

SL.NO. 1554/24

T-1622/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the Document is Admitted for Registration.
The Signature Sheets and the Endorsement Sheets attached herewith are the parts of this Document.

[Signature]

Addl. District Sub-Registrar Kharagpur

27 FEB 2024

DEVELOPMENT AGREEMENT

SARIN & SONS
Shree Shree & Sons
PARTNER
2

SARIN & SONS
M. Sarin
PARTNER

THIS AGREEMENT is made on this the 23rd day of Feb, 2024;

BETWEEN

SMT. RITA PANDEY Wife of Sri Ravi Sankar Pandey, by nationality – Indian, by faith – Hindu, by occupation – Business, a resident of Jhapetapur, P.O: Kharagpur, P.S:Kharagpur(Town), District: Paschim Medinipur, Ward No. 28, Pin: 721301, PAN No. AFCPP2476C, Aadhaar No: 4297 2165 4676, hereinafter referred to as 'OWNER' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives, nominees and assigns) hereinafter referred to as the "PARTY" of the FIRST PART.

Rita Pandey



M. Saritha

- AND -

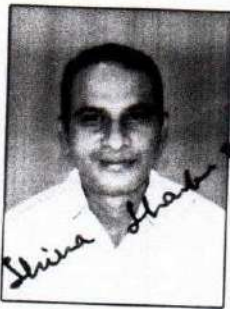
SARITHA CONSTRUCTIONS, a Partnership Firm under having it's place of business at: 37, New Settlement Market, P.O: Kharagpur, P.S.Kharagpur(Town), District: Paschim Medinipur, Pin: 721301, **PAN No. ACSFS8772M**, duly represented by its **PARTNERS (1) SRI M.SHIVA SHANKAR RAO** Son of Late M.M.Rao, a resident of 37, New Settlement Market, P.O: Kharagpur, P.S:Kharagpur(Town), District: Paschim Medinipur, Pin: 721301, **PAN No. ACWPR5732Q, Aadhaar No: 7888 3854 9020,(2) SMT. M.SARITHA** Wife of Sri M.Shiva Shankar Rao, a resident of 37, New Settlement Market, P.O:Kharagpur, P.S:Kharagpur (Town), District: Paschim Medinipur, Pin: 721301, by faith-Hindu, by Nationality-Indian, by Occupation-Business, **PAN No. BBJPS2121R, Aadhaar No: 6175 8107 1239**, hereinafter referred to as the **DEVELOPER**(which term or expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include its successor/successors in interest, legal representatives and/or assigns) of the **SECOND PART**.

M. Shiva Shankar Rao

AND WHEREAS now the land owner intend to develop the land under first schedule property being the piece and parcel of revenue free land measuring about **51.17 decimals** be little more or less lying and situate in District: Paschim Medinipur, P.O: Kharagpur, P.S:Kharagpur, S.R.O: Kharagpur, Mouza- Taljuli, J.L. No. 239,L.R. Khatian No. 1055, L.R. Plot No.611, measuring- **15 dec**, in L.R. Plot No. 615, measuring-**3.50 dec**, in L.R. Plot No.616, measuring - **2 dec.**, in L.R. Plot No. **623, measuring - 5.10 dec.**, in L.R. Plot No.624, measuring - **0.5 dec.**, in L.R. Plot No.625, measuring- **4.40**, in L.R. Plot No. 626, measuring-**11.50 dec.**, in L.R. Plot No. **627, measuring - 1.30 dec.**, in L.R. Plot No.628, measuring - **4.50 dec.**, L.R. Khatian No.1050, L.R. Plot No.611 area measuring-**3.37 decimals**, total measuring-**51.17 dec.**

Rita R...

L.R. Plot No.611	measuring- 15 dec.
L.R. Plot No. 615	measuring- 3.50 dec.
L.R. Plot No.616	measuring - 2 dec.
L.R. Plot No. 623	measuring - 5.10 dec.
L.R. Plot No.624	measuring - 0.5dec.
L.R. Plot No.625	measuring- 4.40 dec.
L.R. Plot No. 626	measuring- 11.50 dec.



M. Saritha

L.R. Plot No. 627	measuring - 1.30 dec.
L.R. Plot No. 628	measuring - 4.50 dec.
L.R. Plot No. 611	Measuring - 3.37 dec.

under Kharagpur Municipality, Ward No. 28(New), classified as-Possi (Homestead land), morefully and particularly described in the "First Schedule" hereunder written hereinafter referred to as the said **PROPERTY/ PREMISES** (morefully described in the First Schedule hereunder written) by raising construction of a Project comprising of **Three Towers** comprising of **G + 6** Storied building (initially if permitted by the Municipal Authorities and extension of floor vertically subjected to the same ratio as agreed to in this Agreement) but due to lack of experience she could not proceed further and finding no other alternative but to decide to appoint DEVELOPER who will be able to undertake the aforesaid job. The Land Owner have expressed her desire to construct a Project comprising of **Three Towers** comprising of **G + 6** Storied building (initially if permitted by the Municipal Authorities and extension of floor vertically subjected to the same ratio as agreed to in this Agreement) Storied building in accordance with the sanctioned building plan or may be more floor as sanctioned by Board of Councillors, Kharagpur Municipality upon the Schedule land which is free from all sorts of encumbrances, liens, charges, lispendens, attachments to the Developer herein at the Developer's own costs and expenses and under some mutual terms and conditions subject to the sanction of the building plan by the concerned appropriate authority. The mutual term and conditions are as mentioned below. The Developer accept the proposal of the land owner for construction of the said **G + 6** Storied building (initially if permitted by the Municipal Authorities and extension of floor vertically subjected to the same ratio as agreed to in this Agreement) with lift facilities after being satisfied with all the documents in respect of the said properties exhibited by the Land Owner at its own costs and expenses including Architect Fees shall be borne, described and paid by the Developer and the Owner shall have no responsibility in this context nor shall have any liabilities to that effect and concerned.

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

M. Shiva

Rita Pandey

M Saritha

1. DEFINITION : Unless there is anything repugnant to the subject or context.
- 1.1 LAND OWNER: shall mean Smt. Rita Pandey wife of Rabi Shankar Pandey and her heirs, executors, administrators and assigns and legal representative.
- 1.2 DEVELOPER: shall mean SARITHA CONSTRUCTIONS and his representatives, legal heirs, executors, administrators, representatives and assigns.
- 1.3 BUILDING: Shall mean and include the said proposed multi storied Building with lift etc. facilities & completion of the said project in all respect by the Developer at the said Premises in accordance with the Building Plan, having Car Parking Spaces, other units and utilities at the ground floor and self contained residential apartments in all the upper floors of the said building capable of being held and enjoyed independently and also having common portions and facilities(i.e., water, electricity, lift etc.).
- 1.4 BUILDING PLAN: shall mean and include the plans for construction of the building at the said premises as may be sanctioned by the Kharagpur Municipality and shall also include modifications thereof and/or additions of alterations thereto as may be made from time to time by the Developer and sanctioned by the Kharagpur Municipality. But prior intimation written for such modifications should be given to the Owner.
- 1.5 SAID PREMISES: shall mean ALL THAT piece or parcel land measuring about **51.17 decimals** be little more or less lying and situate in District: Paschim Medinipur, P.O: Kharagpur, P.S: Kharagpur, S.R.O: Kharagpur, Mouza- Taljuli, J.L. No. 239, L.R. Khatian No. 1055, L.R. Plot No.611, measuring- **15 dec.**, in L.R. Plot No. 615, measuring-**3.50 dec.**, in L.R. Plot No.616, measuring - **2 dec.**, in **L.R. Plot No. 623, measuring - 5.10 dec.**, in L.R. Plot No.624, measuring - **0.5 dec.**, in L.R. Plot No.625, measuring- **4.40**, in L.R. Plot No. 626, measuring-**11.50**

M. Shiva Shankar Rao

Rita Pandey

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dec., in L.R. Plot No. 627, measuring - 1.30 dec., in L.R. Plot No.628, measuring - 4.50 dec., L.R. Khatian No.1050, L.R. Plot No.611 area measuring-3.37 decimals, total measuring-51.17 dec.

L.R. Plot No.611	measuring- 15 dec.
L.R. Plot No. 615	measuring- 3.50 dec.
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L.R. Plot No.628	measuring - 4.50 dec.
L.R. Plot No.611	Measuring- 3.37 dec.

M. Shiva Shastri

under Kharagpur Municipality, Ward No. 28(New), classified as-Possi (Homestead land), morefully and particularly described in the "First Schedule" hereunder written.

- 1.6 COMMON AREAS AND FACILITIES: common areas and facilities including the land on which the building is located and all easement rights, appurtenances belonging to the land and the building and foundation, columns, supports, main walls, roof, lift, stair case and entrance and exist of the building, installation of the common services, such as power light, water tank, lift, pump motor and in general all apparatus and installations existing for common use, all other parts of the property necessary or convenient to its existence maintenance and safety or normally in common use from time to time.
- 1.7 UNITS: shall mean the flats/apartments and other units to comprise in the Building intended to be constructed by the Developer.
- 1.8 OWNER'S ALLOCATION: shall mean 33% of total constructed area of the Project comprising of Three Towers comprising of G + 6 Storied building (initially if permitted by the Municipal Authorities and extension of floor vertically subjected to the

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same ratio as agreed to in this Agreement) (Block-A named:- 'PUJA', Block-B named:- 'PRAGATI', Block-C named:- 'ADITYA') all allocation of the Owner to be allocated in the below mentioned manners:-

BLOCK	FLAT NO	FLOOR
A (PUJA)	104, 105, 201, 203, 304, 305, 401, 403	1 ST , 2 ND , 3 RD , 4 TH
A (PUJA)	504, 505, 603, 604	5 TH , 6 TH
B (PRAGATI)	103, 104, 201, 303,	1 ST , 2 ND & 3 RD
B (PRAGATI)	404, 501, 503, 603	4 TH , 5 TH & 6 TH
C (ADITYA)	103, 104, 201, 303,	1 ST , 2 ND & 3 RD
C (ADITYA)	404, 501, 503, 603	4 TH , 5 TH & 6 TH

And the proportionate right of all common facilities and areas of the building and vacant spaces.

- 1.9 DEVELOPER'S ALLOCATION: shall mean 67 % of total constructed area of the Project.
- 2.0 COMMON EXPENSES: common expenses mean expenses of administration, maintenance, repair or replacement of the common areas and facilities.
- 2.1 ELECTRICITY: That it is also agreed that the actual cost of the mother meter Developer will pay 67% and Landowner will pay 33% and the Purchaser shall bear the expenses of individual meter upon filing separate applications to the West Bengal State Electricity Distribution Company Limited.
- 2.2 COMMON PURPOSE: common purpose mean and include the purpose of managing, maintaining up keeping, administrating and

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security of the building and the particulars the common areas installations and facilities rendering of common services in common to the unit purchasers/holders collection and this disbursement of the common expenses and dealing with the matters in all of common interest of the occupants of the building.

2.3 SPECIFICATIONS: shall mean the general specifications and/or materials to be used construction and completion of the Building as more fully and particularly described in the 'Second Schedule' hereunder written.

**NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES
HEREIN AND DECLARED IN THE PRESENCE OF THE
FOLLOWING WITNESSES:**

1. The Land Owner do hereby authorise and empower the Developer to construct a Project comprising of **Three Towers** comprising of **G + 6** Storied building (initially if permitted by the Municipal Authorities and extension of floor vertically subjected to the same ratio as agreed to in this Agreement) with Lift facilities on the said plot of land through sanction building plan which is to be approved and sanctioned by the MKDA at costs and expenses of Developer and the land owner shall deliver full and vacant possession of the said land to the Developer at the time of obtaining the Building Plan and also hand over title Xerox Copies of Deed and relevant papers and documents to the Developer and those documents will remain in custody and possession of the Developer and the land owner or any other heirs, successors or assigns or any person claiming through or in trust shall not interfere during construction period in any manner whatsoever, if the Developer does not violate any terms and conditions of this agreement. The land owner shall have full right and authorities to inspect the said construction on the premises and the quality and progress of the said construction if the landowner is not satisfied she intimate the Developer for such irregularities and the Developer will take necessary steps to rectify those irregularities without delay.

M. Shiva Shastri

Rita Pandey

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2. The Developer shall obtain the sanctioned building Plan or modified if necessary for construction of the said Project comprising of **Three Towers** comprising of **G + 6** Storied building (initially if permitted by the Municipal Authorities and extension of floor vertically subjected to the same ratio as agreed to in this Agreement) on the said plot of land at his own costs and in that connection the land owner shall sign papers, Plan and all applications as required for getting the Plan sanctioned or modified from the appropriate authority in accordance with law.
3. The Developer shall complete the construction of the said Project comprising of **Three Towers** comprising of **G + 6** Storied building (initially if permitted by the Municipal Authorities and extension of floor vertically subjected to the same ratio as agreed to in this Agreement) within stipulated period for Block-A(PUJA) to be completed by December, 2025, Block-B(PRAGATI) to be completed by December, 2026, Block-C(ADITYA) to be completed by December, 2027 inclusive from the date of sanction of building Plan. In case of any natural calamity which is beyond the control of the Developer then the Developer shall get a further period of **6(six)months** as grace period for completion of the said construction work beyond which no time shall be extend in any case and after expiry of **30(Thirty)months** from the date of execution of this instrument, the agreement shall stand cancelled and whatever construction work has been undertaken during the period of such **30(Thirty)months**, will be vested to the land owner without causing any demand for such construction by the Developer. In that event the land owner shall have right to engage other Developer or have exclusive right to dealt with the said remises for their own benefit.
4. The Developer shall be liberty to negotiate for sale, lease of the only Developer allocation area with any prospective purchaser or purchasers in course of construction or after the construction together with proportionate share of land on which the said Project comprising of **Three Towers** comprising of **G + 6** Storied building (initially if permitted by the Municipal Authorities and extension of floor vertically subjected to the same ratio as

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agreed to in this Agreement) will be constructed, at such consideration and on such terms and condition with such person or persons as the Developer think best fit and proper and the Owners will at the request of the Developer execute and register the Deed of Conveyance or Conveyances in respect of the Developer's Allocation subject to prior handing over possession of the land owner allocation. Certified Copy of the deed of conveyance of the property in question must be produce to the owners just after the transaction of sale is completed.

5. The land owner shall execute a Registered General Power of Attorney empowering the Developer to execute all such agreement for sale, Conveyance for and on behalf of the land owner concerning the Developer's allocation exclusively of the said Project comprising of **Three Towers** comprising of G + 6 Storied building (initially if permitted by the Municipal Authorities and extension of floor vertically subjected to the same ratio as agreed to in this Agreement) along with the proportionate share of land in the said premises subject to prior handing over the possession of the land owner's allocation to the land owner.
6. The land owner hereby declared and confirmed the Developer has every original for making the construction of Project comprising of **Three Towers** comprising of G + 6 Storied building (initially if permitted by the Municipal Authorities and extension of floor vertically subjected to the same ratio as agreed to in this Agreement) which is mentioned in First Schedule that the Land owner is absolute owner and in Khas possession to the landed property described in the first schedule hereunder written and have good and marketable title free from all encumbrances, charges, mortgage, attachment, liens, lispendens and adverse claim. There is no agreement with any person or persons and if any discrepancy be found any time in regards of the title being good and marketable and free from all encumbrances, charges, mortgage, attachment, liens, lispendens and adverse claim, it shall be the sole responsible of the land owner to make the title good, clear and marketable in accordance with law and difficulty

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even in such case then the Developer shall call up the owner to rectify the same within reasonable period.

7. The land owner shall have no right or power to terminate this agreement till the period of earlier, provided the Developer does not violate any of the terms and conditions contained in this agreement.
8. The Developer shall at his own costs construct, erect and complete the said Project comprising of **Three Towers** comprising of **G + 6** Storied building (**initially if permitted by the Municipal Authorities and extension of floor vertically subjected to the same ratio as agreed to in this Agreement**) including the land owner allocation in accordance with the sanction building plan and complying with all rules and regulations of Kharagpur Municipality (all statutory body or bodies) provided the Developer exclusively shall be sole responsible for committing violation of any laws, rules and regulations thereof.
9. The Developer and the Land Owner jointly shall be at sole liberty to engage various professional like legal adviser, Architect, R.C.C. Consultant and/or Contractors etc. which so ever as their choice who shall take steps on behalf of the Developer from time to time and the Developer shall be responsible for making payments to each and every one of them. The land owner will have no responsibility for making payments to any of them either during the construction period and/or after completion of the construction or at any point of time and even if any local hazards arise during construction then the Developer shall solve the same at its own costs and expenses. It is agreed between the parties that the land owner will have every right to engage various professionals like legal adviser, Architect, R.C.C. Consultant of his choice and also land owner good suggestion to the Developer. It is further agreed that, Advocate shall be appointed to be performed lawful works on behalf of the Developer exclusively. However the land owner shall also have the right to chose and appoint Advocate of this choice to coordinate with development of work.

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10. The Developer shall be authorized by the land owner in so far as is necessary to apply for and obtaining of permanent connection of electricity, drainages, sewerage water and/or other facilities to the new building and other inputs and facilitates required for the purpose and for which the land owner will execute in favour of the Developer all sorts of papers and documents at the costs of the Developer as shall be required by the Developer.
11. The Developer shall install, erect the building at Developer's own costs and expenses including water pump, twenty-four hours water supply arrangement, water storage tank, over head reservoir, electrification, permanent electric connection from the WBSEDCL and until permanent electric connection is obtain temporary electric connection shall arrange and provide of the said building.
12. All costs, charges and expenses including fees payable to the Architect shall be discharged and paid by the Developer and the land owner shall have no liability, responsibility in this context to the Architect in any manner whatsoever.
13. The land owner will not do any act, deeds whereby the Developer may be prevented from lawful construction and completion of the said building in the time and sale of his flats/units etc. if the Developer does not violate any terms and conditions of this agreement.
14. The land owner do hereby agree with the Developer not to let out, sell, grant lease, mortgage and/or charges or not to make any agreement for any purpose save and except the land owner allocation from the date of execution of this agreement and it is further agreed that, the land owner will be entitled to transfer or otherwise deal with his allocations in the building in the manner as land owner shall deem fit and proper at any time without taking any prior and/or subsequent permission in any manner from the Developer herein and also the Developer shall not put in any way interfere with or disturb the quiet and peaceful possession along with right to transfer the owner's allocation by the Owner. It is to be noted that the Developer will handover the possession of the

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flats as mentioned in the Owner's Allocation column to the Land Owner.

15. Until and unless the Owner's allocation is handover to the owner, the Developer shall have no right to sale, transfer, lease, mortgage etc. any portion of said Premises/building and even they can not make the Registry of their allocated portion to any person or persons at it's own discretion as per terms and conditions of this agreement.
16. That the owner will grant to the Developer or it's partners, by their individual name jointly concerned, a General Power of Attorney as may be required for the purpose of obtaining of sanctioned plan and all necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Kharagpur Municipality and other concerned authorities. It is specially agreed by and between the parties hereto that the Developer or its partners by name, jointly or severally shall not henceforth use the aforesaid power of attorney for selling owner's allocation as written herein below and after the completion of project the General Power fo Attorney shall stand automatically revoked. It is agreed by the parties if the Developer violets of conditions, the Land owner anything cancel the Power of Attorney.
17. It is agreed that in the event of any damage or injury arising out from accidents for careless of the Developer and subsequently victimizing such work men or any other persons whatsoever or causing any harm to the property during the course of construction, the Developer shall bear the responsibility and liability thereof and shall keep the owners, their estate and effect safe and harmless and indemnify against all suits, cases, claims, demands rights and actions in respect of such eventualities.
18. That the owner with or without her architect/architects shall have every right to supervise the construction of her allocation and if any objection is made on the part of the owner then the Developer shall do the work to rectify in respect of objection relating to construction within a reasonable time at his own cost.

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19. The Developer hereby agrees and covenants with the owner not to do any act, deed or thing whereby the owner is prevented from enjoying, selling assigning and/or disposing of any flat or any premises out of owner's allocation in the building at the said premises.
20. The Developer shall obtain completion certificate at its own costs and expenses from the Kharagpur Municipality. The Developer shall handover the original copy of the completion certificate of the building to the land owner at the time of handing over the owner's allocation.
21. That the Developer shall defend, possess, manage and maintain the said premises including the construction of the proposed new building at its own costs for a period of one year.
22. Nothing in these presents shall be construed as a demise or assignment on conveyance in law of the said premises or any part thereof to the Developer by the land owner or so creating any right title or interest in respect of the said land unto and in favour of the Developer hereto either than the exclusive license or right in favour of the Developer to do the acts, deeds and things expressly provided herein as well as stated in the agreement or development so given by the land owner to the Developer hereof for the purpose mentioned therein.
23. The owner will not be liable of any income tax, wealth tax or any other taxes in respect of the Developer's allocation and the Developer shall be liable to make payment of the same and keep the owner indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.
24. Any notice required to be given by the land owner to the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Developer if delivered by hand and duly acknowledged or sent by registered post with due acknowledgment and shall likewise be deemed to have been served on the owner by the Developer.

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25. The Developer and the land owner will mutually frame scheme for the management and the administration of the said building and/or common parts thereof after the completion of the said building. The Developer will submit the Building Certificate from the Appropriate Authority to the owner of the said property and will furnish 'No Objection Certificate' upon complying registration formalities of the Developer's allocation.

THE COMMON AREAS AND FACILITIES SHALL CONSIST OF THE FOLLOWING:-

- a. The land on which the building will be constructed with all easements rights and appurtenances to that land and building.
- b. The foundations, columns, girders, beams, roofs, slabs, supports, main walls, lift, stair case and stair ways, entrance, exit and passage.
- c. Water tanks, pumps, electric motor, sewerage and water pipe line and all such apparatus for common use.
- d. Installation of common services which may be specially provided in the schedule.
- e. The roof or house top of the building shall be exclusively owned and possessed by the land owner and other flat owners commonly.
- f. Common area and facilities shall remain undivided and as no owner of any portion of the building shall be entitled to bring any action of suit for partition or division on any part thereof.
- g. The owner shall be entitled to use the common areas and facilities with all other co-owners of the building without hindering or encroaching upon the lawful rights of the other co-owners, further the land owner or occupiers of the flats shall not place or caused to be placed in the lobbies, vestibules, lift, stair-ways, corridors and other area and facilities both common and restrict of any kind

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and such areas shall be used for the other purposes then for normal transit through them.

RESTRICTION:

- a. The owner allocation in the proposed building shall be subject to the same restrictions and sue so far applications applicable to the Developer's allocation in the building intended for common benefits of all occupiers of the building.
- b. Neither party shall use not permit the area of the respective allocations in the building nor any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity or use thereof for any purpose which may cause any hazard to the other occupiers of the building and/or the neighbouring people.
- c. Both parties shall abide by laws, bylaws rules and regulations of the Government Statutory bodies and/or local bodies as the case may be and shall attend to answer and the responsibility for any division, violation and/or breach of any of the laws, bye-laws and regulations.
- d. Court of jurisdiction over the property shall have jurisdiction to enter & try all actions, suits, proceedings arising out of this agreement.
- e. However if any disputes and differences between the parties arises out of the meaning, construction or her respective rights and liabilities as per this agreement shall be adjudicated.

M. Shiva Shankar

LIQUIDATED DAMAGES AND PENALTY:

- a. That parties shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure wars conditions i.e., flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties hereto to the satisfaction of the others.

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- b. In the event of the land owner committing breach on any of the terms and conditions herein contained or compelling the Developer to make delay to develop the land, the Developer shall be entitled to sue in any court of the law against the land owner to get payment for the same damage and expenses/compensations for any excuse of constructional costs due to increase off price of raw materials or labour and shall be liable to pay such reasonable losses and compensation as shall determined by the Architect of the Developer which shall be cross checked by the land owner Architect in accordance with law subject to condition that this clause shall have no effect, if delay is caused by the owners due to fault of the Developer.
- c. In the event of the Developer failing to complete the project within the time fixed or abundant the project midway or otherwise violates any of its obligations under this agreement the land owner shall be entitled to cancel this agreement and complete the project through any other method or through any other agency and in such event the land owner shall be entitled to take advantage of and use and expired all works done till cancellation by the Developer and also realize opportunity damages from the Developer.

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THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel land measuring about **51.17 decimals** be little more or less lying and situate in District: Paschim Medinipur, P.O: Kharagpur, P.S:Kharagpur, S.R.O: Kharagpur, Mouza- Taljuli, J.L. No. 239, L.R. Khatian No. 1055, L.R. Plot No.611, measuring- **15 dec.**, in L.R. Plot No. 615, measuring-**3.50 dec.**, in L.R. Plot No.616, measuring - **2 dec.**, in L.R. Plot No. **623, measuring - 5.10 dec.**, in L.R. Plot No.624, measuring - **0.5 dec.**, in L.R. Plot No.625, measuring- **4.40**, in L.R. Plot No. 626, measuring-**11.50 dec.**, in L.R. Plot No. **627, measuring - 1.30 dec.**, in L.R. Plot No.628, measuring - **4.50 dec.**, L.R. Khatian No.1050, L.R. Plot No.611 area measuring-3.37 decimals, total measuring-51.17 dec.

Rita Pandey

M. Santha

N. Shiva Shankar

Ritesh Pandey

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L.R. Plot No. 615	measuring- 3.50 dec.
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under Kharagpur Municipality, Ward No. 28(New), classified as-Possi (Homestead land), morefully and particularly described in the "First Schedule" hereunder written;

ON THE NORTH	:	Municipal Drain
ON THE SOUTH	:	Plot of Subhas Agarwal
ON THE EAST	:	Plot of Mantu Nag & Jagannath Sarkar/ Drain
ON THE WEST	:	Plot of Jalim Shankar

THE SECOND SCHEDULE ABOVE REFERRED TO
(LAND OWNERS ALLOCATION)

BLOCK	FLAT NO	FLOOR
A (PUJA)	104, 105, 201, 203, 304, 305, 401, 403	1 ST , 2 ND , 3 RD , 4 TH
A (PUJA)	504, 505, 603, 604	5 TH , 6 TH
B (PRAGATI)	103, 104, 201, 303,	1 ST , 2 ND & 3 RD

B (PRAGATI)	404, 501, 503, 603	4 TH , 5 TH & 6 TH
C (ADITYA)	103, 104, 201, 303,	1 ST , 2 ND & 3 RD
C (ADITYA)	404, 501, 503, 603	4 TH , 5 TH & 6 TH

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION: shall mean **67 %** of total constructed area of the Project with lift facilities together with undivided and impartibly proportionate share of land including the right of enjoyment of all common facilities and area of the building.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(MATERIAL TO BE USED)

1. Super Structure – RCC Structure with M-20(all structural work)/grade concrete & Fe-500 grade steel- SAIL/TATA STEEL.
2. Cement – ULTRATECH/AMBUJA/RAMCO
3. Steel- Fe-500 grade(ISI) steel SAIL/TATA STEEL.
4. Stone Chips – 19 mm & below, 16 mm down, free from any slurry, black in color.
5. Sand- Full course for RCC & medium coarse for others.
6. Bricks- 1st class 10"x5"x3"(RED BRICKS).

M. Saitta

M. Saitta

Rita Rudey

M. Saitta

7. Outside Walls – 200 mm external brick work with cement & sand mortar(1:4). 15 mm external plaster(1:5)/(1:6)-8" Outside wall with SIKA mixed with Plaster, 2-layer Putty for damp resistance), as a Minimum.
8. Inside Load bearing Walls: 125/75 mm thick Internal brick works ceiling with cement sand mortar(1:4)/(1:6) – 5" Inside Wall with SIKA mixed, 4-layer Putty for damp resistance) as a Minimum.
9. Inside Partition Wall: 125/75 mm thick internal brick works ceiling with cement sand mortar(1:4)/(1:6) 8" Outside wall with SIKA mixed with Plaster, as a Minimum.
10. External Walls Painting: Cement Primer + Weather Coat(Burger or Asian over primer with SIKA mixed with Plaster).
11. Paint: Burger or Asian over primer with SIKA mixed with Plaster.
12. Building Foundation : Suitable for local Soil: Earthquake resistant(for multistory building)pile foundation.
13. Building Designed with R.C.C. Frame structure rests on individual column foundation as per structural design approved by the competent Authority(cement Ultratech, Ambuja).
14. EXTERNAL WALL: 10" thick brick wall and plastered with Cement Mortar.

M. Saitta

Rita Rudey

M. Saitta

15. INTERNAL WALL: 5" thick brick wall and Plastered with Cement Mortar to be finished with plaster of Putty.
16. DOORS: All door frame(4"x2.5")of the door in the flat shall be made of good quality sal wood. All the doors are made of flash doors(Main door decorative flash door wooden finish).
17. WINDOW: 1.2 mm Aluminum sliding with glass panes and M.S. Grill.
18. KITCHEN: Cooking platform and sink will be Granite top and ceiling height white Glazed Tiles above the platform to protect the oil spot. One C.P. bib cock point will be provided.
19. SANITARY FITTING(Toilet & W.C.): Both toilets be western style commode(Perryware best price Rs. 3,000/- each with system and cit-cover)and Basin fittings and two C.O.BIB-Cock(Essco Delux Model)and one shower point in bath with ceiling height Digital Glazed tiles from floor level. These toilets are of standard materials. All the external and internal sanitary plumbing lines are made of high density standard Supreme pipes. All the sanitary lines to be connected Septic tank and waste water lines with the drain source.
20. WATER: 24 hours water facility supplied by Kharagpur Municipality/Deep Tubewell.
21. FLOORING: All the Floor finished with Vitrified Tiles 2 layers with 4" skirting(size 2' x 2').

M. Saitta

M. Saitta

Rita Rubey

M. Saitta

22. STAIR CASE: Stair cases should be done by wooden finish ceramic.

23. GRILL: Standard quality of Grill shall be fixed at Balcony/Verandah upto 3' height only.

24. ELECTRIFICATION:

BED ROOMS - 2(Two) light points.
1(One) Fan point.
2(Two) plug point(SAMP)
1(One) AC point.

DINING AND DRAWING ROOM
2(Two) light points.
2(Two) Fan point.
1(One) plug point(5 AMP)

VERANDAH/BALCONY
1(One) light points.
1(One) plug point(5 AMP)

KITCHEN
2(Two) light points.
1(One) Exhaust Fan point.
3(Three) Power plug point(15 AMP)
1(One) Chimny point
1(One) mixer + Grinder point.

TOILET:
1(One) light points.
1(One) Exhaust Fan point.
1(One) Fan Point.
1(One) Geyser Point(15 AMP)

LOCKS: Godrej Lock at the main Door of the Flats and their quality fittings.

M. Shino Shano

Ritesh Pandey

M. Saitta

CALLING BELL : 1(One) calling bell point at the main entrance.

A N D

MAIN GATE OF THE BUILDING:

Main gate of the building with Iron gate (one for entrance) other for out. Boundary wall about 5'(feet)

25. PAINTING:

- a) Inside wall of the flat will be Putty and external wall with Snowseem or equivalent/weather coat/synthetic shield.
- b) All door frames and shutter painted with two coats primer (cement based) and two coat paint (Asian/Burger).

26. ROOF: The Roof of the building will be finished with Sika waterproof/treatment Proof Tiles finish.

ADDITIONAL SPECIFICATIONS AT EXTRA COST WITH PRIOR INTIMATION:-

- a) The extra work may be done subject to architect's prior approval and money will be deposited in advanced.
- b) The decision of developer will be final.

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals on the day month and year first written above.

This is an Development Agreement and for the purpose of registration of this Agreement the A.D.S.R; Kharagpur has valued the same under the Provisions of The West Bengal Stamp (Prevention of undervaluation of

M. Shiva

Rita Pandey

instrument) Rules, 1994 has assessed the Market Value of the said Property at Rs. 3,08,034.12 vide Query Form No: 200050 dated: 23/02/2024 and hence Non Judicial Stamp Paper alongwith e-remittance are accordingly paid.

This Development Agreement consists of 24(Twenty four) pages including 1(one) number of Non-Judicial Stamp Paper of Rs. 5,000/- only along with finger impression pages and e-remittance of Rs. /- towards Stamp Duty other than Registration Fee;

Rita Bafey
Signature of Owner

1.....

M. Shiva Sharan Rao

2.....
Signature of Developer

M Sai:tha

WITNESSES:

- 1) MD. Taskeen
S/o SK. Mustafa
Panchberia, KGP
- 2) K. Chandra Mouli
S/o KN. Muntay
Tal Jali, KGP

DRAFTED BY ME:

Surojit Dutta

(SUROJIT DUTTA: ADVOCATE)
JUDGE'S COURT: MIDNAPORE.
ENROLLMENT NO: F/941/930/87.

COMPUTERISED BY ME:

Ashis Sen

(ASHIS SEN: KHARAGPUR).

IMPRESSION OF LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

IMPRESSION OF RIGHT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

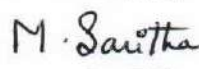

SIGNATURE OF OWNER(S)/DEVELOPER(S)

IMPRESSION OF LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

IMPRESSION OF RIGHT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER


SIGNATURE OF OWNER(S)/DEVELOPER(S)

AS PER REGISTRATION ACT OF WEST BENGAL GOVERNMENT I/We,
Owner(s)/ Developer(s) give my/our 10(ten) finger impressions of both hands.

IMPRESSION OF LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

IMPRESSION OF RIGHT HAND

				
FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

Rita Pandey
SIGNATURE OF OWNER(S)/DEVELOPER(S)



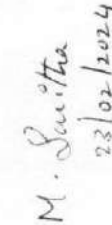
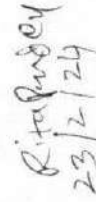
Government of West Bengal

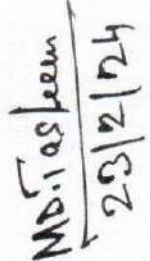
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. KHARAGPUR, District Name :Paschim Midnapore

Signature / LTI Sheet of Query No/Year 10102000508550/2024

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Mutyala Shiva Shankar Rao 37 New Settlement Market, City - , P.O:- Kharagpur, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301	Representative of Developer [Saritha Constructions]			
2	Mrs Mutyala Saritha 37 New Settlement Market, City:- , P.O:- Kharagpur, P.S:-Kharagpur Town, District -Paschim Midnapore, West Bengal, India, PIN:- 721301	Representative of Developer [Saritha Constructions]			
3	Smt Rita Pandey Jhapetapur, City:- Kharagpore, P.O - Kharagpur, P.S:- Kharagpur Town, District -Paschim Midnapore, West Bengal, India, PIN:- 721301	Land Lord			

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Md Tasleem Son of Md Mustafa Panchberia, City:- P.O:- Inda, P.S.- Kharagpur Town, District -Paschim Midnapore, West Bengal, India, PIN:- 721305	Mr Mutyala Shiva Shankar Rao, Mrs Mutyala Saritha, Smt Rita Pandey			 23/2/24

(Bhim Charan Maitty)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
KHARAGPUR

Paschim Midnapore, West

Bengal
Addl. Dist. Sub-Registrar
Kharagpur, Paschim Medinipur

23 FEB 2024

Major Information of the Deed

Deed No :	I-1010-01622/2024	Date of Registration	27/02/2024
Query No / Year	1010-2000508550/2024	Office where deed is registered	
Query Date	23/02/2024 10:57:49 AM	A.D.S.R. KHARAGPUR, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Surojit Dutta Thana : Kharagpur Town, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9800232337, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 3], [4308] Other than Immovable Property, Agreement [No of Agreement : 3]		
Stampduty Paid(SD)	Market Value Rs. 3,08,03,412/-		
Rs. 75,060/- (Article:48(g))	Registration Fee Paid Rs. 49/- (Article:E, 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.- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 28, Mouza: TALJULY, JI No: 239, Pin Code : 721301

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-611 (RS :-)	LR-1055	Commercial	Pashi	15 Dec	90,29,728/-	Width of Approach Road: 27 Ft.,
L2	LR-615 (RS :-)	LR-1055	Commercial	Pashi	3.5 Dec	21,06,937/-	Width of Approach Road: 27 Ft.,
L3	LR-616 (RS :-)	LR-1055	Commercial	Pashi	2 Dec	12,03,964/-	Width of Approach Road: 27 Ft.,
L4	LR-623 (RS :-)	LR-1055	Commercial	Pashi	5.1 Dec	30,70,108/-	Width of Approach Road: 27 Ft.,
L5	LR-624 (RS :-)	LR-1055	Commercial	Pashi	0.5 Dec	3,00,991/-	Width of Approach Road: 27 Ft.,
L6	LR-625 (RS :-)	LR-1055	Commercial	Pashi	4.4 Dec	26,48,720/-	Width of Approach Road: 27 Ft.,
L7	LR-626 (RS :-)	LR-1055	Commercial	Pashi	11.5 Dec	69,22,792/-	Width of Approach Road: 27 Ft.,
L8	LR-627 (RS :-)	LR-1055	Commercial	Pashi	1.3 Dec	7,82,576/-	Width of Approach Road: 27 Ft.,
L9	LR-628 (RS :-)	LR-1055	Commercial	Pashi	4.5 Dec	27,08,918/-	Width of Approach Road: 27 Ft.,
L10	LR-611 (RS :-)	LR-1055	Commercial	Pashi	3.37 Dec	20,28,678/-	Width of Approach Road: 27 Ft.,
TOTAL :				51.17Dec	0 /-	308,03,412 /-	
Grand Total :				51.17Dec	0 /-	308,03,412 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Rita Pandey (Presentant) Wife of Shri Ravi Sankar Pandey Jhapetapur, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: afxxxxxx6c, Aadhaar No: 42xxxxxxxx4676, Status :Individual, Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Saritha Constructions 37 New Settlement Market, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 , PAN No.: acxxxxxx2m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Mutyala Shiva Shankar Rao Son of Late M M Rao 37 New Settlement Market, City:- , P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx2Q, Aadhaar No: 78xxxxxxxx9020 Status : Representative, Representative of : Saritha Constructions (as Partner)
2	Mrs Mutyala Saritha Wife of Mr Mutyala Shiva Shanka Rao 37 New Settlement Market, City:- , P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BBxxxxxx1R, Aadhaar No: 61xxxxxxxx1239 Status : Representative, Representative of : Saritha Constructions (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Md Tasleem Son of Md. Mustafa Panchberia, City:- , P.O:- Inda, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305			

Identifier Of Mr Mutyala Shiva Shankar Rao, Mrs Mutyala Saritha, Smt Rita Pandey

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-15 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-3.37 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-3.5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-2 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-5.1 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-0.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-4.4 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-11.5 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-1.3 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-4.5 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 28, Mouza: TALJULY, JI No: 239, Pin Code : 721301

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 611, LR Khatian No:- 1055		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 615, LR Khatian No:- 1055		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 616, LR Khatian No:- 1055		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 623, LR Khatian No:- 1055		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 101001622 / 2024

On 23-02-2024

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

Presented for registration at 16:06 hrs on 23-02-2024, at the Private residence by Smt Rita Pandey ,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 3,08,03,412/-

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

Execution is admitted on 23/02/2024 by Smt Rita Pandey, Wife of Shri Ravi Sankar Pandey, Jhapetapur, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession Business

Identified by Md Tasleem , , , Son of Md Mustafa , Panchberia, P.O: Inda, Thana: Kharagpur Town, , Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Muslim, by profession Business

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

Execution is admitted on 23-02-2024 by Mr Mutyala Shiva Shankar Rao, Partner, Saritha Constructions (Partnership Firm), 37 New Settlement Market, City:- Kharagpur, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301

Identified by Md Tasleem , , , Son of Md Mustafa , Panchberia, P.O: Inda, Thana: Kharagpur Town, , Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Muslim, by profession Business

Execution is admitted on 23-02-2024 by Mrs Mutyala Saritha, Partner, Saritha Constructions (Partnership Firm), 37 New Settlement Market, City:- Kharagpur, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301

Identified by Md Tasleem , , , Son of Md Mustafa , Panchberia, P.O: Inda, Thana: Kharagpur Town, , Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Muslim, by profession Business



Bhim Charan Maity
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

On 27-02-2024

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49.00/- (E = Rs 49.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 49/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/02/2024 11:41AM with Govt. Ref. No: 192023240397232428 on 23-02-2024, Amount Rs: 49/-, Bank: SBI EPay (SBlePay), Ref. No. 4088951191017 on 23-02-2024, Head of Account 0030-03-104-001-16

Online on 27/02/2024 1:20PM with Govt. Ref. No: 192023240401408538 on 27-02-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 4474874125619 on 27-02-2024, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,060/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,060/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 28145, Amount: Rs.5,000.00/-, Date of Purchase: 22/02/2024, Vendor name: Suchismita Kar

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

Online on 23/02/2024 11:41AM with Govt. Ref. No: 192023240397232428 on 23-02-2024, Amount Rs: 15,060/-, Bank: SBI EPay (SBlePay), Ref. No. 4088951191017 on 23-02-2024, Head of Account 0030-02-103-003-02

Online on 27/02/2024 1:20PM with Govt. Ref. No: 192023240401408538 on 27-02-2024, Amount Rs: 55,000/-, Bank:

SBI EPay (SBlePay), Ref. No. 4474874125619 on 27-02-2024, Head of Account 0030-02-103-003-02

Bhim Charan Maity

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. KHARAGPUR

Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

- Volume number 1010-2024, Page from 31676 to 31712
being No 101001622 for the year 2024.



Digitally signed by BHIM CHARAN MAITY
Date: 2024.02.28 11:13:44 +05:30
Reason: Digital Signing of Deed.

(Bhim Charan Maity) 28/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
West Bengal.