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 Purba Medinipur
 TAMLUK

1 DEC 2020

TEXTURE REALTY PVT LTD
Soumya Saha
 Director

A. Pradhan
 Advocate.

AGREEMENT FOR DEVELOPMENT

**This Agreement for Development made on
 the 14th day of December, 2020 of the
 Christian Era.**

[Signature]

ক্রমিক নং- ৪৭২ তারিখ ২২/১২/২০২০
মূল্য ৬৫৫৫ টাকা ৫০
নাম বৃন্দাবন বিশ্বাস প্রাঃ লিমিঃ
গ্রামবাড় বহুতলা পোঃ মেহেদা
থানা ক্রোমোগ্রাম জেলা পূর্ব মেদিনীপুর
যেচি স্যাম্পল পরিমিত
কোঃ
ভেতাৰ জুমচা মন্ডল
লাইসেন্স নং-১/৯৩
ককতিহি, পোঃ-মেহেদা, জেলা-পূর্ব মেদিনীপুর

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District Sub-Registrar
Purba Medinipur
Tamluk



14 DEC 2020

PURNENDU SARKAR son of Late Nagendranath Sarkar, by faith Hindu, by occupation Business, residing at Vill.- Chhatinda P.O. and P.S. – Kolaghat, Dist.- Purba Medinipur, PIN-721134, Aadhaar No. – 941649208386, **PAN-CXOPS1606M**, hereinafter referred to and called as the **“LANDOWNER”** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include all their respective legal heirs, executors, representatives, administrators and/or assigns) of the **ONE PART**;

AND

TEXTURE REALTY PRIVATE LIMITED a Private Limited Company having its Register office at Vill- Barbahala, P.O.- Mecheda, P.S. – Kolaghat, Dist.- Purba Medinipur, PIN-721137, **CIN - U45309WB2018PTC226412**, **PAN - AAGCT7983E** represented by its Director **SOUMYA SAHU** son of Late Arabinda Sahu by faith Hindu, by Occupation Advocate, residing at Vill- Barbahala, P.O.- Mecheda, P.S. – Kolaghat, Dist.- Purba Medinipur, PIN- 721137, Aadhaar No. – 691964373678, PAN- **BTWPS1505E**, hereinafter referred to and called as the **“DEVELOPER”** (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include all its successors-in-office, pemitted assigns) of the **OTHER PART**.

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Director

NOW THE ABOVE SAID LANDOWNER AGREED BY THIS AGREEMENT FOR DEVELOPMENT ON THE PREMISES OF THE FIRST SCHEDULE AS UNDER BY THE ABOVE SAID DEVELOPER.

WHEREAS a plot of land was gifted by Late Nagendranath Sarkar to his son PURNENDU SARKAR, present land owner by virtue of Gift Deed vied No.1152 dated 15.03.1987 register the same at Additional District Sub-Registrar, Kolaghat dated 17.03.1987. The said plot in L.R. Dag No. 656 measuring an area of 41 Decimal in records and as per physically measurement 53.300 decimals or 23221sqf some little more or less and the said was recorded in his name under L.R. Khatian No. 582/1 at Mouza-Paikpari, J.L. No. 286, P.S.- Kolaghat, District- Purba Medinipur.

A. Pradhan
Advocate.

Purnendu Sarkar.

AND WHEREAS the said plot of land measuring an area of 41 Decimal in records and as per physically measurement 53.300 decimals or 23221sqf some little more or less in L.R. Dag No. 656 seized and possessed the bastu land by the above said landowner *PURNENDU SARKAR* along with 1000sqf little more or less three storied pakka building and 7000sqf tin shed with bricks-wall and the said property while lying and situate at Mouza-Paikpari, J.L. No. 286, L.R. Khatian No. 582/1, P.S.- Kolaghat, District- Purba Medinipur.

AND WHEREAS while the said **OTHER PART/ DEVELOPER** offer to the said **LANDOWNER** for develop the said property by constructed of Residential Housing with three **G+4** buildings along with Flat, Garage, Shop and other common facilities and sale after that on the said land measuring 23221sqf. some little more or less in L.R. Dag No. 656 as shown in the Schedule Sketch map and sale after that at Mouza-Paikpari, J.L. No. 286, L.R. Khatian No. 582/1, P.S.- Kolaghat, District- Purba Medinipur.

AND WHEREAS that the **OTHER PART/ DEVELOPER** have "**Way of Right**" for entrance from Kolaghat- Jasar Metal Road to proposed Residential Housing under First Schedule property as below by the way on Second Schedule property in this Development Agreement. That the said pathway entrance is eight feet some little more or less and connecting to Kolaghat- Jasar Metal Road from First Schedule property. That the purchaser of the Flat, Garage and Shop of the above said Residential Housing include all their respective legal heirs, representative, tenant will have easement right for use this above said pathway or entrance road for the purpose of all facilities like water line, underground drainage, electric line, telephone line, cable line or any others facilities that need for the developing Residential Housing in future without disturbance or objection by the landowner or his respective legal heirs and representative. The ownership of the Second Schedule pathway remain with the landowner and neither Developer nor the future purchaser or tenant of Developer Allocation shall not make any disturbance in egress & ingress of landowner as well as Apurba Pramanik son of Mihirlal Pramanik, Swapan Kumar Samanta son of Late Bamapada Samanta and Haripada Das son of Sibaprasad Das.

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Director

*A.P. Pradhan
Advocate.*

Purnendu Sarkar.

That in future the "**Way of Right**" on Second Schedule property will transfer include all facilities as above said to the Flat, Garage and Shop purchaser include all their respective legal heirs, representative, tenant of the above said Residential Housing in the said L.R. Dag No. 656 (i.e. the under First Schedule property for development in this agreement).

AND WHEREAS under the above stated facts and circumstances the parties here to enter in this agreement on the following conditions.

NOW THIS PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. That the present agreement for development and the development work agreed herein shall be deemed to have commenced on and from the date of signing of this agreement, i.e. the *14th day of December, 2020* and shall continue to subsist till the next 60 (Sixty) months from the date of commencement of the construction of building on the said premises subject to completion of payment more fully described in Schedule 3A and delivery of possession of Third Schedule flat and garage to the Landowner. Time period can be extended on mutually written consent by the both parties.

2. In these presents unless there is anything repugnant to or inconsistent with the terms of this Agreement:

2.1 The **LANDOWNER** shall mean the said **PURNENDU SARKAR** son of Late Nagendranath Sarkar and further mean and include all her legal heirs, executors, administrators, representatives and/or assigns as the case may be.

2.2 The **said Premises** shall mean all that a plot of land measuring an area of 41 Decimal in records and as per physically measurement 53.300 decimals or 23221sqf some little more or less in L.R. Dag No. 656 seized and possessed by the above said landowner **PURNENDU SARKAR** and the said property while lying and situate at Mouza-Paikpari, J.L. No. 286, L.R. Khatian No. 582/1, P.S.- Kolaghat, District- Purba Medinipur which is more particularly described in the First Schedule.

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Advocate.

2.3 The **Building** shall mean the multi storied Residential Housing with three **G+4** buildings along with Flat, Garage, Shop and other common facilities so to be constructed by the Developer as per permitted sanctioned plan from the appropriate sanctioned Authorities in the name of the landowner, exclusively at the costs and expenses of the Developer.

2.4 The **Landowner's Consideration and Allocation** shall mean that allocation as consideration of Rs. **3,20,00,000.00 (Rupees Three Crore Twenty Lac) only and a Residential 3BHK Flat of an area 900 sqf. Build-up Area some little more or less in 2nd Floor South East Facing Flat from Middle Side Building, a Shop Room in ground floor an area 190 sqf build-up area some little more or less in South East Facing corner of North Side Building and a Cover Garage in ground floor of 150 sqf Cover Area some little more or less next to north side from allotted Shop Room of North Side Building** along with other common facilities as per Building Sanction Plan of the proposed building by the permission Authorities.

2.5 The landowner's consideration and allocation is more particularly described in the Third Schedule hereunder written and will be allotted to the Landowner in a good, finished and habitable condition and constructed as per specification mentioned in the Fifth Schedule hereunder written for her exclusive use and enjoyment together with undivided proportionate common rights in common portions and common amenities as per Sixth Schedule hereunder.

*A. Pradhan
Advocate.* 2.6 **The Developer's** allocation shall mean all include save and except allocation to the landowner as per Para 2.4 and 2.5 along with the common areas and facilities as per Building Sanction Plan of the proposed Residential Housing more fully and collectively described in the Fourth Schedule hereunder written together with undivided proportionate common rights in common portions and common amenities as per Sixth Schedule hereunder which shall belong to the Developer and/or its nominee/s or assignee/s as aforesaid under the terms and conditions of the present Agreement for Development.

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Director

Renuka Sarkar

2.7 **Common areas and Installations** shall mean and include the corridors, staircases, passageways, landings, driveways but fully excluding Garage, Common lavatories in Ground Floor, Community Hall and/or Room, roof of the building, Pump, Water Reservoir, Overhead Water Tank, Lifts and other installations required for the common establishment, enjoyment, maintenance and/or management of the proposed building to be constructed according to the specification contained in Sixth Schedule hereunder including the roof and the common terrace of the building and any open and covered space in the ground level of the building at the said premises.

2.8 It is hereby agreed by and between the parties that both the landowner and the developer or their nominees shall become owners of the undivided share of premises, common areas, and common parts of the proposed building.

2.9 **Tax Liabilities** : The landowner shall be liable to pay the tax of apportioned shares in respect of his allocated portion only after obtaining the delivery of the physical possession thereof from the Developer of the proposed building.

2.10 The Developer shall start the construction work of the proposed building within the period of three months from the date of approval of the building plan.

3. LANDOWNER'S REPRESENTATION

3.1 The landowner is absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the entirety of the said premises more fully and particularly described in the **FIRST SCHEDULE** hereunder written as the absolute owner thereof.

3.2 Except the landowner and her legal heirs and successors, no other person or persons have any claim or interest and/or demand over and in respect of the said premises and/or any portion thereof.

3.3 The landowner is fully and legally competent to enter into this development agreement.

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A. D. Pradhan
Advocate

Sumendu Saran

3.4 The said premises is free from all encumbrances, charges, liens, lispendens, attachment, trusts, acquisitions, requisitions whatsoever or howsoever.

3.5 There is no temple, mosque, debottor land or burial ground on the said premises.

3.6 There is no tenant in this said premises.

3.7 There is no excess vacant land at the said premises within the meaning of the West Bengal Urban Land (Ceiling and Regulations) Act, 1976 and subsequent Amendments thereto.

4. DEVELOPER'S RIGHT

4.1 The landowner hereby grant, subject to what has been hereunder provided, an exclusive right to the developer to develop and to commercially exploit the said premises of the landowner by constructing thereupon multi storied buildings in accordance with the building plan or plans duly sanctioned by the appropriate sanctioned Authorities the name of the landowner, exclusively at the costs and expenses of the Developer.

4.2 All lawful applications, building plans (revised plan if so required) and other writings and documents that may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared by the Developer at its own cost and submitted by the said Developer on behalf of the landowner. For sanction of such revised plan or plans at whatever costs, charges and expenses are to be paid or deposited before the appropriate sanctioned Authorities shall be borne and paid by the Developer and the landowner would not have any liability relating to the same.

5. TITLE DEEDS

It is categorically agreed between the parties hereof that all papers relating to the ownership like Photocopy of Deeds and original Records of Land and Last update Khajna Receipts of the landowner in respect of the said premises shall remain under the custody of the Developer Firm and after completion it will be handed over to the Owners Association.

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Director

Sumantra Sarkar.

A. P. Adhikari
Advocate

6. PROCEDURE

For the purpose of development work and for commencement and completion of construction of the new proposed buildings, the landowner hereof simultaneously with the execution of the present agreement deliver the old constructed possession of the said premises to the developer and the developer will demolished the said by their own cost for suitable for new project.

7. DELIVERY OF POSSESSION

7.1 The Developer on completion of the landowner's allocable portion shall deliver the third schedule Flat, Shop and Garage to Landowner by letter of possession in good and habitable condition in the multi storied buildings together with essential service such as uninterrupted supply of water and electricity (power) therein shall put the landowner together with all rights in the common portions and common amenities and facilities along with all easement and quasi-easements rights within 36 (Thirty Six) months from the date of handing over the possession of the under first schedule property to the developer.

7.2 The developer shall bear the required charges for installation of main electric meter of the buildings including the costs of installation of the transformer, if any and the owner shall not have to pay any expenses for electric meter but Security Deposit against the electric meter will be paid by the Land Owner.

7.3 Subject to as aforesaid, the common portions of the said new building or buildings and the open spaces including the roof shall jointly belong to the developer.

7.4 The landowner shall be entitled to an exclusive right to transfer or otherwise deal with his allocation in the new building or buildings at his own choice without any interference from or by the Developer.

7.5 The Developer, shall subject to the provision herein contained, be exclusively entitled to the Developer's allocation in the new building or buildings with exclusive right to transfer or otherwise deal with or dispose of the same without any right, claim or interest whatsoever therein of the

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Sowmya Sabar
Director

A.P. Nathan
Advocate.

Sumanendu Sabar

landowner and the landowner shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.

8. BUILDING

8.1 The Developer shall at its own costs, construct, erect and complete the entire building or buildings in all respects at the said premises in accordance with the sanctioned building plan with good and standard quality materials as may be specified by the Architect from time to time.

8.2 The quality of the materials is to be used by the developer in construction of the new building shall be certified by the Architect from time to time and unless the same is certified the developer would not use the said materials.

8.3 The developer shall at its own costs and expenses and without creating any financial or others liability on the landowner construct and complete the said new building and various units and/or apartments therein in accordance with the sanctioned plan or any amendment thereto on modification thereof made or caused to be made by the Developer without violating building rule.

8.4 All costs, charges and expenses, including Architect's fees, or any damage, loss caused owing to negligence carelessness and/or any others reason during the construction or erection of the new building or buildings at the said premises shall be discharged by the developer and the landowner shall bear no responsibility in this context.

9. COMMON RESTRICTIONS

9.1 The landowner's allocation in the new building or buildings at the said premises shall be subject to the same restriction on transfer and use as are applicable to the developer's allocation in the new building intended for the common benefits of all occupiers of the new building or buildings which shall include the following:

9.2 The landowner shall not use or permit to use the landowner's allocation and/or developer's allocation in the new building or buildings or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use the

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Director

Purnendu Sarkar

A.P. Pradhan
Advocate.

same for any purpose which may cause nuisance or hazard to the others occupiers of the new building or buildings.

9.3 Neither party shall demolish or permit demolition of any wall nor others structure in their respective allocations or any portion thereof or make any structural alteration therein without the previous consent and/or permission from appropriate authorities. Here it is pertinent to mention that any party may alter or demolish inner wall without impairing the structure.

9.4 The parties shall abide by all laws, bye-laws, rules and regulations of the Government, Local Bodies, Statutory Authorities as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, bye-laws, rules and regulations.

9.5 The respective allotted shall keep the interior walls, sewers, drains, pipes and others fittings and fixtures and appurtenances and flooring and ceiling etc. in each of their respective allocations in the new building or buildings in good working condition and repair and in particular so as not to cause any damage to the new building or buildings or any others space or accommodation therein and shall keep others all occupiers of the building indemnified from the consequences of any breach.

9.6 The parties hereto shall not do or cause or permit to be done any act or thing which may render void and voidable any insurance of the new building or buildings or any part thereof and shall keep all occupiers of the said building harmless and indemnified from and against the consequences of any breach.

9.7 No goods or others items/material shall be kept by the landowner or by the developer for display or otherwise in the corridors or any others places of the common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and others places of common use in the new building or buildings and in case of any such hindrance is caused by the Developer or the landowner as the case may be shall entitled to remove the same at the risk and cost of the others.

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Director

Pranveer Salun

A.P. Pradhhan
Advocate.

9.8 Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the new building or buildings or in the compounds, corridors or any others portion or portions of the new building or buildings.

9.9 The landowner shall permit the developer and its servants and agents with or without workmen and others at all reasonable times with prior notice, to enter into and upon the landowner's allocation and every part thereof for the purpose of maintenance or repairing any part of the new building.

10. OBLIGATIONS OF THE LANDOWNER

10.1 The landowner hereby agrees and covenants with the developer not to cause any interference or hindrance in the construction of the new building or buildings at the said premises by the developer unless violation of any terms and conditions herein is made by the developer which may adversely affect the landowner's interest.

10.2 The landowner hereby agrees and covenants with the developer not to do any act or deed or thing whereby the developer may be prevented from selling and/or disposing of any part of the developer's allocation in the new building or buildings or at the said premises subject to the delivery of the undisputed possession of the landowner's allocation in good, well finished and habitable conditions is made to the landowner by the developer within the specified period.

10.3 The landowner hereby agrees and covenants with the developer to pay the proportionate Anchal/Municipal taxes, rates on and from the date of delivery of the possession of the landowner's allocation.

10.4 The landowner shall actively render at all times full co-operation and assistance to the developer in the construction and completion of the proposed building or buildings and for effectuating the same and/or transfer envisaged hereunder only for legal purpose.

10.5 Upon the developer constructing and delivering possession to the landowner of his allocation, the landowner shall hold the same on terms and conditions and restrictions

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Sunder Sahu

A. P. Pradhan
Advocate.

as regard the user and maintenance of the buildings as the others flats purchaser/s of the buildings as laid down in this agreement.

10.6 The land owner will given peaceful possession of the First schedule property to the developer within one month from the date of signing of this agreement.

11. OBLIGATION OF THE DEVELOPER

11.1 The developer hereby agrees and covenants with the landowner to complete the construction and to deliver the decent habitable possession of the landowner's allocation in the multi storied buildings to the landowner within the period of 36 (Thirty Six) months from the date of handing of the possession of the First schedule property to the developer and payment all consideration of Rs. 3,20,00,000/- in proper schedule time as per Schedule-3A.

11.2 The developer hereby agrees and covenants with the landowner not to violate or contravene any of the statutory provisions or rules applicable for construction of the multi storied buildings on the said premises of the landowner.

11.3 The developer hereby agrees and covenants with the landowner not to do any act deed or thing whereby the landowner is prevented from enjoying, selling assigning and/or disposing of any of the flat/s and/or car parking spaces/s fallen under landowner's allocation in the new building at the said premises.

12. LANDOWNER'S INDEMNITY

12.1 The landowner hereby undertakes that the developer shall be entitled to carry out the said construction work and shall enjoy its allocation space without any interference and/or disturbance provided the developer performs and fulfils all the terms and conditions herein contained and/or its part to be observed and performed.

12.2 The landowner hereby undertakes to keep the developer indemnified against all third party claims and action against the said premises in respect of the landowner's allocation at the said premises on and from the date of delivery of the possession of the landowner's allocation to the landowner by

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Somya Sahu
Director

A. Pradham
Advocate.

Sunanda Sahoo

the developer. In case of stop of the said project by the Developer permanently by any way on that time landowner have no liability to repay any claim by intending purchaser. In this case of permanently stop of the said project without schedule payment to landowner, landowner shall have right to take possession of First Schedule property within six months from the date of default payment.

13. DEVELOPER'S INDEMNITY

13.1 The developer hereby undertakes to keep the landowner indemnified against all third party claims and actions arising out of any sort of act or commission of the developer in or relating to or arising out of the construction of the said building at the said premises.

13.2 The developer hereby undertakes to keep the landowner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the developer's allocation with regard to the development of the said premises and/or in the matter or construction of the said building at the said premises and/or for any defect thereon and or for dealing with the developer's allocation as well as the landowner's share.

14. MISCELLANEOUS

14.1 It is understood that from time to time to facilitate the construction of the new building at the same premises by the Developer various deeds matter and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the landowner and various applications and others documents may be required to be signed or made by the landowner relating to which specific provisions may not have been mentioned herein and the landowner hereby undertakes to cooperate with the developer and to do all such acts, deeds, matters and things as may be reasonably required to be done in the matter and the landowner shall execute, sign all such additional applications and others documents as the case may be provided that all such act, deeds, matters and things which do not in any way infringe on the right of the owner and/or go against the spirit of this agreement.

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Director

Surenender Sarker

A. D. Sarker
AMV. Sarker

14.2 The developer shall frame scheme for the management and administration of the said building or buildings at the said premises and/or common parts thereof by forming an owner's association. The landowner after becoming the owner of the landowner's allocation hereby agrees to abide by all the rules and regulations of such management/association/holding organization and hereby give his consent to abide by the same.

14.3 As and from the date of completion of the new building or buildings, the developer and/or its transferees and the landowner and/or his transferee shall each be liable to pay and bear proportionate charges on account of any taxes payable in respect of their allocation.

14.4 That the name of the new Housing Project shall be "**TEXTURE HARI**".

14.5 That after the death of the Landowner, his legal heirs are bound to agree and abide by all the terms and conditions of this Development Agreement without disturbance /violation of any portion of work or conditions of this Agreement for development and the developer have to pay all pending allotment and consideration to the respective heirs of the landowner .

14.6 That the developer has bound to develop/build up first the schedule land area as per Building permission from the permission Authorities.

15. **FORCE MAJEURE**

That the Developer shall not be liable to perform its duties within stipulated time due to force majeure or any incident happens due to act of God. That the force majeure shall mean flood, earthquake, riot, war, tempest, civil commotion, string and/or any others act or commission beyond the reasonable control of the developer.

Incase of stop of the said project by the Developer permanently by any way on that time landowner have no liability to repay any claim by intending purchaser. In this case of permanently stop of the said project without schedule payment to landowner, landowner shall have right to take possession of First Schedule property and shall withdraw the

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Somnagar Salun
Director

A. P. Arithalhan
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right of way from second schedule pathway within six months from the date of default payment.

16. LEGAL PROCEEDINGS

That the developer undertakes the responsibility to defend all actions, suits and proceedings which may arise due to such development work on the said property and all costs charges and expenses are to be incurred by the Developer alone subject to procedural confirmation and or consent or otherwise from the Landowner. The Landowner shall not disagree with the legal proceeding for the betterment of the building so long as it does not hamper the Owners' interest.

17. JURISDICTION

The District Court at Purba Medinipur and Court Subordinate thereto shall exclusively have jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

18. GENERAL

(a) **Notices.** All notices, demands or requests required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been given when delivered personally or when sent through Register Post, postage prepaid, by registered or certified mail, with return receipt requested to the appropriate address mention in the said agreement.

(b) **Amendment.** This Agreement may not be amended except by a written register instrument executed by all Parties.

(c) **Applicable Law.** This Agreement and the performance of the parties hereunder shall be interpreted, construed and enforced in accordance with the General Laws of the Country and the statutes of the State of West Bengal.

(d) **Entire Agreement.** This Agreement constitutes the entire agreement between the parties hereto relating to the subject matter hereof and there are not others under standings, representations or warranties, oral or written, relating to the subject matter of this Agreement, which shall be deemed to exist or to bind any of the parties hereto, their respective successors or assigns except as referred to herein.

(e) **Further Assurances.** Each Parties hall execute such deeds, assignments, endorsements and others instruments and evidences of transfer, give such further assurances and

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Sumanendu Sarkar.

A. T. Pradhan
Advocate

perform such acts as are or may become necessary or appropriate to effectuate and to carry out the provisions of this Agreement. All such deeds, assignments, endorsements and others instruments and evidences of transfer and all others acts of any kind which are to be as of the date of this Agreement shall be delivered or taken as soon as possible following the date of this Agreement.

f) Admission of Additional Parties. No additional parties may be admitted to this agreement except upon the unanimous consent of the parties and upon such terms and conditions as the parties may agree upon. But anyone of the parties in this Agreement dying, his heirs shall be automatically included as party/parties, who shall be vested with all right and which are mentioned herein.

(g) Severability. If any provisions of this Agreement or the application thereof to any person or circumstances become invalid or unenforceable to any extent, the remainder of the Agreement and the application of such provisions to others persons or circumstances shall not be affected thereby and shall be enforced to the extent permitted by law.

(h) Binding Agreement. Subject to the restrictions on transfers and others dispositions set forth herein, this Agreement shall inure to the benefit of and be binding upon the undersigned Parties and their respective successors and assigns.

(j) Headings. The headings of Sections in this Agreement are for convenience only and are not a part of this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT land measuring an area of :-

41 Decimal in records and as per physically measurement 53.300 decimals or 23221sqf some little more or less along with 1000sqf little more or less three storied pakka boiling and 7000sqf tin shed with bricks-wall in **L.R. Dag No. 656 at Mouza-Paikpari, J.L. No. 286, L.R. Khatian No. 582/1, P.S-Kolaghat, District- Purba Medinipur.**

butted and bounded as follows:-

ON NORTH	:	Plot of Sunil Sarkar & others
ON SOUTH	:	Plot of Tapan Khatua & others
ON EAST	:	Plot of Asish Sarkar, Shyamal Sarkar & others
ON WEST	:	Plot of Asok Dey & others

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Director

A. Pradhan
Advocate

Sunanda Saha

THE SECOND SCHEDULE ABOVE REFERRED TO

(Area for permission of "Way of Right" for entrance
in the First Schedule Property)

ALL THAT land measuring an area of :-

0.400 Decimal in L.R. Dag No. 656/2206, 0.200 Decimal in L.R. Dag No. 657, 0.200 Decimal in L.R. Dag No. 658, 1.000 Decimal in L.R. Dag No. 658/2207, 0.100 Decimal in L.R. Dag No. 659 and 4.400 Decimal in L.R. Dag No. 660 at Mouza-Paikpari, J.L. No. 286, L.R. Khatian No. 582/1, P.S.- Kolaghat, District- Purba Medinipur, total physically measuring 3.700 Decimal (i.e. measuring length 201 feet breadth 8 feet) or 1608sqf as Baram pathway shown in the Schedule Sketch map appended herewith.

TEXTURE REALTY PVT LTD
Somya Sahu
Director

THE THIRD SCHEDULE ABOVE REFERRED TO

(Landowner's Allocation and Consideration)

All that allocation as consideration of **Rs. 3,20,00,000.00 (Rupees Three Crore Twenty Lac) only** will be paid in total by money by banking channel as per below mention *Schedule 3A* and **a Residential 3BHK Flat of an area 900 sqf. Build-up Area some little more or less in 2nd Floor South East Facing Flat from Middle Side Building, a Shop Room in ground floor an area 190 sqf build-up area some little more or less in South East Facing corner of North Side Building and a Cover Garage in ground floor of 150 sqf Cover Area some little more or less next to north side from allotted Shop Room of North Side Building** along with others common facilities as per Building Sanction Plan of the proposed building more fully and collectively described sanctioned by the permission Authorities.

A. D. Pradhan
Advocate.

Rumender Sarkar.

**THE SCHEDULE -3A ABOVE REFERRED TO
(Payment Schedule for Landowner's Consideration)**

That the payment for consideration of money toward the Land owner will be partly in any figure and any number of times but not less than with in the period of below schedule:-

On or before the Time period	Part Payment of Amount from Total Consideration of rupees
On or before the date of Registration of this Agreement.	Rs.3,00,000.00
On or before next every calendar month starting after three calendar month from the date of Registration of this Agreement for 21 (twenty one) months @ 15,00,000.00 for each month.	Rs. 3,15,00,000.00
On or before 36 calendar month from the date of Registration of this Agreement	Rs.2,00,000.00
Total (Rupees Three Crore Twenty Lac) only	3,20,00,000.00

That total consideration of Rs. **3,20,00,000.00 (Rupees Three Crore Twenty Lac) only.**

In the case of short payment in any time period then an interest @ **18% per annum** will be charge on the said short payment by calculating day wise.

In the case not to schedule payment to landowner for continuing three months , landowner has right stop work by 15 days period notice.

**FOURTH SCHEUDLE ABOVE REFERRED TO
(Developer's Allocation)**

The Developer's allocation shall mean and include save and except allocable to the landowner (i.e. *excepts a Residential 3BHK Flat of an area 900 sqf. Build-up Area some little more or less in 2nd Floor South East Facing Flat from Middle Side Building, a Shop Room in ground floor an area 190 sqf build-up area some little more or less in South East Facing corner of North Side Building and a Cover Garage in ground floor of 150 sqf Cover Area some little more or less next to north side from allotted Shop Room of North Side Building*)

TEXTURE REALTY PVT LTD

Somaya Sahu
Director

A. D. Pradhan
Advocate

Sunanda Sarker

All the remaining part excepts allocable to the landowner of the construction entire all Floor area and also the common areas and facilities, the entire remaining constructed area of the building as per Building Sanction Plan of the proposed buildings together with undivided proportionate common rights in common portions and common amenities as per Fifth Schedule hereunder which shall belong to the Developer and/or its nominee/s or assignee/s as aforesaid under the terms and conditions of the present Agreement for Development.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(Details of the Specification)

1. STRUCTURE:

Reinforced concrete framed structure with Pile cap/footing, columns, beams, and slabs. The thickness of outside walls, common walls are as per drawing permission sanction from the permission Authorities. Grade of concrete will be used as per design requirement Quality of reinforcement steel to be used will be as available in the local market.

2. FLOORING:

All flooring works excluding kitchen and toilets will be finished with Vitrified Tiles or Marbles as per requirement. Skirting to walls will also be finished up to a height of 100mm or more with the same variety of Vitrified Tiles. Flooring in stairs and landings will be completed with marble of Kumari variety with matching skirting.

3. KITCHEN :

Kitchen floor will be Ceramic, Vitrified Tiles or Marbles as per requirement with skirting of the same quality. One Black

TEXTURE REALTY PVT LTD

Somya Selva
Director

A. D. Pradhan
Advocate.

Rameshwar Sankar.

Granite shelf 1'-6" wide, matched with a Stainless Steel sink will be provided as cooking platform. Wall behind the cooking platform will be finished with glazed ceramic tiles up to a height of 2' to 6' as per requirement above the platform. One bipcock in the sink and an ordinary tap at the bottom of the sink for washing purposes will be provided. If any further changes require, developer will informed by the Landowner in earlier stage.

4. TOILET:

The flooring and skirting of the toilets will be same as those of the kitchen. The wall of the toilets will also be finished with ceramic glazed. The height of such glazed tiles from the skirting will be 5' to 8' as per requirement. Both the toilets will be fitted with one Western Commode connected with a low level PVC cistern each. All outlet and inlet pipes including the concealed ones will be of PVC type. One white coloured wash-basin without pedestal will be provided in the dining area. All bathroom fittings will be of CP type. Toilets doors will be of PVC. If any further changes require, developer will informed by the Landowner in earlier stage.

5. DOORS & WINDOWS:

All doors including the main door will be of flush door type of 32mm thickness with oil paint except main door front side that will decor with laminate sheet. Frames of doors will be made out of standard hardwood of required section. All windows will be of sliding type made out of Aluminium channels fitted with 3mm black glass. All door fittings will be of aluminium section. All internal doors will have two tower bolts & two handles. The main door will have one decorative hatch bolt & door handle and one magic-eye. Toilets will be provided with PVC door with PVC frame and sky-lights made of aluminium sections. If any further changes require, developer will informed by the Landowner in earlier stage.

*A. Prudhan
Advocate*

TEXTURE REALTY PVT LTD
Somya Selin
DIRECTOR

Ranjendra Sarker

6. ELECTRICAL :

Points to be provided in each room will be as under:

- a) Bed room : 2 light points, 1 fan point, 1- 5amp plug Point & 1 AC point in each room.
- b) Living/Dining : 2 light points, 2 fan points, 1-5amp. & 1-15amp plugs point.
- c) Kitchen : 1 light point, 1-15amp. plug point & 1 exhaust fan point.
- d) Toilet : 1 light point, 1 Geyser point.
- e) Veranda : 1 light point
- f) Main door : 1 calling-bell & 1 door lamp point.

7. WATER SUPPLY:

One source of water will be provided by installing one Deep Submersible. The same will be connected to the over-head Plastic Polly Water Storage Tank tank by suitable pump and motor arrangement. The supply to kitchen and toilet will be drawn from the over-head tank through distribution network.

8. FINISHING:

All internal walls will be finished with cement plaster and putty finished over it. All doors will be finished with synthetic enamel paint. Outside wall will be finished with cement plaster and the surface will be treated with decorative cement-based paint. Windows will be provided with M.S. grill. Veranda will be provided with M.S. grill as per plan and Staircase will be provided with M.S. railing or any others better option up to 32" height.

9. EXTRA WORKS:

All extra works, if any, to be intimated beforehand and the cost of the same to be determined and paid before the start of the particular item/work, failing which the DEVELOPERS reserves the right to continue with the work as per the agreed specification.

*A. D. Pradhan
Advocate.*

TEXTURE REALTY PVT LTD
Somnaya Sahu
20180707

Sunanda Sahoo,

THE SIXTH SCHEDULE ABOVE REFERRED TO
(Details of the Common areas & Facilities)

- i) Staircase and staircase landing on all floors including stair room on the top floor and stair landing.
- ii) Grill and windows in the staircase landing.
- iii) Common passage on the ground floor for ingress and egress to the main staircase and corridor of the schedule flat.
- iv) Electrical panels wiring switches plugs etc. and all electrical meters installation.
- v) Overhead and underground water tanks ferrule, stopcock, water pipes, rain water pipes, soil pipes and others common water reservoir & pumps.
- vi) Common lift and lift Room.
- vii) Community Hall and/or Rooms Toilet in the ground floor.
- viii) Drains and sewers.
- ix) Boundary walls and main gate of the buildings/Housing.
- x) Such others common parts, equipment, installations fixtures, fittings and spaces in or about the said building as are necessary for maintenance, safety and beneficial use of the building of the flat.
- xi) Easement right and usage the roof.
- xii) Darwan/caretaker's room and servant's Toilet in the ground floor.

TEXTURE REALTY PVT LTD

Soumya Selim
Director

SCHEDULE ABOVE REFERRED TO

ALL THAT land measuring an area of :-

41 Decimal in records and as per physically measurement 53.300 decimals or **23221sqf** some little more or less in R.S.

AND **L.R.Dag No. 656 at Mouza-Paikpari, J.L. No. 286, L.R. Khatian No. 582/1, P.S- Kolaghat, District- Purba Medinipur butted and bounded as follows:-**

ON NORTH	:	Plot of Sunil Sarkar & others
ON SOUTH	:	Plot of Tapan Khatua & others
ON EAST	:	Plot of Asish Sarkar, Shyamal Sarkar & others
ON WEST	:	Plot of Asok Dey & others

Sumendu Sarkar

IN WITNESS WHEREOF the LANDOWNERS and DEVELOPER have hereunto set and subscribed their respective hand and Signature in presence of the witnesses named herein below on the day, month and year first above written.

Sumendra Sarkar

SIGNATURE OF THE LANDOWNERS:

WITNESSES:

- 1) SHRIMANTA MAITY
VLL- KOLA
- 2) Soumyajit Pradhan
VILL P.O. Bargoda
P.S. Nandakernar
Dist- Purba Medinipur
- 3) Gourtem Paul
VLL- BORODANAI

TEXTURE REALTY PVT LTD
Soumya Sahu
Director

SIGNATURE OF THE DEVELOPER:

Drafted by me

Arijit Pradhan

Arijit Pradhan

Advocate












High Court, Calcutta












Enrolment No WB/815/2003

SPECIMEN FOR TEN FINGER PRINTS

PURNENDU SARKAR (Land Owner)					
	(Left Hand)				
	Little	Ring	Middle	Fore	Thumb
					
	(Right Hand)				
	Thumb	Fore	Middle	Ring	Little
					
 Signature of the above specimen Finger Prints					

*A. P. Pradhan
Advocate.*

SOUMYA SAHU (Director of the Developer)					
	(Left Hand)				
	Little	Ring	Middle	Fore	Thumb
					
	(Right Hand)				
	Thumb	Fore	Middle	Ring	Little
					
Soumya Sahu Signature of the above specimen Finger Prints					

SOUMYAJIT PRADHAN (Identifier)					
	(Left Hand)				
	Little	Ring	Middle	Fore	Thumb
					
	(Right Hand)				
	Thumb	Fore	Middle	Ring	Little
					
<p><i>Soumyajit Pradhan</i></p> <p>.....</p> <p>Signature of the above specimen Finger Prints</p>					

*A.P. Pradhan
Advocate.*

SCHEDULE SKETCH MAP

Showing Site plan of the First Schedule land with Second Schedule Baram path with measurement.

Mouza-Paikpari (J.L. No. 286)
P.S.- Kolaghat, Dist.- Purba Medinipur

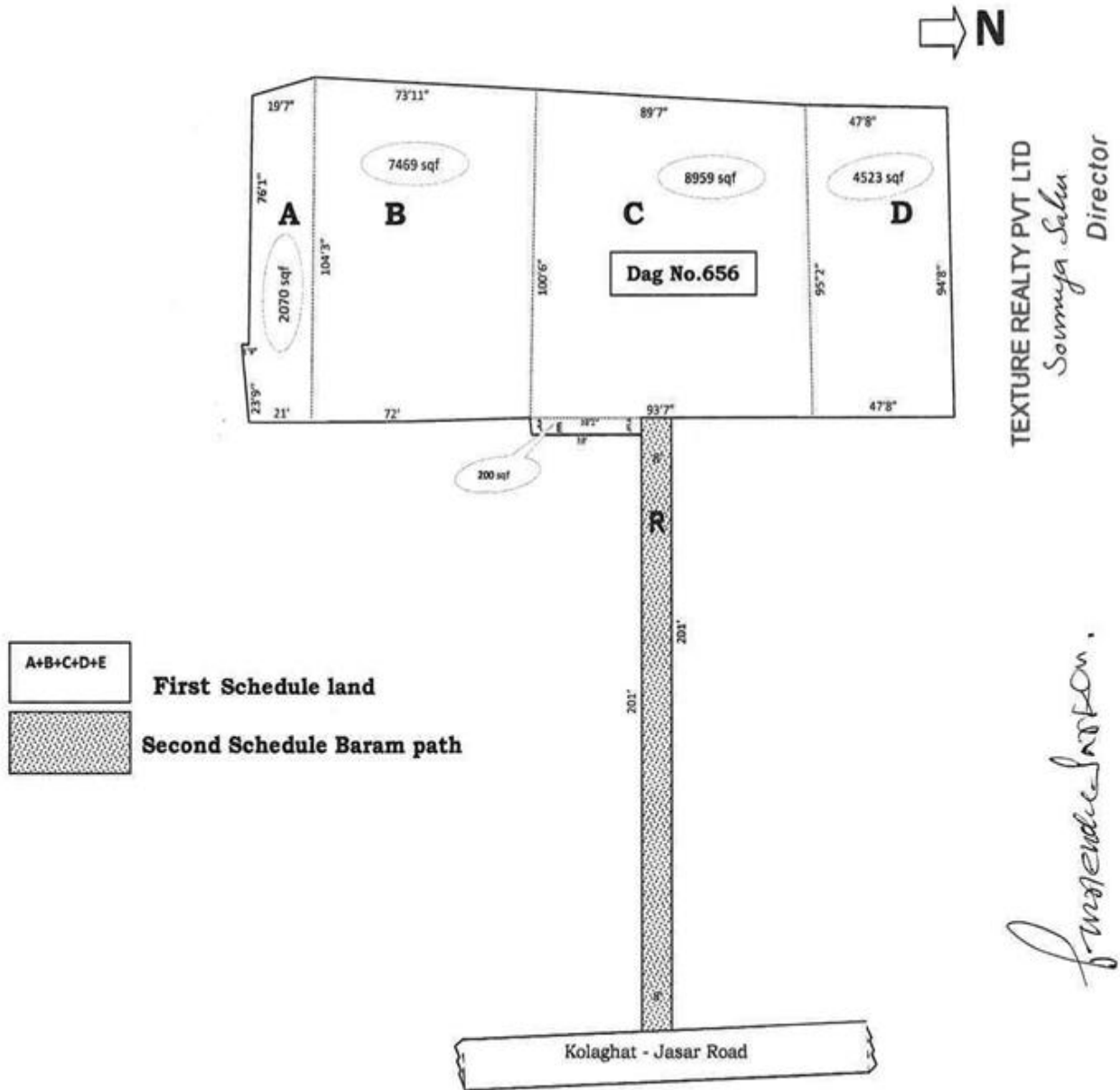
Measurement in Feet
(Measurement not to Scale)

First Schedule land L.R. Dag. No- 656 (Mark A+B+C+D+E)

Area of 41 Decimal in records
As per measurement 53.300 Decimals
OR (area of Mark A+B+C+D+E i.e. 2070sqf+7469sqf+8959sqf+4523sqf+200sqf) 23221sqf

Second Schedule Baram path

on L.R. Dag. No- 656/2206, 657, 658, 658/2207, 659 and 660 (Mark -R)
Measuring length 201 feet breadth 8 feet
As per measurement 3.700 Decimals or 1608sqf

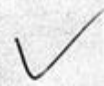


आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

8862



PURNENDU SARKAR
NAGENDRA SARKAR
18/11/1970



Permanent Account Number

CXOPS1606M

Purnendu Sarkar

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यू.टी.आई.टी.एस.एल.
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Purnendu Sarkar

भारत सरकार
Government of India

Enrolment No.: 1178/22017/01825

To
Purnendu Sarkar
S/O Nagendra Sarkar

Download Date: 27/02/2019

Chhatinda
Kolaghat
Purba Medinipur West Bengal - 721134
7469851477

Generation Date: 02/04/2019

Signature valid 

QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :
9416 4920 8386
VID : 9151 1929 4815 8494

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



 Purnendu Sarkar
Date of Birth/DOB: 18/11/1970
Male/ MALE

QR Code with Photograph

9416 4920 8386
VID : 9151 1929 4815 8494

मेरा आधार, मेरी पहचान

Purnendu Sarkar

 **8862** 



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Unique Identification Authority of India

Address:
S/O Nagendra Sarkar, Chhatinda,
Purba Medinipur,
West Bengal - 721134

QR Code with Photograph

9416 4920 8386
VID : 9151 1929 4815 8494

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAGCT7983E



नाम / Name
TEXTURE REALTY PRIVATE LIMITED

निगमन / गठन की तारीख
Date of Incorporation/Formation
04/06/2018

05/06/2018

8862

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:
आयकर पैन सेवा इकाई, एन एन डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

TEXTURE REALTY PVT LTD
Somya Salu
Director

8862



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOUMYA SAHU

ARABINDA SAHU

28/04/1988

Permanent Account Number

BTWPS1505E

Soumya Sahu

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यूटीआईटीएसएल
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

Soumya Sahu

8862



ভারত সরকার
 Government of India



সৌম্য সাহু
 Soumya Sahu
 পিতা : অরবিন্দ সাহু
 Father : ARABINDA SAHU


জন্মতারিখ / DOB: 28/04/1988
 পুরুষ / Male



6919 6437 3678

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিহার সরকার প্রাধিকরণ
 Unique Identification Authority of India



গ্রিকানা, বাড়মহলা, মেচাদা, মেচাদা
 পূর্ব মেদিনীপুর, পশ্চিম বঙ্গ,
 721137

Address: Barbahala,
 Mecheda, Purba Medinipur,
 Mecheda, West Bengal,
 721137

6919 6437 3678

1947
 1800 300 1947

help@uidai.gov.in

www
 www.uidai.gov.in

Soumya Sahu.

8862




 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

AKQ2088649



নির্বাচকের নাম : সৌম্যজিৎ প্রধান
 Elector's Name : Soumyajit Pradhan
 পিতার নাম : রানািজিৎ প্রধান
 Father's Name : Ranajit Pradhan
 লিঙ্গ/সেখ : পু / M
 জন্ম তারিখ : 21/11/1975
 Date of Birth

AKQ2088649

ঠিকানা:
 বর্গোদা পশ্চিম, দক্ষিণ পূর্ব পাড়া, বর্গোদা,
 নন্দকুমা, পূর্ব মেদিনীপুর-721651

Address:

BARGODA PASHCHIM, DAKSHIN PURBO
 PARA, BARGODA, NANDAKUMAR, PURBO
 MEDINIPUR-721651

Date: 20/12/2019

207 - নন্দকুমা নির্বাচন কেন্দ্রের নির্বাচক বিধান
 আধিকারিকের স্বাক্ষরে তৈরী

Facsimile Signature of the Electoral
 Registration Officer for

207 - Nandakumar Constituency

বিধান পরিবর্তন হলে নতুন ঠিকানা দেয়ার নিম্নে বাক্য
 তোলা ও একই নম্বরে নতুন পত্র পরিচয়পত্র পাঠানোর
 জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রে নথিটি উল্লেখ করুন।

In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number **86 / 562**

Soumyajit Pradhan



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192020210166441661

Payment Mode Online Payment

GRN Date: 14/12/2020 11:21:00

Bank : State Bank of India

BRN : CKO7045922

BRN Date: 14/12/2020 11:21:49

DEPOSITOR'S DETAILS

Id No. : 2001586504/5/2020

[Query No./Query Year]

Name : SOUMYA SAHU

Contact No. :

Mobile No. : +91 9932744796

E-mail :

Address : KOLAGHAT

Applicant Name : Mr Arijit Pradhan

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001586504/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	70011
2	2001586504/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	320014

In Words : Rupees Three Lakh Ninety Thousand Twenty Five only

Total

390025

Major Information of the Deed




Deed No :	I-1101-08862/2020	Date of Registration	14/12/2020
Query No / Year	1101-2001586504/2020	Office where deed is registered	
Query Date	01/12/2020 5:39:23 PM	1101-2001586504/2020	
Applicant Name, Address & Other Details	Arijit Pradhan Boyal,Thana : Nandigram, District : Purba Midnapore, WEST BENGAL, Mobile No. : 9932744796, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 3,20,00,000/-]		
Set Forth value	Market Value		
Rs. 3,20,00,000/-	Rs. 3,20,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,011/- (Article:48(g))	Rs. 3,20,046/- (Article:E, E, B)		
Remarks			

Land Details :

District: Purba Midnapore, P.S:- Kolaghat, Gram Panchayat: KOLA-II, Mouza: Paikpari, JI No: 286, Pin Code : 721134

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-656	RS-582/1	Bastu	Bastu	53.3 Dec	3,20,00,000/-	3,20,00,000/-	Width of Approach Road: 8 Ft.,
Grand Total :					53.3Dec	320,00,000 /-	320,00,000 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Purnendu Sarkar (Presentant) Son of Late Nagendranath Sarkar Executed by: Self, Date of Execution: 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020 ,Place : Office	 <small>14/12/2020</small>	 <small>LTI 14/12/2020</small>	 <small>14/12/2020</small>
	Chhatinda, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CXxxxxxx6M, Aadhaar No: 94xxxxxxxx8386, Status :Individual, Executed by: Self, Date of Execution: 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020 ,Place : Office			



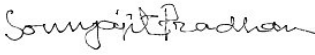
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Texture Realty Private Limited Barbahala, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137 , PAN No.:: AAxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Soumya Sahu Son of Late Arabinda Sahu Date of Execution - 14/12/2020, , Admitted by: Self, Date of Admission: 14/12/2020, Place of Admission of Execution: Office			
		Dec 14 2020 2:19PM	LTI 14/12/2020	14/12/2020
	Barbahala, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: BTxxxxxx5E, Aadhaar No: 69xxxxxxxx3678 Status : Representative, Representative of : Texture Realty Private Limited (as director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Soumyajit Pradhan Son of Late Ranajit Pradhan Bargoda, P.O:- Bargoda, P.S:- Nandakumar, District:-Purba Midnapore, West Bengal, India, PIN - 721651			
	14/12/2020	14/12/2020	14/12/2020
Identifier Of Mr Purnendu Sarkar, Mr Soumya Sahu			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Purnendu Sarkar	Texture Realty Private Limited-53.3 Dec

Endorsement For Deed Number : I - 110108862 / 2020

On 14-12-2020

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 12:39 hrs on 14-12-2020, at the Office of the D.S.R. - I PURBA MIDNAPORE by Mr Purnendu Sarkar ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,20,00,000/-

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

Execution is admitted on 14/12/2020 by Mr Purnendu Sarkar, Son of Late Nagendranath Sarkar, Chhatinda, P.O: Kolaghat, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721134, by caste Hindu, by Profession Business

Indetified by Mr Soumyajit Pradhan, , , Son of Late Ranajit Pradhan, Bargoda, P.O: Bargoda, Thana: Nandakumar, , Purba Midnapore, WEST BENGAL, India, PIN - 721651, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-12-2020 by Mr Soumya Sahu, director, Texture Realty Private Limited, Barbahala, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137

Indetified by Mr Soumyajit Pradhan, , , Son of Late Ranajit Pradhan, Bargoda, P.O: Bargoda, Thana: Nandakumar, , Purba Midnapore, WEST BENGAL, India, PIN - 721651, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,20,046/- (B = Rs 3,20,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 3,20,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2020 11:21AM with Govt. Ref. No: 192020210166441661 on 14-12-2020, Amount Rs: 3,20,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKO7045922 on 14-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 471, Amount: Rs.5,000/-, Date of Purchase: 12/12/2020, Vendor name: Susama Mandal

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2020 11:21AM with Govt. Ref. No: 192020210166441661 on 14-12-2020, Amount Rs: 70,011/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKO7045922 on 14-12-2020, Head of Account 0030-02-103-003-02



Abhijit Bera

**DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PURBA
MIDNAPORE
Purba Midnapore, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1101-2020, Page from 190839 to 190876

being No 110108862 for the year 2020.



(Abhijit Bera) 2020/12/14 02:42:24 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I PURBA MIDNAPORE

West Bengal.

(This document is digitally signed.)