deeds and all relevant papers and documents to the DEVELOPER after taking proper receipts as and when the same shall be demanded by the DEVELOPER AND THE First Party OWNERS on this date of execution of this agreement deliver the peaceful, vacant, khas possession the FIRST SCHEDULE NOTED property in favour of the DEVELOPER.
- 2.4 That it is agreed by the OWNERS that if any dispute arise in future in respect of the title of property in this regard the OWNERS will be fully responsible for removal of such defects in title of the said property.
- 2.5 That if any dispute arise after the construction start, the owners shall support with all the documents to clean the dispute, however the developer shall take full responsibility to

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clean the dispute and all the expenses are to be borne by the developer for any litigation to construct the building.

- 2.6** That the parties will abide by the terms and conditions hereto made and if necessary the parties hereto will enter in to further agreement which will be necessary time to time for construction of the said masonry building on the said property.
- 2.7** That the owners shall not illegally make any transfer the developing property to any third party by way of sale, lease or to let-out or mortgage and/or put any encumbrance on the said property and for the other purpose.
- 2.8** That the OWNERS further undertakes to execute registered General Power of Attorney in favour of the DEVELOPER hereto for the purpose of making such construction at their own risk and cost as well as the power to negotiate with the intending purchaser/s for sale of the flats and to make registered deeds of conveyance or other documents, except the owner allocated area after handing over the owners allocation as well be specifically mentioned after sanctioned of the relevant building plan at the cost and expenses of the Developers.
- 2.9** That it is agreed by the OWNERS that he will execute and registered all deeds of conveyance in favour of the intending purchaser/s through their constituted attorney in respect of the DEVELOPER allocated portion of the proposed building in the specification as mentioned the second schedule of this Agreement.

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ARTICLE -III
DEVELOPER'S RESPONSABILITIES

- 3.1** That on the power and by virtue of this agreement, the DEVELOPER is hereby empowered to raise the construction at the above mention property investing their own finance and resources and undertakes to erect the said building at their own cots as per the sanctioned building plan for proposed Building/Apartment and the DEVELOPER is hereby empowered to modify the nature of land and mutate the name of the OWNERS at the Office of B.L. & L.R.O. to prepare plan or suitable modification or alter the sanctioned plan as & when required and submit the same for approval from Midnapore Municipality and the entire costs shall be Born by the DEVELOPER alone.
- 3.2** That the DEVELOPER herein shall have its rights to exploit its own allocated constructed area, as mentioned above and can sell the same on behalf of the OWNERS with due possession to the intended Purchaser/s for realization of cost of the construction of the said building without charging the property however the developers shall be entitled to the said right only on its share/allocation.
- 3.3** That DEVELOPER shall be entitled to appoint is own labours, mason, constrictors, building engineers, architects for necessary raising of the new constructions and doing so all expenses with regard to such appointed persons shall be borne by the DEVELOPER and all the risk and liability together with all responsibility shall remain with the DEVELOPER and the OWNERS shall never be liable or

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responsible for any debts, payments, misappropriation of any money or anything what so ever eventually takes places at the time of or after construction is completed and handing over to the prospective purchaser. The DEVELOPER shall also remain liable for matter relating to the building and payment to Municipal taxes etc. from the date of receiving the vacant possession of the said property from the OWNERS till disbursement of developers share to the intending purchasers of the fat/flats/unit after allocation of OWNERS share and the same handing over to the owners and handed over the Completion Certificate to the owners.

3.4 That the DEVELOPER for the purpose of raising the said construction shall have its absolute right to enter into any agreement for sale or mortgage of flats only without charging the said schedule noted property in respect of its own allocated portions as mentioned above and to that effect the developer shall be entitled to receive the earnest money from the intending Purchasers, financial institution together with all advance thereof but at all material time the OWNERS shall not liable for such advance or earnest money and for all purpose the owners share of allocation shall be treated as free from all encumbrances. The DEVELOPER may take project loan from any Financial institute after mortgaging the property without creating any financial liability upon the land owners.

3.5 That the DEVELOPER shall add or join any other project with this project and the OWNERS shall have no objection to that effect.

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ARTICLE -IV
DEVELOPER'S RESPOSIBILITIES

- 4.1** That the DEVELOPER hereby undertake to complete the whole complex within 36 months from the date of sanction of the building plan and the grace period may be executed for six months due to any unavoidable circumstances. AND after that the Developers shall not complete the construction of building as per sanctioned building plan within abovementioned time, than that agreement shall be cancel or stopped all right, title portion back to the owners for the Developers.
- 4.2** The DEVELOPER shall incur all costs, charges, expenses for obtaining the permission from the authority concerned.
- 4.3** The DEVELOPER shall bear costs, charges, expenses for construction of the building at the said property and pay taxes, from the date of delivery of possession by the OWNERS to the DEVELOPER.
- 4.4** All funds and/or finance to be required for completion of the entire project shall be provided by and/or otherwise arranged by the DEVELOPER.

ARTICLE -V
DEVELOPER'S OBLIGATIONS

- 5.1** Immediately after the execution of this Agreement, the Developer shall at its own costs and expenses prepare or cause to be prepared a plan for construction and erection of a

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Anup Kumar Sengupta

new building at the said premises, and the Developer shall submit the same before the Midnapore Municipality for sanction with prior consent of the Owners.

- 5.2** The Developer shall deliver to the Owners one copy each of all the sanctioned plans & drawings certified by the Developers to be true copy and also deliver to the Owners copies of all papers and documents that are to be submitted by the Developer to the Midnapore Municipality or any other authority for the purpose of development and construction of the building. The Developer shall take prior written consent in case of any deviation in the Owners Allocation or reduction of common areas by modification in the sanctioned plan or otherwise.
- 5.3** The Developer shall use and / or cause to be used good building materials as shall be specified by the licensed building surveyor or registered Architect of the Building PROVIDED HOWEVER proportion and quality of such materials shall confirm to the accepted standard of Specification and the building rules regulations and / or orders in force for the time being.
- 5.4** The building shall be erected, constructed and completed by the Developer as per the specification provided in Second Schedule hereunder written and all flats / units as well as common areas and facilities shall consist of and be provided with such materials, fixtures, fittings and facilities, under any circumstances, irrespective of any ground of whatsoever, the Developer shall not be entitled to claim or demand any payment of whatsoever nature from the Owners in respect of erection, construction and completion of the said Owners

Owner's Note:

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Joydip Sengupta

Parvanti Sen Gupta
Indip Kumar Sengupta

allocated portion / portions or for any part of the building as the entire building as also the entire project shall be at the cost and expenses of the Developer.

5.5 The Developer shall construct and complete the Building under its direct supervision and control as per the sanctioned plan and with the best workmanship and like manner and shall comply with all statutory provisions, regulations, building rules and statutory stipulations from time to time to be imposed or as would be made applicable.

5.6 All costs, charges, fees levies, impositions, statutory payments, taxes and expenses of whatever name called for erections, construction and completion of the said building its materials, fittings and fixtures in all respect, including connections of water, sewerage, electricity in accordance with law and other amenities for the building shall be paid and borne by the Developer. It is made clear that the costs, deposit and charges for individual and separate electricity meters for the respective flat / unit to be borne by the respective unit Owners.

5.7 The Developer shall be responsible and liable for payment of and / or meeting all costs, charges, fees, levies and expenses of the building materials, workmen, labours contractors and all permission, license, quota as and other requirements for erections, construction and completion of the building in totality. The Developer shall at its own costs and expenses cause for supply of good building materials, so as to ensure the progress of erection, construction and ultimate

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Rudip Kumar Sengupta

completion of the Building within the time specified hereinabove.

5.8 While dealing with and / or entering into any Agreements and / or dealing with commitments relating to the Developer's allocated portion or any part thereof, the Developer shall fully comply with observe, fulfil and perform the requirements under the law and ensure fulfilment and compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter.

5.9 In the event of any loss or injury or damages being caused of any nature or in any manner whatsoever, including injury and / or damage to any person or persons or property of or any loss of life, the Developer shall be solely liable and responsible for the same and the consequences arising therefore in all respect and shall at all point of time keep the Owners indemnified for the same and all consequences. It is specifically agreed and understood that the Owners shall not be responsible and / or liable either for any act of negligence or mode and manner of construction defects, deviations, damages or any proceedings if initiated by any person(s) and / or authority relating to and or arising out of erection, construction or completion of the said newly proposed building or any part thereof. All actions, suits, claims, proceedings and consequences arising there from shall be attended to, defended, prosecuted and compiled with and faced by the Developer at its own costs and expenses and the Developer shall keep the Owners indemnified from all or any

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loss, damages, costs and consequences, suffered or incurred there from.

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

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

5.12 The Developer shall be duty bound to complete the Owners allocated portion in all respect with all fixtures fittings and installations including domestic water and sewerage,

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electricity connections as well as common areas and facilities and make the same fully habitable for use within the said 36 months from the date of execution of this Development Agreement & Power Attorney and also after taking vacant possession of the said premises from the Owners which ever will be later unless prevented by Force Majeure.

- 5.13 That the Developer shall make correspondence or negotiation or advertise for sale of the residential / commercial units of developer's allocation to any third party / parties at such price to be determined by the Developer at its own discretion.

ARTICLE -VI
OWNERS OBLIGATIONS

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

- 6.2 The owners shall deliver vacant peaceful possession of the land / premises to the Developers on signing of this agreement

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and prepare the plan of the proposed building prepared by the Developer to be sanctioned by the Midnapore Municipality authorities.

- 6.3** The Owners shall provide the Developer with appropriate Power of Attorney to develop the property, out of which one to be registered and another to be Notarized, which relate to couple of interest and as are or may be required in connection with sanction, construction, erection completion of the newly proposed building and to appear for and represent the Owners before all authorities concerned and to make sign and execute applications, declarations and other relevant papers and documents to appropriate authorities for obtaining all quotas, entitlements, permits, licenses, and other allocations of building materials and / or for temporary and permanent connections of water, sewerage and electricity or as may be required from time to time, in accordance with law concerning negotiations for transfer of flats to the intending purchasers thereof and all cost and expenses in that respect shall be borne by the Developers and in this respect the Owners shall appoint **M/S KALI CONSTRUCTION**, Represented by its Proprietor **SOURAV KALI**, Son of Samarendra Nath Kali, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at- Paharipur, P.O. Midnapore, P.S.- Kotwali, Dist- Paschim Medinipur, Pin- 721101, West Bengal, the Developer herein, as their Attorney to do all the acts, deeds and things for completion of the newly proposed building at the aforesaid premises. It is clarified that the Owners will be obliged to transfer proportionate share of land to the intending purchasers.

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Basanti Sen Gupta

- 6.4** The Developer shall be entitled to transfer of Developer's Allocation but cannot give possession to any flat purchasers till full performance of the agreement on the part of the Developer is made and will give possession to the flat purchasers only upon full completion of the Owners Allocation with the Occupancy Certificate.
- 6.5** The Owners will not raise any objection for the ingress to and egress out from the premises and for the car parking spaces and for use of the common passage, common areas, staircase, roof and all other common facilities by the Co-Owners of the proposed building.
- 6.6** The Owners will not enter into any contract for sale, lease or tenancy or any construction agreement of the land or the said premises or charges or in favour of or with any person or persons after execution of these presents and except owners allocated area of the building.
- 6.7** The Owners will pay the proportionate maintenance charges, electricity, charges for use of electricity for lighting of the common areas, for payment of the watch and wards staffs and other incidental relating to the benefits of the said new building and such charges will be mutually agreed upon until an association / society is formed by all the Co-Owner of the flats / units in the new building.

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Jaydip Sengupta

Indip Suman Sengupta
Basanti Son Gupta

ARTICLE -VII
CONSTRUCTION OF BUILDING

- 7.1 The DEVELOPER shall be solely and exclusively responsible for construction of the said building.
- 7.2 The DEVELOPER shall at its own cost construct, erect and complete the said proposed building and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality of materials within stipulated period.
- 7.3 The DEVELOPER shall complete the building in all respect including electrical, sanitary and water supply, drainage system with outside plastering in a complete manner.
- 7.4 That if the DEVELOPER extended any floor or area of any floor in that case the owners shall have no objection and the ratio of the said floor will be with same allocation as per Clause No. 1.14.

ARTICLE - VIII
DEVELOPERS INDEMNITY

- 8.1 The DEVELOPER hereby undertakes to keep the OWNERS indemnified AGAINST ALL Third Party claim including intending purchasers or trespassers and actions arising out of any sorts of act commission of the DEVELOPER or relating to the construction of the building.

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Tayelip Sengupta

Shri Anwar Sengupta
Basanti Sen Gupta

- 8.2 The DEVELOPER hereby undertakes to keep the OWNERS indemnify/ indemnified against all act suits, costs, proceeding and claims that may out of the Developers actions with regard to the Development of the said premises and/or in the manner of construction of the said building and/or any defect or deviation therein and also to deliver owners allocated portion with same as developers portion of allocation manner in all respect to the owners subject to the owners is performing his all obligation as per this agreement.

Owner's

ARTICLE -IX
OWNERS INDEMNITY

- 9.1 That OWNERS undertakes not to obstruct DEVELOPER from constructing the buildings as per sanction plan under any circumstances.
- 9.2 In case any dispute among the OWNERS the DEVELOPER all sorts of construction work will be retained and/or obstructed from carry out the construction work or selling out developer's allocation by any manner what so ever till the dispute resolve mutually.

Surajit Sengupta
Jaydip Sengupta

ARTICLE -X
OTHER PROVISIONS

- 10.1 In the event the Owners are desirous of having any additional or special type of fittings other than that provided hereunder written in their allocated portion or any part thereof, the Developer shall have the same duly provided subject to the costs, charges and expenses for the said fittings and fixtures

Indip Kumar Sengupta
Paranti Sen Gupta

shall be separately paid and borne by the Owners immediately on demand by the Developer. However to be more specific at Developer's cost the Owners shall be entitled to the items mentioned in the specification more fully described in the Second Schedule hereunder written along with other necessary amenities.

10.2 The land upon which the said building shall be erected and constructed and appurtenant thereto as also the common areas facilities to be provided for and / or at the said building shall always remain common, impartible and undivided whereas the Owners shall be at liberty to deal with their allocated portions together with the undivided proportionate part or share of the land as well as the common areas and facilities as stated above. The Developer shall similarly entitled to deal with its allocated portion together with the undivided proportionate part or share of the land as well as common areas and facilities in accordance with law. The roof of the building will be common to all the Co-Owner of the flats / units.

10.3 The Owners shall be entitled to deal with sell transfer and grant, lease and/or in any manner dispose of the Owners allocation for which no further consent of the Developers shall be required and the Owners will be entitled to receive, realize and collect all sale proceeds, issues and profits arising there from. The Developer shall be liable to deliver the allocation to the Owners or their transferee or nominee or nominees.

10.4 The format of the Draft Indenture of Conveyance, that may be required to be executed and registered by the Owners unto and

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Surajit Sengupta
Tayalip Sengupta

Indip Suman Sengupta
Basanti San Gupta

in favour of the Developer and / or its nominees in respect of and / or relating to the Developer's allocated portions and / or any part thereof shall be prepared by the Developer's Advocate (**Deb Kumar Panda**) and to be approved / revised by the Owners and the Owners shall only execute Indenture of Conveyance(s) unto and in favour of the Developers and / or their nominee or nominees at Developer's or nominees cost as the case may be subject to the terms and conditions provided herein. All cost and expenses including stamp duty, incidentals, registration cost therefore shall be borne and paid by the Developer and / or its nominees and not by the Owners.

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

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Jaydip Sengupta

Indip Kumar Sengupta
Basanti Son Sengupta

ARTICLE - XI
COMMON OR RESPECTIVE OBLIGATIONS

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

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

ARTICLE -XII
MISCELLANEOUS

12.1 This Agreement shall always be treated as an agreement of joint development by and between the parties. The Owners and

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Surajit Sengupta
Joydip Sengupta

Indip Kumar Sengupta
Basanti Sen Gupta

the Developer has entered into this Agreement purely as a CONTRACT and nothing contained therein shall be deemed to construe or constitute as Partnership between the Owners and the Developer or an Association of persons or an agency agreement. Nothing in these presents, shall be construed as a sale, demise or assignment to conveyance in lieu of the said premises or any part thereof to the Developer by the Owners or as creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive permission and right in favour of the Developer to develop the said property subject to the terms and conditions of these presents.

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

12.3 It is understood that from time to time to facilitate the construction of the building by the Developer various acts, deeds, matters and things not herein specified may be required to be lawfully done, executed and performed and for which the Developer shall require adequate powers and authorities from the Owners and for such lawful matters, the Owners shall provide all required power and authorities unto and in favour of the Developer as and when the same is or are required and called upon and to execute, sign all such additional applications and other papers and documents as

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Surajit Sengupta

Jaydip Sengupta

Indip Kumar Sengupta

Baranti Sengupta

may be required from time to time in accordance with law provided that those acts, deeds, matters and things do not in any way infringe or prejudice the right of the Owners and / or be contrary to the terms and stipulations contained in these presents or against the spirit thereof, keeping the Owners fully indemnified in all respect.

12.4 Handing over possession of the specified flats and car parking space, if any to the Owners shall be deemed to have been made after connection of new water supply, electricity and sewer line of the Owners allocation are completed in all respects as per specification and after obtained completion / occupancy certificate from the Midnapore Municipality or any other authority or authorities by the Developer upon a notice to the Owners by registered post along with communication by telephone. The date of occupation by the Owners shall be after a fortnight of the letter deemed to have reached the Owners.

12.5 That after handing over possession of the Owners allocation the Developer shall remain liable for rectifying all defects and work of proper construction in the Owners allocation or in respect of any fittings, fixtures connections services or otherwise therein for a period of 36 months from the date of handing over such possession of the Owners allocation but subject to natural wear and tear as applicable.

12.6 It is clarified that all work of development of both the Developer's and Owners Allocation shall be done by the Developer at Developer's own costs and expenses. The consideration towards the Owners for the project herein shall

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Jaydip Sengupta

Indip Sengupta

Basanti Sengupta

be the construction costs of the owner's area to be incurred by the Developer.

12.7 All current taxes with arrears and other outgoings in respect of the said premises up to this date shall be borne and paid by the Developer on behalf of the Owners which will be adjusted on / before completion of the project. At the expiry of 30 (thirty) days from the date of service to the Owners by notice of the Developer regarding completion and handing over to the Owners of the Owners allocation under the terms of this agreement the liability of the Developer to pay the municipal taxes and other liabilities in respect of the Owners allocation would cease.

12.8 Within six months from the date of the completion of the project, the Developer will assist and co-operate the Owners and the other unit Owners to form an association or body of flat Owners to be formed for the upkeep, maintenance and management of the premises and the cost of such formation and incidentals thereto shall be borne by the individual flat Owners and the Developer or his respective nominees (unit Owner) according to their proportionate right.

12.9 Till such time the association or body is not formed, the premises shall be managed and maintained by the Developer and the cost would be borne and paid by the Developer or his nominees in proportionate share. The Owners herein and the Developer shall as such as may be duly agree upon the rules and regulations for such management and maintenance.

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Basanti Sengupta

12.10 Each party shall be responsible and liable for their respective share of taxes and impositions relating to their respective allocations.

12.11 The certificate of the Architect relating to completion of construction /development shall be final after obtaining Midnapore Municipality completion/occupancy certificate.

12.12 The notice of completion issued by the Developer along with Midnapore Municipality occupancy certificate shall be sent to the Owners by hand service intimating that the Owners area are completed in the manner stated hereinabove and is ready for delivery after obtaining the completion or occupancy certificate of the concerned or municipal authorities and new water & sewerage connections, shall completely absolve the Developer of its obligation to deliver the Owners area to the Owners under this agreement.

12.13 For the purpose of sale and / or transfer of allocation of the Developer or the Owners no further consent of the other party shall be required and this Agreement by itself shall be treated as such consent provided the terms of the agreement are fully complied with.

12.14 The Original Title deeds and other documents relating to the aforesaid property shall be delivered to the Developer and can be mortgaged and Xerox / certified copy of such documents shall be made available for inspection to the intending purchasers of the Developer's Allocation at all reasonable time during the continuance of this project and also thereafter. Upon completion of the project the title deeds and other

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Surajit Sengupta

Tajdeep Sengupta

Indip Kumar Sengupta

Basanti Sen Gupta

documents shall be delivered to the Association that shall be formed for the management of the new building.

12.15 If required Developer shall execute and register all documents to perfect the title of the Owners of the Owners allocation Registration fees and stamp Duty, in this case shall be borne and paid by the Owners.

12.16 Time is the essence of this contract.

12.17 If the project is delayed owing to any order or injunction of any Court or statutory body or authority, the Developer shall be liable for such delay. Cost and expenses of all litigations and proceedings shall be borne and paid by the Developer. However, for any suit or proceeding relating to title of the land, the Owners shall be responsible. In such an event the time frame for completion of the project would be suitably extended.

12.18 It is further clarified that the Developer shall have no right, title, or interest in the Owners allocation.

ARTICLE - XIII FORCE MAJEURE

The parties thereto shall not be considered to be liable for any obligations herein to the extent that the performance of the relative obligations prevented by the existence of the FORCE MAJEURE which shall mean and include flood, earth quake, riot, war, storm, tempest, civil commotion, strike, lock out, lock down, general labour unrest and / or any other acts or commission inquiry beyond the control of the Developer

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Joydip Sengupta

Indip Kumar Sengupta

Rasanti Sengupta

affected thereby and also non-availability of essential materials like cement, steel, etc. and shall be suspended from the obligation during the duration of the 'FORCE MAJEURE'. Financial constraint shall not be considered a force majeure. Any incapacity on the Developer's part shall also not be considered force majeure. In case of occurrence of force majeure, the Developer within seven days shall give a notice of delay thereof in order to obtain the benefit of such delay.

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ARTICLE - XIV

ARBITRATION

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

Swajit Sengupta

Jaydip Sengupta

ARTICLE - XV **DEFAULT CLAUSE**

In the event the Developer fails to complete the said proposed building within the said stipulated period of 36 (thirty six) months from the date execution of this Development

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Paranti Sengupta

Agreement whichever will be later for reason beyond the control of the Developer or on account of force majeure as per Force Majeure clause mentioned above in that event a further extension of time for a period as may be agreed to mutually unless the Developers are prevented to carry on and / or complete the construction at the said premises by any act of God or state, litigation or by any circumstances beyond the control of the Developer.

OWNERS ALLOCATION:

That the Land owners of the said project shall be entitled to get 40% (Forty percent) share of Ground Floor, First Floor, Second Floor & Third Floor and 35% (Thirty five) share of Fourth Floor and 30% (Thirty) share of Fifth Floor & Sixth Floor (as per OBPAS sanction plan) of total constructed area along with common portion and proportionate share of land together with rights to develop and sale the same as the owners will think fit & proper.

DEVELOPER'S ALLOCATION:

That save & except aforesaid owner's allocation the Rest Portion of the said premises i.e. 60% (sixty percent) share of Ground Floor, First Floor, Second Floor & Third Floor and 65% (Sixty five) share of Fourth Floor and 70% (Seventy) share of Fifth Floor & Sixth Floor (as per OBPAS sanction plan) of total constructed area will be entitled to get by the Developers along with common portion and proportionate share of land together with rights to develop and sale the same as the Developers will think fit & proper.

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Surajit Sengupta

Jaydeep Sengupta

Indip Kumar Sengupta
Bansanti Sengupta

ARTICLE - XVI
TERMINATION

16.1 If it is found that the representation made by the OWNERS are not correct and the DEVELOPER is unable to perform its obligation on the basis of such misrepresentation the part of the OWNERS it shall be lawful for the DEVELOPER to revoke this agreement and the owners shall be liable for payment of damage.

16.2 In case of DEVELOPER refusal are unable to complete the construction within specified period it will be lawful for the OWNERS to cancel the agreement after living 60 days notice in writing and the DEVELOPER shall be liable for damage.

16.3 In case of any of the cheques given by the Developer to the Owners as per schedule mentioned in the clause No. 1.13 of this agreement is dishonoured, it will be lawful for the OWNERS to cancel the agreement automatically.

DESCRIPTION OF SCHEDULE PROPERTY

District- Paschim Medinipur, P.S., Sub-Registry Office & Municipality- Midnapore, Holding No. 640 & 641, Ward No. 11 under Mouza- Miyabazar, J.L. No. 173, R.S. Khatian No. 319, Sabek L.R. Khatian No. 738 & 1906, Present L.R. Khatian No. 2810, 4827, 4826 & 4841, R.S. Plot No. 1464 & 1465, L.R. Plot No. 2223 & 2224, Area 0.08 acre or 08 dec.

which is showing specifically mentioned in Red Colour in the hand sketch map enclosed herewith.

Sourav Kati

Surajit Sengupta

Jaydip Sengupta

Indip Kumar Sengupta
Basanti Sengupta

Butted & Bounded by:**North:** 20ft. Municipal Road.**South:** House of Popular Medicine.**East:** House of Mr. Rahul Roy & Ashim Roy.**West:** 10 ft. Municipal Road.

IN WITNESS WHEREOF THE LAND OWNERS AND THE DEVELOPERS have put their respective signature on this 09th day of December 2024 at Midnapore after understanding the contents of the above.

WITNESSES:-

1.

Ranjana Sankar
H. Ranjita Sankar
Tractica Bhargava
Paschim Midnapore

Surajit Sengupta
Joydip Sengupta

2. Moishali Sengupta

w/o of Sudip Sengupta
Allugunge Midnapore

Indip Kumar Sengupta

Basanti Sengupta
SIGNATURE OF THE LAND OWNERS

3. Samhati Sengupta

w/o of Joydip Sengupta

Sarat Pally - Midnapore

4. Dipanwita Sengupta

w/o of Surajit Sengupta

Allugunge Midnapore

Sourav Koley

Joydip Sengupta
Surajit Sengupta

Indip Kumar Sengupta
Basanti Sengupta

Drafted by me:

Deed writer

L.C. No.- 1438/2008

Midnapore Sadar.

Typed by-

Panda Computer

Judges Court, Midnapore.

SIGNATURE OF THE DEVELOPER

This deed of Development Agreement is completed in 36 pages including one stamp paper and there are 04 nos. of witnesses. Three additional pages containing finger prints of the Land owners and the Developer and one Hand Sketch Map have been annexed here to, forming part of the deed.

Basanti Sengupta
Indip Kumar Sengupta
Surajit Sengupta
Joydip Sengupta

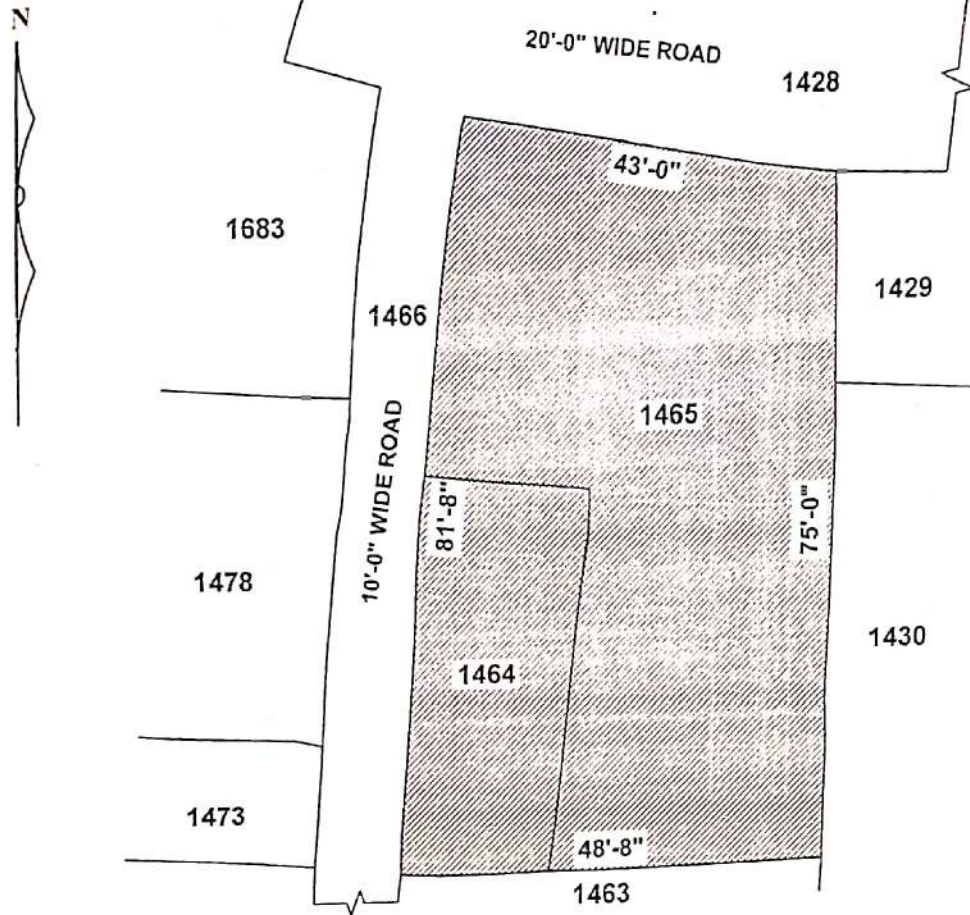
Sourav Kati.

Joydip Sengupta
Surajit Sengupta

Indip Kumar Sengupta
Basanti Sengupta

Sourav Kati.

MOUZA - MIYABAZAR, J.L NO.- 173, P.S. - MEDINIPUR,
DIST. - PASCHIM MEDINIPUR.,
SCALE - 1" = 20'-0".



DETAILS OF THE LAND FOR DEVELOPER AGREEMENT

AGREEMENT BETWEEN	R.S. PLOT NO.	L.R. PLOT NO.	AREA OF THE LAND		MARK
			SQ.FT.	ACRE	
KALI CONSTRUCTION, PROPRIETOR SRI SOURAV KALI, S/O- SRI SAMARENDRA NATH KALI, PAHARIPUR, MIDNAPORE, DIST.- PASCHIM MEDINIPUR, AND	1464 (FULL)	2223 (FULL)	871	0.0200	☐
1) BASANTI SENGUPTA, W/O- LT. DILIP SENGUPTA, 2) SRI SUDIP KUMAR SENGUPTA, 3) SRI JOYDIP SENGUPTA, 4) SRI SURAJIT SENGUPTA, ALL THREE ARE S/O- LT. DILIP SENGUPTA, AT- ALIGUNJ, P.O.- MIDNAPORE, P.S.- KOTWALI, DIST.- PASCHIM MEDINIPUR, PIN.- 721101.	1465 (FULL)	2224 (FULL)	2614	0.0600	
	TOTAL		3485	0.0800	

DRAWN BY :- (AS DIRECTED)

P. Sahoo
P. Sahoo
Surveyor
Midnapore

Basanti Sengupta
Sudip Kumar Sengupta
Joydip Sengupta
Surajit Sengupta

Sourav Kali.



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature : Sourav Kati.



L.T.



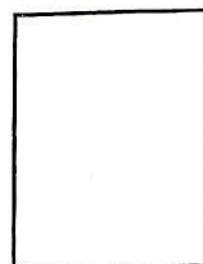
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L.M.



L.R.



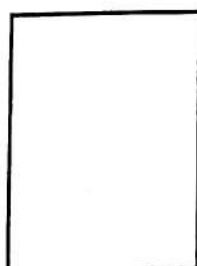
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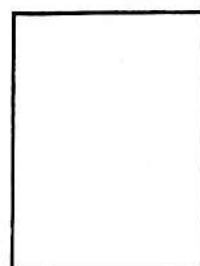
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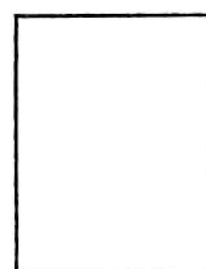
R.I.



R.M.



R.R.



R.L.

Signature : Basanti Son Gupta



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature : Jaydip Kumar Singh



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature : Jaydip Sen



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature of Declarant : Surajit Sengupta



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



192024250308232788

GRN Details

GRN:	192024250308232788	Payment Mode:	SBI Epay
GRN Date:	09/12/2024 14:16:23	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5356829938655	BRN Date:	09/12/2024 14:16:32
Gateway Ref ID:	IGASEKWLE9	Method:	State Bank of India NB
GRIPS Payment ID:	091220242030823277	Payment Init. Date:	09/12/2024 14:16:23
Payment Status:	Successful	Payment Ref. No:	2003066411/4/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Apu Bej
Address:	Midnapore
Mobile:	9434416322
Period From (dd/mm/yyyy):	09/12/2024
Period To (dd/mm/yyyy):	09/12/2024
Payment Ref ID:	2003066411/4/2024
Dept Ref ID/DRN:	2003066411/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003066411/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	2003066411/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	53
			Total	15073

IN WORDS: FIFTEEN THOUSAND SEVENTY THREE ONLY.

Major Information of the Deed

Deed No :	I-1001-12895/2024	Date of Registration	09/12/2024
Query No / Year	1001-2003066411/2024	Office where deed is registered	
Query Date	03/12/2024 3:33:08 PM	D.S.R. - I PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Apu Boj Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 7501428748, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,00,92,979/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip,(Urban area)		

Land Details :

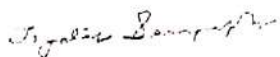
District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Miyabajar, , Ward No: 11, Holding No:640 and 641 JI No: 173, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2223 (RS :-1464)	LR-4827	Commercial	Vastu	0.76 Dec		10,71,322/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-2223 (RS :-1464)	LR-4841	Commercial	Vastu	0.22 Dec		3,10,119/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-2223 (RS :-1464)	LR-2810	Commercial	Vastu	0.22 Dec		3,10,119/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	LR-2223 (RS :-1464)	LR-4826	Commercial	Vastu	0.22 Dec		3,10,119/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L5	LR-2224 (RS :-1465)	LR-4827	Commercial	Vastu	3.04 Dec		42,85,287/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L6	LR-2224 (RS :-1465)	LR-4841	Commercial	Vastu	0.9 Dec		12,68,671/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L7	LR-2224 (RS :-1465)	LR-2810	Commercial	Vastu	0.9 Dec		12,68,671/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,

L8	LR-2224 (RS :-1465)	LR-4826	Commercial	Vastu	0.9 Dec	12,68,671/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			7.16Dec	0 /-	100,92,979 /-
		Grand Total :			7.16Dec	0 /-	100,92,979 /-

Land Lord Details :

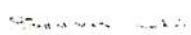
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1-	Basanti Sengupta Wife of Late Dilip Sengupta Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office	 09/12/2024	 Captured LTI 09/12/2024	 09/12/2024
Aligunj, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: qhxxxxxx7r, Aadhaar No: 35xxxxxxx6384, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office				
2	Sudip Kumar Sengupta Son of Late Dilip Kumar Sengupta Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office	 09/12/2024	 Captured LTI 09/12/2024	 09/12/2024
Aligunj, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: atxxxxxx3f, Aadhaar No: 21xxxxxxx0546, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office				

Name	Photo	Finger Print	Signature
Joydip Sengupta Son of Late Dilip Kumar Sengupta Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office	 09/12/2024	 Captured LTI 09/12/2024	 09/12/2024
Aligunj, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: bexxxxxx5r, Aadhaar No: 88xxxxxxxx1640, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
Surajit Sengupta Son of Late Dilip Kumar Sengupta Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office	 09/12/2024	 Captured LTI 09/12/2024	 09/12/2024
Aligunj, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: dhxxxxxx5g, Aadhaar No: 56xxxxxxxx0809, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	KALI CONSTRUCTION Paharipur, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AZxxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sourav Kali (Presentant) Son of Samarendra Nath Kali Date of Execution - 09/12/2024, , Admitted by: Self, Date of Admission: 09/12/2024, Place of Admission of Execution: Office		 Captured LTI 09/12/2024	 09/12/2024

Paharipur, City:- , P.O:- Midnapore, P.S:-Kotwali
 District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu.
 Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX4 , PAN No.: azxxxxxx1q, Aadhaar
 No: 90xxxxxxx6714 Status . Representative, Representative of : KALI CONSTRUCTION (as
 Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Ranjan Sarkar Son of Late Rampada Sarkar Kharagpur Traffic, City:- , P.O:- Kharagpur, P.S:-Kharagpur, District:- Paschim Midnapore, West Bengal, India, PIN - 721301		 Captured	
	09/12/2024	09/12/2024	09/12/2024
Identifier Of Basanti Sengupta, Sudip Kumar Sengupta, Joydip Sengupta, Surajit Sengupta, Sourav Kali			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Basanti Sengupta	KALI CONSTRUCTION-0.76 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Sudip Kumar Sengupta	KALI CONSTRUCTION-0.22 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Joydip Sengupta	KALI CONSTRUCTION-0.22 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Surajit Sengupta	KALI CONSTRUCTION-0.22 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Basanti Sengupta	KALI CONSTRUCTION-3.04 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Sudip Kumar Sengupta	KALI CONSTRUCTION-0.9 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Joydip Sengupta	KALI CONSTRUCTION-0.9 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Surajit Sengupta	KALI CONSTRUCTION-0.9 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Miyabajar, , Ward No: 11, Holding No:640 and 641 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:- 2223, LR Khatian No:- 4827	Owner:বাসন্তী লেনগুপ্ত, Gurdian:দিলীপ কুমার, Address:অনিমিত্ত, Classification:বাড়, Area:0.00760000 Acre,	Basanti Sengupta
L2	LR Plot No:- 2223, LR Khatian No:- 4841	Owner:সুদীপ কুমার লেনগুপ্ত, Gurdian:দিলীপ কুমার, Address:অনিমিত্ত, Classification:বাড়, Area:0.00220000 Acre,	Sudip Kumar Sengupta
L3	LR Plot No:- 2223, LR Khatian No:- 2810	Owner:জয়দীপ লেনগুপ্ত, Gurdian:দিলীপ কুমার, Address:নিজ, Classification:বাড়, Area:0.00220000 Acre,	Joydip Sengupta
L4	LR Plot No:- 2223, LR Khatian No:- 4826	Owner:সুরজিত লেনগুপ্ত, Gurdian:দিলীপ কুমার, Address:অনিমিত্ত, Classification:বাড়, Area:0.00220000 Acre,	Surajit Sengupta
L5	LR Plot No:- 2224, LR Khatian No:- 4827	Owner:বাসন্তী লেনগুপ্ত, Gurdian:দিলীপ কুমার, Address:অনিমিত্ত, Classification:বাড়, Area:0.03040000 Acre,	Basanti Sengupta
L6	LR Plot No:- 2224, LR Khatian No:- 4841	Owner:সুদীপ কুমার লেনগুপ্ত, Gurdian:দিলীপ কুমার, Address:অনিমিত্ত, Classification:বাড়, Area:0.00900000 Acre,	Sudip Kumar Sengupta
L7	LR Plot No:- 2224, LR Khatian No:- 2810	Owner:জয়দীপ লেনগুপ্ত, Gurdian:দিলীপ কুমার, Address:নিজ, Classification:বাড়, Area:0.00900000 Acre,	Joydip Sengupta
L8	LR Plot No:- 2224, LR Khatian No:- 4826	Owner:সুরজিত লেনগুপ্ত, Gurdian:দিলীপ কুমার, Address:অনিমিত্ত, Classification:বাড়, Area:0.00900000 Acre,	Surajit Sengupta

Endorsement For Deed Number : I - 100112895 / 2024

On 09-12-2024

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 13:35 hrs on 09-12-2024, at the Office of the D.S.R. - I PASCHIM MIDNAPORE by Sourav Kali ..

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 1,00,92,979/-

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

Execution is admitted on 09/12/2024 by 1. Basanti Sengupta, Wife of Late Dilip Sengupta, Aligunj, P.O: Midnapore, Thana: Kotwali

.. City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife, 2. Sudip Kumar Sengupta, Son of Late Dilip Kumar Sengupta, Aligunj, P.O: Midnapore, Thana: Kotwali .. City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Private Service, 3. Joydip Sengupta, Son of Late Dilip Kumar Sengupta, Aligunj, P.O: Midnapore, Thana: Kotwali .. City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Service, 4. Surajit Sengupta, Son of Late Dilip Kumar Sengupta, Aligunj, P.O: Midnapore, Thana: Kotwali .. City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Service

Identified by Ranjan Sarkar, .. Son of Late Rampada Sarkar, Kharagpur Traffic, P.O: Kharagpur, Thana: Kharagpur, .. Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Others

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

Execution is admitted on 09-12-2024 by Sourav Kali. Proprietor, KALI CONSTRUCTION, Paharipur, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali
District :-Paschim Midnapore, West Bengal, India, PIN:- 721101

Identified by Ranjan Sarkar, .. Son of Late Rampada Sarkar, Kharagpur Traffic, P.O: Kharagpur, Thana: Kharagpur, .. Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/12/2024 2:16PM with Govt. Ref. No: 192024250308232788 on 09-12-2024, Amount Rs: 53/-, Bank: SBI
EPay (SBIPay), Ref. No. 5356829938655 on 09-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000.00/- by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15050, Amount: Rs.5,000.00/-, Date of Purchase: 09/12/2024, Vendor name: Soumen Kr Dey

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 09/12/2024 2:16PM with Govt. Ref. No: 192024250308232788 on 09-12-2024, Amount Rs: 15,020/-, Bank
SBI e Pay (SBIePay), Ref. No. 5356829938655 on 09-12-2024, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1001-2024, Page from 239423 to 239472
being No 100112895 for the year 2024.



Digitally signed by SRABONI BHATTACHARYA
Date: 2024.12.10 13:49:10 +05:30
Reason: Digital Signing of Deed.

(Sravani Bhattacharya) 10/12/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE
West Bengal.