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Sudipta Panda
Bishnu Panda
Karan Panda
Anindita Panda

Amadeus's Nephew
Aznab's

DEVELOPMENT AGREEMENT

ক্রমিক নং ১৮৪ তারিখ ১২/২৪

মূল্য ৬৪০০/-

মোঃ-বকি বাজার লাইসেন্স নং-৪/৯৫

স্বাক্ষরকারীর নাম মোঃ আব্দুল হক

গ্রাম জামালপুর

পালা-৩১৫৬ জেলা-পূর্ব মেদিনীপুর

কৈঃ

স্বাক্ষরকারীর নাম শ্রী কামাচারী



১০৪-০০-০



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Asst. Dist. Sub-Registrar
TAMALPUR

DEVELOPMENT AGREEMENT 9 FEB 2024

Sudipta Panda
Bishnu Panda
Kanan Panda
Anindita Panda

Anand Kumar Nayak
Anand Das

This agreement is made on this 09 th day of February two thousand of
twenty four (09-02-2024)

1. **SABUJAYAN REAL ESTATE [PAN. ADQFS3179M]**, a Partnership Firm, having its registered office at Padumbasan, Tamluk, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, represented by its Partners namely (1) **SUDIPTA PANDA [PAN. ANYPP5134B], [AADHAAR NO. 372852292312]& [MOBILE NO. 9932599150]**, son of shi Bishnupada Panda, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Padumbasan, Ward No. 11 of Tamralipta Municipality, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, (2) **BISHNUPADA PANDA [PAN. AKLPP5564F], [AADHAAR NO. 248656866556]& [MOBILE NO. 9434690377]**, son of Late Haripada Panda, by faith - Hindu, by occupation - Retired Employee, by nationality - Indian, residing at Vill. Padumbasan, Ward No. 11 of Tamralipta Municipality, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, (3) **KANAN PANDA [PAN. AEOPP8427L], [AADHAAR NO. 470904714150]& [MOBILE NO. 9800914185]**, wife of shi Bishnupada Panda, by faith - Hindu, by occupation - Retired Employee, by nationality - Indian, residing at Vill. Padumbasan, Ward No. 11 of Tamralipta Municipality, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, & (4) **ANINDITA PANDA [PAN. DHCPP8788J], [AADHAAR NO. 680768649113]& [MOBILE NO. 9547475848]**, wife of Sudipta Panda, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Padumbasan, Ward No. 11 of Tamralipta Municipality, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal.

B.S.
K.D.

03.

Sudipta Panda
Bishupati Panda.

Kanan Panda
Anindita Panda

Anandakumar Nayak
Arzob Das

Hereinafter called and referred to as **"LANDOWNER"**(which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their heirs, executors, administrators, representative, and assigns) of the **ONE PART**.

AND

2. **(1) ANANDA KUMAR NAYAK [PAN. ACPPN9657D], [AADHAAR NO. 451593179989]& [MOBILE NO. 9933430996]**, son of Late Ranjan Kumar Nayak, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Bargabhima Temple, Ward No. 13, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, **(2) ARNAB DAS [PAN. AOOPD6853J], [AADHAAR NO. 4875 8763 8022]& [MOBILE NO. 9933430996]**, son of Samiya Ranjan Das, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Bargabhima Temple, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal.

Hereinafter called and referred to as **"DEVELOPER"**(which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their heirs, executors, administrators, representative, and assigns) of the **OTHER PART**.

Landowner and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

3. **Subject Matter of Development :**
- 3.1 **Development Project & Appurtenances :**

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Adv

Sudipta Panda
 Bishupatipanda.
 Kanan Panda
 Anindita Panda
 Anand Kumar Nayak
 Arnab Das.

- 3.1.1 **Project Property : ALL THAT** piece and parcel of Bastu land measuring 12 (Twelve) decimals be the same a little more or less out of land measuring 20 (Twenty) Decimals be the same a little more or less including Pucca structure measuring 3203.44737414 sq.ft. of covered area in Ground Floor, comprised in R.S./L.R. Dag No. 2036, under R.S. Khatian No. 196, corresponding to L.R. Khatian No. 2229 [in the name of Sabujayan Real Estate, Landowner herein], lying and situate at Mouza - Nishchintabasan, J.L. No. 147, Pargana - Tamluk, P.S. Tamluk, A.D.S.R.O. Tamluk, within the local limit of Pipulberia 1 No. Gram Panchayat, in the District - Purba Midnapore (formerly District - Medinipur), Pin Code : 721627, in the State of West Bengal, morefully described in the First Schedule hereinafter written.

4. **BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS :**

- 4.1 **Representations and Warranties Regarding Title :** The Landowner has made the following representation and given the following warranty to the Developer regarding title.

4.1.1 **CHAIN AND TITLE REGARDING ABSOLUTE OWNERSHIP OF SABUJAYAN REAL ESTATE, LANDOWNER HEREIN, IN RESPECT OF FIRST SCHEDULE PROPERTY, AS IS UNDER :**

- 4.1.1.1 **Absolute Ownership of Shyamapada Das & Madhu Mangal Das :** One Shyamapada Das was the absolute owner of the land measuring 15 (Fifteen) Decimals more or less, out of 20 (Twenty) Decimals of total land in R.S./L.R. Dag No. 2036, under R.S. Khatian No. 196, L.R. Khatian No. 813, in Mouza - Nishchintabasan, J.L. No. 147, Re. Sa. No. 1201, Pargana - Tamluk, Touzi No. B-3308, P.S. Tamluk, Sub-Registration Office - Tamluk, within the local limit of Pipulberia 1 No. Gram Panchayet, in the District - Purba Medinipur. And one Madhu Mangal Das was absolute owner of the land measuring 5 (Five) Decimals more or less, out of 20 (Twenty) Decimals of total land in R.S. Dag

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 Bishupada Panda.
 Manan Panda
 Anindita Panda
 Anand Kumar Nayak
 Atanu Das.

No. 2036, under R.S. Khatian No. 196, L.R. Khatian No. 605, in Mouza - Nishchintabasan, J.L. No. 147, Pargana - Tamluk, P.S. Tamluk, Sub-Registration Office - Tamluk, within the local limit of Pipulberia 1 No. Gram Panchayet, in the District - Purba Medinipur.

- 4.1.1.2 **Joint sale by (1) Shyamapada Das & (2) Madhu Mangal Das to one (1) Santanu Jana & (2) Subhashish Jana under Deed No. 1238 for the year 1997 :** The said Shyamapada Das sold, transferred and conveyed ALL THAT piece and parcel of land measuring 8 (Eight) Decimals out of his total land measuring 15 (Fifteen) Decimals more or less, comprised in R.S./L.R. Dag No. 2036, under R.S. Khatian No. 196, L.R. Khatian No. 813 and the said Madhu Mangal Das also sold, transferred and conveyed ALL THAT piece and parcel of land measuring 2 (Two) Decimals out of his total land measuring 5 (Five) Decimals more or less, comprised in R.S./L.R. Dag No. 2036, under R.S. Khatian No. 196, L.R. Khatian No. 605. Thus the said Shyamapada Das & Madhu Mangal Das, jointly sold, transferred and conveyed in total land measuring 10 (Ten) Decimals, comprised in R.S./L.R. Dag No. 2036, under R.S. Khatian No. 196, L.R. Khatian Nos. 813 & 605, in Mouza - Nishchintabasan, J.L. No. 147, Pargana - Tamluk, P.S. Tamluk, Sub-Registration Office - Tamluk, within the local limit of Pipulberia 1 No. Gram Panchayet, in the District - Purba Medinipur to one (1) Santanu Jana & (2) Subhashish Jana, by the strength of a Registered Deed of Conveyance, which was registered on 21.03.1997, registered in the office of the Additional Sub-Registrar, Tamluk, and being Deed No. 1238 for the year 1997.

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 Bishupada Das
 Kanan Panda
 Anandita Panda
 Anondakumari Nayak
 Arun Das.

- 4.1.1.3 **Again sale by Shyamapada Das to (1) Santanu Jana & (2) Subhashish Jana under Deed No. 4281 for the year 2001 :** The said Shyamapada Das again sold, transferred and conveyed ALL THAT piece and parcel of land measuring 5 (Five) Decimals out of his remaining land, comprised in R.S./L.R. Dag No. 2036, under R.S. Khatian No. 196, L.R. Khatian No. 813, in Mouza - Nishchintabasan, J.L. No. 147, Re. Sa. No. 1201, Pargana - Tamluk, P.S. Tamluk, Sub-Registration Office - Tamluk, within the local limit of Pipulberia 1 No. Gram Panchayet, in the District -Purba Medinipur, to said (1) Santanu Jana & (2) Subhashish Jana, by the strength of a Registered Deed of Conveyance, which was registered on 22.02.2000, registered in the office of the Additional Sub-Registrar, Tamluk and recorded in Book No. I being Deed No. 4281 for the year 2001.
- 4.1.1.4 **Absolute Joint Ownership of (1) Santanu Jana & (2) Subhashish Jana under Deed No. 1238 for the year 1997 and Deed No. 4281 for the year 2001 :** Thus on the basis of the aforementioned two Registered Deeds of Conveyance, bearing (1) Deed No. 1238 for the year 1997 & (2) Deed No. 4281 for the year 2001, the said (1) Santanu Jana & (2) Subhashish Jana, became the absolute joint owners of ALL THAT piece and parcel of land measuring 15 (Fifteen) Decimals more or less, comprised in R.S./L.R. Dag No. 2036, under R.S. Khatian No. 196, L.R. Khatian Nos. 813 & 605, in Mouza - Nishchintabasan, J.L. No. 147, Pargana - Tamluk, P.S. Tamluk, Sub-Registration Office - Tamluk, within the local limit of Pipulberia 1 No. Gram Panchayet, in the District -Purba Medinipur.
- 4.1.1.5 **L.R. Record :** After having absolute joint possession and absolute joint ownership over the aforesaid property, the said (1) Santanu Jana & (2) Subhashish Jana, duly recorded their names in the record of the L.R. Settlement, in following ways :

Sudipta Panda
 Bishupati Panda
 Kanay Panda
 Anisila Panda
 Anondakum Nopu
 Arnab Das

Name of owners L.R. Khatian No.

Santanu Jana 815/1

Subhashish Jana 815/2

4.1.1.6 **Jointly Sale by the said (1) Santanu Jana, (2) Subhashish Jana & (3) Madhu Mangal Das to Sabujayan Real Estate, the present owner/vendor, under Deed No. 110106053 for the year 2020 :** The said (1) Santanu Jana, sold and transferred his aforesaid land measuring 7.5 (Seven Point Five) Decimals, in R.S./L.R. Dag No. 2036, under L.R. Khatian No. 815/1 & the said (2) Subhashish Jana sold and transferred his aforesaid land measuring 7.5 (Seven Point Five) Decimals, in R.S./L.R. Dag No. 2036, under L.R. Khatian No. 815/2, and the said (3) Madhu Mangal Das, sold, transferred and conveyed his remaining land 3 (Three) Decimals, in R.S./L.R. Dag No. 2036, under L.R. Khatian No. 605. Thus the said (1) Santanu Jana, (2) Subhashish Jana & (3) Madhu Mangal Das, jointly sold, transferred and conveyed the total land measuring 18 (Eighteen) Decimals, comprised in R.S./L.R. Dag No. 2036, under R.S. Khatian No. 196, L.R. Khatian Nos. 815/1, 815/2 & 605, in Mouza - Nishchintabasan, J.L. No. 147, Pargana - Tamluk, P.S. Tamluk, Sub-Registration Office - Tamluk, within the local limit of Pipulbeda 1 No. Gram Panchayat, in the District - previously Medinipur, presently Purba Midnapore, to one Sabujayan Real Estate, a partnership firm, represented by its one of the partners namely Sudipta Panda, by the strength of a Registered Deed of Conveyance, which was executed on 09.06.2020 and registered on 10.06.2020, registered in the office of the Additional Sub-Registrar, Tamluk, and recorded in Book No. I, Volume No. 1101-2020, Page 128172 to 128197, being Deed No. 110106053 for the year 2020.

4.1.1.7 **Absolute Ownership of Sabujayan Real Estate, present landowner herein under Deed No. 110106053 for the year 2020. :** Thus on the basis of the aforementioned Registered Deed of Conveyance, bearing Deed No. 110106053 for the year 2020, the said Sabujayan Real Estate, became the absolute owner of ALL THAT piece and parcel of the land measuring 18 (Eighteen) Decimals, comprised in R.S./L.R. Dag No. 2036, under R.S. Khatian No. 196, L.R. Khatian Nos. 815/1, 815/2 & 605, in Mouza -

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Sudipta Panda
 Bishupapa Panda
 Kanan Panda
 Anindita Panda
 Anand Kumar Nayak
 Anand Das

Nishchintabasan, J.L. No. 147, P.S. Tamluk, Sub-Registration Office Tamluk, within the local limit of Tamluk Pipulbeda 1 No. Gram Panchayat, in the District - previously Medinipur, presently Purba Midnapore, Pin - 721627.

- 4.1.1.8 **L.R. Records** : After having absolute possession and absolute ownership over the aforesaid property, the said Sabujayan Real Estate, present landowner herein, duly recorded its name in the record of the L.R. Settlement, under L.R. Khatian No. 2229.
- 4.1.1.9 **Panchayet Record** : The said Sabujayan Real Estate, present landowner herein duly applied before concerned authority for conversion of the nature of the aforesaid land from "Jal" to "Bastu" and concerned authority converted the nature of the land from "Jal" to "Bastu", vide Memo No. 20/Tam.-1/22 dated 02.03.2022, under case no. CN/2022/1109/116 and Memo No. 429/Tam.-1/22 dated 17.01.2023, under case no. CN/2022/1109/1918.
- 4.1.1.10 **Sanction of Building Plan** : The said Sabujayan Real Estate, Landowner herein, duly sanctioned a building plan on 12 (Twelve) decimals be the same a little more or less of land, out of land measuring 20 (Twenty) Decimals be the same a little more or less, leaving the common passages surrounding the said plot of land/said project and which is morefully described in the First Schedule hereunder written, from the concerned Purba Midnapore Zila Parisad, dated 23.06.2023.[Receipt - vide Book No. 71 dated 27.06.2023].
- 4.1.1.11 **Construction of by said Sabujayan Real Estate** : As per Sanction Building plan, the said Sabujayan Real Estate, landowner herein partially constructed a building upto the First Floor roof casting.
5. **DESIRE OF DEVELOPMENT & REGISTERED DEVELOPMENT POWER OF ATTORNEY :**

Sudipta Panda
 Bishnujit Panda
 Kanan Panda
 Anindita Panda
 Anandamoyee Panda
 Ananta Panda

5.1 **Desire of Development of the Land & Acceptance :** The said Sabujayan Real Estate, landowner herein, has expressed its desire to complete the entire building, in accordance with sanctioned building plan dated 23.06.2023 duly sanctioned by the concerned Purba Midnapore Zila Parisad, by constructing a multi storied building thereon, and the present Developer accepted the said proposal and the Landowner has decided to enter into this present Development Agreement with the Developer herein for the property mentioned above and explicitly in the First Schedule hereunder written.

5.1.1 **Registered Development Power of Attorney :** For the smooth running of the said project, the Landowner herein, has agreed to execute a Registered Development Power of Attorney After Registered Development Agreement, by which the Landowner herein, has appointed and nominated the Developer herein, as their Constituted Attorney, to act on behalf of the Landowner.

6. **DEFINITION :**

6.1 **Building:** Shall mean multi storied building so to be constructed on the first schedule property in accordance with the sanctioned building plan duly sanctioned by the concerned Purba Midnapore Zila Parisad, vide dated 23.06.2023.

6.1.1 **Common Facilities & Amenities :** Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

6.1.2 **Saleable Space :** Shall mean the space within the building, which is to be available as an unit/flat/shop/garage for independent use and occupation in respect of Landowner's Allocation and Developer's Allocation as mentioned in this Agreement.

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 Anand Kumar Nayan
 Anand Das

- 6.1.3 **Landowners' Allocation** : Shall mean the consideration against the project by the Landowner, which is morefully described in Second Schedule hereunder written.
- 6.1.4 **Developer's Allocation** : Shall mean all the remaining area of the proposed multi storied building excluding Landowner's Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is morefully described in Third Schedule written hereinbelow.
- 6.1.5 **Architect/Engineer** : Shall mean such person or persons being appointed by the Developer.
- 6.1.6 **Transfer** : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowner as a transfer of space in the said building to intending purchasers thereof.
- 6.1.7 **Building Plan** : Shall mean such sanctioned building plan dated 23.06.2023 duly sanctioned by the concerned Purba Midnapore Zila Parisad.
- 6.1.8 **Built Up Area/Lockable Area** : Here Built up area/Lockable area means, the area in which the unit has been built. It includes carpet area of the unit plus cent percent of internal walls area plus fifty percent of the common partition wall between two units plus cent percent area covered by the individual wall for the said unit.
- 6.1.9 **Total Covered Area** : Here total covered area means, built up/lockable area of the unit plus proportionate area of common spaces like stairs, lift & lobby areas of that particular floor.
- 6.1.10 **Super Built Up Area (For any Individual Unit)** : Here super built up area means the total covered area plus service area.

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Sudipta Panda
 Bishu P. Das
 Kanan Panda
 Anindita Panda
 Anand Kumar Singh
 Arunabha Das

7. LANDOWNERS' RIGHT & REPRESENTATION :

7.1 **Indemnification regarding Possession & Delivery:** The Landowner is now seized and possessed of and/or otherwise well and sufficiently entitled to the schedule property in as it is condition and deliver physical as well as identical possession to the Developer to develop the schedule property.

7.1.1 **Free From Encumbrance :** The Landowner herein indemnifies that the schedule property is free from all encumbrances and the Landowner has marketable title in respect of the said premises.

8. DEVELOPER'S RIGHTS :

8.1 **Authority of Developer :** The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement.

8.1.1 **Right of Construction :** The Landowner hereby grants permission an exclusive rights to the Developer to build new building upon the schedule property.

8.1.2 **Construction Cost :** The Developer shall carry total construction work of the present building at their own costs and expenses. No liability on account of construction cost will be charged from Landowners' Allocation.

8.1.3 **Sale Proceeds of Developer's Allocation :** The Developer will take the sale proceeds of Developer's Allocation exclusively.

8.1.4 **Booking & Agreement for Sale :** Booking from intending purchaser/s for Developer's Allocation as per terms of Development Agreement the said possession/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the

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 Date

Sudipta Panda
 Bishu Patra
 Kanan Panda
 Anindita Panda
 Anand Kumar Nayak
 Arnab Das

Landowner as a Registered Power of Attorney Holder. All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Landowner.

- 8.1.5 **Selling Rate :** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowner.
- 8.1.6 **Profit & Loss :** The profit & loss earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowner's Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.
- 8.1.7 **Possession to the Landowner :** On completion of the project, the Developer will handover undisputed possession of the Landowner's Allocation together with all rights of the common facilities and amenities to the Landowner with Possession Letter and will take release from the Landowner by executing a Deed of Release.
- 8.1.8 **Possession to the intending purchaser/s :** On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representative and Power of Attorney holder of the Landowner.
- 8.1.9 **Deed of Conveyance :** The Deed of Conveyance of Developer's Allocation will be signed by the Developer on behalf of and as representative and registered Power of Attorney Holder of the Landowner.

9. CONSIDERATION :

- 9.1 **Permission against Consideration :** The Landowner grants permission for exclusive right to construct the proposed building in consideration of Landowner's Allocation to the Developer.



Sudipta Panda
 Prishu Kumar
 Kanan Panda
 Anindita Panda
 Anand Kumar Nayak
 Arunabha Das

10. DEALING OF SPACE IN THE BUILDING :

10.1 **Exclusive Power of Dealings of Landowner :** The Landowner shall be entitled to transfer or otherwise deal with Landowner's Allocation in the building and the Developer shall not in anyway interfere with or disturb the quiet and peaceful possession of the Landowners' Allocation.

10.1.1 **Exclusive Power of Dealings of Developer :** The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowner and the Landowner shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

11. NEW BUILDING :

11.1 **Completion of Project :** The Developer shall at their own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.

11.1.1 **Installation of Common Amenities :** The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats/shops/garages/units therein on ownership basis and as mutually agreed upon.

11.1.2 **Architect Fees etc. :** All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowner shall bear no responsibility in this context and in this respect as well as on that accounts.

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Anindita Panda
Anand Kumar Nayak
Anand Kumar

11.1.3 **Panchayet Taxes & Other Taxes of the Property :** The Developer shall pay and clear up all the arrears on account of Panchayet taxes and outgoing of the said property upto the date of this agreement. And after that the Developer will pay/will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation. From the date of completion and allocation of the floor area between the Landowner and the Developer, the Panchayet taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Landowner, by the Developer and/or their nominees and the Landowner and/or its nominee/nominees respectively.

11.1.4 **Upkeep Repair & Maintenance :** Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer/s and occupiers of the said premises or any part or portions thereof.

12. **PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNER :**

12.1 **Delivery of Possession :** As soon as the building will be completed, the Developer shall give written notice to the Landowner requiring the Landowner to take possession of the Landowner's Allocation in the building and certificate of the Architect/L.B.S of the Panchayet being provided to that effect.

12.1.1 **Payment of Panchayet Taxes :** Within 30 days from the receive possession of Landowners' Allocation and at all times there after the Landowner shall be exclusively responsible for payment of all Panchayet and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowners' Allocation only. From the date of completion and allocation of the floor area between the Landowner and the Developer, the Developer will

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Sudipta Panda
Bishuapada Panda
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Anindita Panda
Anand Kumar Singh
Arneb Das

pay Panchayet Tax, GST and/or any other taxes as levied by the State Government/Central Government and/or any other statutory authority/authorities on Developer's Allocation only AND on the contrary, the Landowner will pay Panchayet Tax, GST and/or any other taxes as levied by the State Government/Central Government and/or any other statutory authority/authorities on Owner's Allocated Portion or Owner's Allocation only.

- 12.1.2 **Share of Common Expenses & Amenities :** As and from the date of delivery of possession to be received, the Landowner shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the common facilities in the new building payable in respect of the Landowners' Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

13. **COMMON RESTRICTION :**

- 13.1 **Restriction of Landowner and Developer in common :** The Landowner's Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-
- 13.1.1 Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and

Sudipta Panda
Bishupatista.

Kanan Panda
Anindita Panda

Anandakumar Nayan
Aravind Das

immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

- 13.1.2 Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous written consent of the other in this behalf.
- 13.1.3 Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all to terms and conditions on their respective part to be observed and/or performed and the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
- 13.1.4 Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies 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, byelaws and regulation.
- 13.1.5 The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.
- 13.1.6 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.

Sudipta Panda
 Bishu Patil
 Manan Panda
 Anindita Panda
 Anandaram Das
 Anand Das,

- 13.1.7 Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.
- 13.1.8 The Landowner shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon the Landowner's Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

14. **LANDOWNER'S OBLIGATION :**

14.1 **No Interference :**

The Landowner hereby agrees and covenants with the Developer :

- (i) not to cause any interference or hindrance in the construction of the building by the Developer.
- (ii) not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building.
- (iii) not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

15. **DEVELOPER'S OBLIGATIONS :**

Sudipta Panda
Bishu Prasad
Karan Panda
Anindita Panda

Anand Kumar Nag
Arundh Ray

15.1 **Time Schedule of Handing Over Landowners' Allocation :** The Developer hereby agree and covenant with the Landowner to handover Landowner's Allocation (morefully described in the Second Schedule hereunder written) within 30 (Thirty) months from the date of vacating the schedule premises by the Landowner. The Landowner also permit the Developer a grace period of 6 (Six) months more to handover the Landowners' Allocation within the stated period.

15.1.1 **Penalty :** If the Landowner's Allocation is not delivered within the stated period, then the Developer shall be liable to pay Rs.4,000/- (Rupees Four Thousand only) per month for each flat so to be allotted to the Landowner, as demurrage.

15.1.2 **No Violation :** The Developer hereby agrees and covenants with the Landowner :

- (i) not to violate or contravenes any of the provisions of rules applicable to construction of the said building.
- (ii) not to do any act, deed or thing, whereby the Landowner is prevented from enjoying, selling, assigning and/or disposing of any Landowners' Allocation in the building at the said premises vice versa.

16. **LANDOWNERS' INDEMNITY :**

16.1 **Indemnity :** The Landowner hereby undertakes that the Developer shall be entitled to the said construction and shall enjoy its allocated/allotted space without any interference or disturbances provided the Developer perform and fulfil the terms and conditions herein contained and/or its part to be observed and performed.

17. **DEVELOPER'S INDEMNITY :**

19.

Sudipta Panda
Bishu Patra
Kanan Panda
Anindita Panda
Anand Kumar Singh
Arnob Das.

The Developer hereby undertake to keep the Landowner :

- (i) indemnified against third party claiming and actions arising out of any sort of act of omission or commission of the Developer in relation to the construction of the said building.
- (ii) against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

18. **MISCELLANEOUS :**

18.1 **Contract Not Partnership :** The Landowner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowner and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

18.1.1 **Not specified Premises :** It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not hereby 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 other documents may be required to be signed or made by the Landowner related to which specific provisions may not have been mentioned herein. The Landowner hereby undertakes to do all such legal acts, deeds, matters and things as and when required and the Landowner shall execute any such additional power of attorney and/or authorisation as may be required by the Developer for any such purposes and the Landowner also undertakes to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowner and/or against the spirit of these presents.



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 Bishupatidevi
 Kanan Panda
 Anindita Panda
 Anandakumari Nayak
 Arunabha Das

- 18.1.2 **Not Responsible** : The Landowner shall not be liable for 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 Landowner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.
- 18.1.3 **Process of Issuing Notice** : Any notice required to be given by the Developer to the Landowner shall without prejudice to any other mode of service available be deemed to have been served on the Landowner if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowner if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.
- 18.1.4 **Formation of Association** : After the completion of the said building and receiving peaceful possession of the allocation, the Landowner hereby agrees to abide by all the rules and regulations to be framed by any society/association/holding organisation and/or any other organisation, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.
- 18.1.5 **Name of the Building** : The name of the building shall be "Bina Pani Apartment".
- 18.1.6 **Right to borrow fund** : The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowner or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the Landowner nor any of her estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowner indemnified.

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21.

Sudipta Panda
Bishupatipada
Kanan Panda
Anindita Panda
Anandakumari Nayak
Anandakumari Nayak

against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

- 18.1.7 **Documentation :** The Landowner delivered all the photocopies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowner will bound to produce documents in original before any competent authority for inspection.

19. **FORCE MAJEURE :**

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

20. **DISPUTES :**

Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively **Disputes**) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that :

Constitution of Arbitral Tribunal : The Arbitral Tribunal shall consist of one arbitrator, who shall be an Advocate, to be nominated jointly/separately by the Legal Advisors of the Developer and Landowner.



22.

Sudipta Panda
Bishu Pande
Kanan Panda
Mandita Panda
Anand Kumar Nayak
Arunabha Das

Place : The place of arbitration shall be Kolkata/Tamluk only.

Binding Effect : The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

21. **JURISDICTION :**

In connection with the aforesaid arbitration proceeding, only the District Judge, Purba Medinipur, and the Hon'ble High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO
[Description of Plot of Land & Premises]

ALL THAT piece and parcel of Bastu land measuring **12 (Twelve) decimals** be the same a little more or less out of land measuring **20 (Twenty) Decimals** be the same a little more or less, including Pucca structure measuring **3203.44737414 sq.ft.** of covered area in Ground Floor, comprised in **R.S./L.R. Dag No. 2036**, under **R.S. Khatian No. 196**, corresponding to **L.R. Khatian No. 2229 [in the name of Sabujayan Real Estate, Landowner herein]**, lying and situate at **Mouza - Nishchintabasan**, J.L. No. 147, Pargana - Tamluk, P.S. Tamluk, A.D.S.R.O. Tamluk, within the local limit of Pipulberia 1 No. Gram Panchayat, in the District - Purba Midnapore (formerly District - Medinipur), Pin Code : 721627, in the State of West Bengal. The said plot of land is butted & bounded as follows :-

ON THE NORTH: Dag Nos. 2049, 2050 & 2035
ON THE SOUTH : PWD Govt. Road.
ON THE EAST : Remaining land of Dag No.2036.
ON THE WEST : Remaining land of Dag No.2036.

Sudipta Panda
 Bishu Prasad
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 Anisita Panda
 Anandakumari Nayan
 Anand Das

THE SECOND SCHEDULE ABOVE REFERRED TO

LANDOWNERS' ALLOCATION : The Landowner hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to has the allocation in the manner as follows :-

The Landowners' Allocation will be allotted as follows :-

The Landowner will get following flats as Landowner's Allocation :

Flat No.	Floor	Super Builtup Area [In Sq.ft.]
G/6	Ground	1090
A/2	First	858
A/6	First	864
B/1	Second	858
B/4	Second	438
C/1	Third	858
C/2	Third	858
C/4	Third	438
D/1	Fourth	858
D/6	Fourth	864
		7984

Sudipta Panda
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 Kanan Panda
 Anindita Panda
 Anandakumari Panda
 Ananta Das

- The said Landowner's allocation will be given in the proposed building so to be constructed by the developer in the total property, together with undivided proportionate share of land, common areas, common amenities and common facilities of the said building so to be constructed and so to be finished by the developer on the schedule land mentioned in the First Schedule hereinabove.
3. The Landowner will also get Rs.30,00,000/- (Rupees Thirty Lakh only) as non-refundable or forfeited amount, on account of partly construction of the building upto First Roof Casting.
 4. There are 12' ft. wide common passages in eastern and western side of the proposed building (said project). The said eastern side common passage will be jointly used by all inhabitants of the said project and inhabitants in R.S./L.R. Dag Nos. 2049, 2050, 2035, 2031, 2032, 2033, 2034, 2026 & 2027, being the neighbour of the said project of the said project. And the said western side common passage will be jointly used by all inhabitants of the said project and All Customers of Sabujayan Real Estate, the said Landowner, herein.
 6. The said Sabujayan Real Estate landowner herein will provide 1 (One) Decimal of land in Dag Nos. 2049 & 2050, as a parking space only for parking. The said parking space will be only used by all inhabitants of the said project.
 - 7.

THE THIRD SCHEDULE ABOVE REFERRED TO
[Developer's Allocation]

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 Bishnu Pratap
 Kanan Panda
 Anindita Panda
 Anand Kumar Nigam
 Anab Das

DEVELOPER'S ALLOCATION : Shall mean all the remaining portion of the entire area (excluding Landowner's Allocation as described above) including the common facilities common parts and common amenities of the buildings and the said property absolutely shall be the property of the Developer and together with the absolute right of the part of the developer to enter into agreement for sale, deed of conveyance and/or any other instruments with intending purchaser/purchasers teamsters, by and mode of Transfer of Property Act and/or lease, let out, or in any manner may with the same.

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Specifications]

1. **STRUCTURE** : Building designed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
2. **EXTERNAL WALL** : 8" thick Hollow brick wall and plastered with cement mortar.
3. **INTERNAL WALL** : 5"/3" thick brick wall and plastered with cement mortar.
4. **FLOORING** : All bed Rooms, Dining-Living and Balcony, Kitchen would be finished with Vitrified Tiles flooring and Bathroom would be finished with Ceramic tiles flooring. The walls of the Bathroom would finish with glazed tiles. Roof would be finished with roof tiles.
5. **SANITARY & PLUMBING** : Standard Toilet would be provided with commodes, P.V.C. Cistern of standard brand with standard C.P. Fitting.
6. **DOORS & WINDOWS** : All door frames would be made of Malaysian Sal Wood. Internal doors shutter would be flush doors made of commercial ply, all doors

Sudipta Panda
Bishu Prasad Panda

Kanar Panda
Anindita Panda

Anand Kumar Singh
Anand Singh

- thickness 32mm. fitted with Godrej locks. Main door made of CP wood panel door, would be fitted with Godrej lock. All windows would be made of natural colour aluminium sliding with plain white glass. All doors would be painted with white enamel paint.
7. ELECTRICAL WORKS : Concealed wiring in all flats (copper electrical wire). All switches modular type.
 8. KITCHEN : Granite counter top, Stainless steel sink.
 9. STAIR : Standard quality stone, distemper over POP.
 10. LIFT : 5/6 passenger lift.
 11. MAIN GATE & OTHERS : Main Gate, Caretaker Room and Service Toilet at Ground Floor. Cost of formation of Association to be borne by the flat owners of the building in proportionately. The purchaser/s will pay proportionate cost of installation of Transformer and Generator.
 12. WATER : 24 hours water supply from overhead water tank through filtration plant.
 13. PAINTING : Plaster of Paris inside walls. Outside painting will be finished with Weather coat.
 14. INTERNAL ROAD : Internal road finished with Paver block.

EXTRA WORK : Any work other than specified above would be regarded as extra work for which separate payment is required to be paid.

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27.

Sudipta Panda
Bishupati Das
Kanan Panda
Anindita Panda
Anandakumari Nagu
Asnab Das

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

Drafted By

Soumitra Kumar Bag

Soumitra Kumar Bag

Advocates

En. No. - F1887/1985 of 1995

Bar Council of west Bengal

Sudipta Panda
Bishupati Das
Kanan Panda
Anindita Panda

Landowner

Witnesses :-

1. *Anandakumari Nagu*
Ohminda, Panda

2. *Avijit FadiKab*
Dhapinda Tamia

Anandakumari Nagu
Asnab Das

Developer

Bag

28.

Sudipta Panda
Bishupatista
Kanan Panda
Amindita Panda
Anand Kumar Nayak
Anand Sef.

MEMO OF CONSIDERATION

Received on the date of execution of this present Development Agreement, of **Rs.15,00,000/- (Fifteen Lakh only)** and With in six Month of reg. Development Agreement on Received **Rs.15,00,000/- (Fifteen Lakh only)** of from the present Developer in accordance with this present Development Agreement and also confirm the present agreement.

Witnesses :-

1.

Dr. M. M. Nayak,
Dharmada, Tamuk

2. Arijit Fadikab
Tamuk Dharmada

Sudipta Panda
Bishupatista
Kanan Panda
Amindita Panda

Landowner

Sudipta Panda
 Bishnu Pada Panda
 Kanan Panda
 Anindita Panda

Anand Kumar Nayak
 Arunabha Das

Photo, Signature and Thumb Impression SUDIPTA PANDA :-

LEFT HAND	THUMB	FORE	MIDDLE	RING	LITTLE
					
RIGHT HAND	THUMB	FORE	MIDDLE	RING	LITTLE
					



Su. dipta Panda

Photo, Signature and Thumb Impression BISHNU PADA PANDA :-

LEFT HAND	THUMB	FORE	MIDDLE	RING	LITTLE
					
RIGHT HAND	THUMB	FORE	MIDDLE	RING	LITTLE
					



Bishnu Pada Panda

Photo, Signature and Thumb Impression KANAN PANDA :-

LEFT HAND	THUMB	FORE	MIDDLE	RING	LITTLE
					
RIGHT HAND	THUMB	FORE	MIDDLE	RING	LITTLE
					



Kanan Panda

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Sudipta Panda
 Bishu Patra Patra
 Kanan Panda
 Anindita Panda
 Anandakumbar Nayak
 Arnab Das

Photo, Signature and Thumb Impression ANANDA KUMAR NAYAK :-

LEFT HAND	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND	THUMB	FORE	MIDDLE	RING	LITTLE



Anandakumbar Nayak

Photo, Signature and Thumb Impression ARNAB DAS :-

LEFT HAND	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND	THUMB	FORE	MIDDLE	RING	LITTLE



Arnab Das

NAME OF IDENTIFIER :- ARUN KUMAR NAYAK

LEFT HAND	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND	THUMB	FORE	MIDDLE	RING	LITTLE



Arun Kumar Nayak

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Anindita Panda

	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Anindita Panda





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



192023240378180781

GRN Details

GRN: 192023240378180781 Payment Mode: Online Payment
GRN Date: 09/02/2024 13:42:32 Bank/Gateway: State Bank of India
BRN : CK000MHPD0 BRN Date: 09/02/2024 13:43:41
GRIPS Payment ID: 090220242037818077 Payment Init. Date: 09/02/2024 13:42:32
Payment Status: Successful Payment Ref. No: 2000365343/3/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: ANANDA KUMAR NAYAK
Address: PARBATIPUR
Mobile: 9547399260
Contact No: 9734217841
Depositor Status: Others
Query No: 2000365343
Applicant's Name: Mr Arun Kumar Nayak
Identification No: 2000365343/3/2024
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 09/02/2024
Period To (dd/mm/yyyy): 09/02/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000365343/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2000365343/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	31521
Total				33542

IN WORDS: THIRTY THREE THOUSAND FIVE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1103-00976/2024	Date of Registration	09/02/2024
Query No / Year	1103-2000365343/2024	Office where deed is registered	
Query Date	08/02/2024 2:46:57 PM	A.D.S.R. TAMLUK, District: Purba Midnapore	
Applicant Name, Address & Other Details	Arun Kumar Nayak Dharinda,Thana : Tamluk, District : Purba Midnapore, WEST BENGAL, PIN - 721636, Mobile No. : 9734217841, Status :Attorney of Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 31,50,000/-]		
Set Forth value	Market Value		
	Rs. 34,93,076/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 31,521/- (Article:E, E, B)		
Remarks			

Land Details :

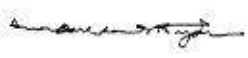
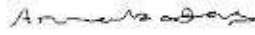
District: Purba Midnapore, P.S:- Tamluk, Gram Panchayat: PIPULBERIA-I, Mouza: Nishchintabasan, JI No: 147, Pin Code : 721649

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2036 (RS :-)	LR-2229	Commercial	Bastu	12 Dec		34,93,076/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					12Dec	0 /-	34,93,076 /-	

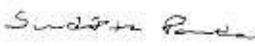
Land Lord Details :

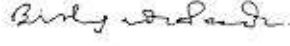
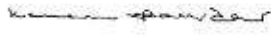
SI No	Name,Address,Photo,Finger print and Signature
1	Sabujayan Real Estate Village:- Padumbasan, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 , PAN No.:: adxxxxxx9m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Ananda Kumar Nayak Son of Late Ranjan Kumar Nayak Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office	Photo  09/02/2024	Finger Print  LTI 09/02/2024	Signature  09/02/2024
Son of Late Ranjan Kumar Nayak Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxxx7d, Aadhaar No: 45xxxxxxxx9989, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office				
2	Name Mr Arnab Das Son of Late Samiya Ranjan Das Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office	Photo  09/02/2024	Finger Print  LTI 09/02/2024	Signature  09/02/2024
Son of Late Samiya Ranjan Das Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aoxxxxxx3j, Aadhaar No: 48xxxxxxxx8022, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Office				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sudipta Panda (Presentant) Son of Mr Bishnupada Panda Date of Execution - 09/02/2024, , Admitted by: Self, Date of Admission: 09/02/2024, Place of Admission of Execution: Office	Photo  Feb 9 2024 3:00PM	Finger Print  LTI 09/02/2024	Signature  09/02/2024
Village:- Padumbasan, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: anxxxxxx4b, Aadhaar No: 37xxxxxxxx2312 Status : Representative, Representative of : Sabujayan Real Estate (as partnership)				

2	Name Mr Bishnupada Panda Son of Late Haripada Panda Date of Execution - 09/02/2024, , Admitted by: Self, Date of Admission: 09/02/2024, Place of Admission of Execution: Office	 Feb 9 2024 3:01PM	 LTI 09/02/2024 Captured	Signature  09/02/2024
Village:- Padumbasan, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: akxxxxxx4f, Aadhaar No: 24xxxxxxx6556 Status : Representative, Representative of : Sabujayan Real Estate (as partnership)				
3	Name Mrs Kanan Panda Wife of Mr Bishnupada Panda Date of Execution - 09/02/2024, , Admitted by: Self, Date of Admission: 09/02/2024, Place of Admission of Execution: Office	 Feb 9 2024 3:01PM	 LTI 09/02/2024 Captured	Signature  09/02/2024
Village:- Padumbasan, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: aexxxxxx7l, Aadhaar No: 47xxxxxxx4150 Status : Representative, Representative of : Sabujayan Real Estate (as partnership)				
4	Name Mrs Anindita Panda Wife of Sudipta Panda Date of Execution - 09/02/2024, , Admitted by: Self, Date of Admission: 09/02/2024, Place of Admission of Execution: Office	 Feb 9 2024 3:02PM	 LTI 09/02/2024 Captured	Signature  09/02/2024
Village:- Padumbasan, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DHxxxxxx8J, Aadhaar No: 68xxxxxxx9113 Status : Representative, Representative of : Sabujayan Real Estate (as partner)				

Identifier Details :

Name Mr Arun Kumar Nayak Son of Mr Bharat Chandra Nayak Dharinda, Village:- Dharinda, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636	 09/02/2024	 LTI 09/02/2024 Captured	Signature  09/02/2024
Identifier Of Mr Ananda Kumar Nayak, Mr Arnab Das, Mr Sudipta Panda, Mr Bishnupada Panda, Mrs Kanan Panda, Mrs Anindita Panda			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Sabujayan Real Estate	Mr Ananda Kumar Nayak-6 Dec, Mr Arnab Das-6 Dec

Land Details as per Land Record

District: Purba Midnapore, P.S:- Tamluk, Gram Panchayat: PIPULBERIA-I, Mouza: Nishchintabasan, JI No: 147, Pin Code : 721649

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 2036, LR Khatian No:- 2229		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 110300976 / 2024

On 09-02-2024

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.

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

Presented for registration at 14:33 hrs on 09-02-2024, at the Office of the A.D.S.R. TAMLUK by Mr Sudipta Panda ..

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 34,93,076/-

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

Execution is admitted on 09/02/2024 by 1. Mr Ananda Kumar Nayak, Son of Late Ranjan Kumar Nayak, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business, 2. Mr Arnab Das, Son of Late Samiya Ranjan Das, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business

Identified by Mr Arun Kumar Nayak, , Son of Mr Bharat Chandra Nayak, Dharinda, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 09-02-2024 by Mr Sudipta Panda, partnership, Sabujayan Real Estate (Partnership Firm), Village:- Padumbasan, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Identified by Mr Arun Kumar Nayak, , Son of Mr Bharat Chandra Nayak, Dharinda, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-02-2024 by Mr Bishnupada Panda, partnership, Sabujayan Real Estate (Partnership Firm), Village:- Padumbasan, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Identified by Mr Arun Kumar Nayak, , Son of Mr Bharat Chandra Nayak, Dharinda, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-02-2024 by Mrs Kanan Panda, partnership, Sabujayan Real Estate (Partnership Firm), Village:- Padumbasan, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Identified by Mr Arun Kumar Nayak, , Son of Mr Bharat Chandra Nayak, Dharinda, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-02-2024 by Mrs Anindita Panda, partner, Sabujayan Real Estate (Partnership Firm), Village:- Padumbasan, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Identified by Mr Arun Kumar Nayak, , Son of Mr Bharat Chandra Nayak, Dharinda, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 31,521.00/- (B = Rs 31,500.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 31,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/02/2024 1:43PM with Govt. Ref. No: 192023240378180781 on 09-02-2024, Amount Rs: 31,521/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK000MHPD0 on 09-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 154, Amount: Rs.5,000.00/-, Date of Purchase: 08/02/2024, Vendor name: Madhusudan Adhikary

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2024 1:43PM with Govt. Ref. No: 192023240378180781 on 09-02-2024, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK000MHPD0 on 09-02-2024, Head of Account 0030-02-103-003-02



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
Purba Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1103-2024, Page from 18213 to 18252

being No 110300976 for the year 2024.



Digitally signed by KAUSHIK BHATTACHARYYA
Date: 2024.02.09 15:32:00 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 09/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
West Bengal.