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I-2023/2026



पश्चिम बंगाल WEST BENGAL

N 262867

Q-2001352282/26

Is admitted to registration. The signat.
let and the Endorsement sheet attached to this
document and hence this document.

Additional District Sub-Registrar
Sadar, Paschim Medinipur

17 JUN 2026

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this
17th day of June 2026 A.D.

AI SHIKA APARTMENT
Rashed Khan
Srabanti Khan Manna
PARTNER



Rajdeep Khan



Srabanti

Manna

BETWEEN

"AISHIKA APARTMENT" A Partnership Firm represented by partners' (1) RAJDEEP KHAN, S/o. Himadri Khan, (2) SRABANTI KHAN MANNA, W/o. Rajdeep Khan both are residing at : Sangatbazar, P.O. & P.S. Midnapore, District – Paschim Medinipur, PIN – 721101, both by occupation – Business, by religion – Hindu, by nationality – Indian, hereinafter called and referred to as the DEVELOPERS (which term and expression shall unless excluded by repugnant to the context be deemed to mean and include their executors, successors in-interest, administrators, legal representatives and assigns) OF THE FIRST PART.

Rajdeep Khan

RAJDEEP KHAN, S/o. Himadri Khan, Residing at : Sangatbazar, P.O. & P.S. Midnapore, District – Paschim Medinipur, PIN – 721101, by occupation – Business, by religion – Hindu, by nationality – Indian, hereinafter called and referred to as the OWNER (which term and expression shall unless excluded by repugnant to the context be deemed to mean and include his executors, successors in-interest, administrators, legal representatives and assigns) OF THE SECOND PART.

AISHIKA APARTMENT

Rajdeep Khan

Srabanti Khan Manna
PARTNER

AND

WHEREAS the SECOND PART is in possession of land measuring 13.91 decimals land lying and situated in Schedule Property, District – Paschim Medinipur, P.O., P.S. & A.D.S.R.O. Midnapore, Mouza – Mahatabpur, J.L. No. 178, R.S. Khatian No. 15/1, L.R. Khatian

AND WHEREAS the schedule mentioned property was previously belonged to Atal Bihari Das, he used to exercise his right, title, interest and possession over the same and same had been recorded in his name in the Revisional Settlement. While he was in possession, he died leaving behind his five sons namely Dilip Das, Anil Kumar Das, Arun Kumar Das @ Khakon Das, Haripada Das @ Anu Das, Barun Das @ Bhanu Das, three daughters namely Ira Das, Uma Das & Jharna Das and wife Fudanbala Das and as such they had inherited the same in equal share. Subsequently Fudanbala Das died, on her death her aforesaid five sons & three daughters had inherited her share in the property left by Atal Bihari Das.

AND WHEREAS while they were in joint possession, Dilip Kumar Das being plaintiff filed Title Suit No. 151/2003 in the 1st Court of Civil Judge (Senior Division) Midnapore and ultimately same was decreed in compromise. By that compromise decree Anil Kumar Das, Arun Kumar Das, Haripada Das, Barun Kumar Das, Ira Das, Amrit Kumar Das & Uma Das got the (B) schedule property of that the solenama decree passed in Title Suit No. 151/2003.

AND WHEREAS Uma Das while was in possession of his share of property, she gifted her share to Arun Kumar Das by Gift Deed No. 559/2014 of A.D.S.R. Midnapore & to Amrit Kumar Das by Gift Deed No. 719/2014 of A.D.S.R. Midnapore and gave them possession. After

became the owner, they have divided their property in some sub plots and decided to sell the same.

AND WHEREAS after creation of sub plots, while the aforesaid persons were in possession of the sub plots, they have sold sub plot No. 152 & 153 to the owner by Regd. Sale Deed No. 933/2014 of A.D.S.R. Midnapore and Sale Deed No. 934/2014 of A.D.S.R. Midnapore and gave possession. In the purchased Deed No. 933/2014, there was some mistake and subsequently same was rectify by executed and registering deed No. 2241/2025 of A.D.S.R. Midnapore. After purchasing the schedule below property, the land owner has mutated the same got physical possession over the same and mutated the same and same has been recorded in his name in Khatian No. 2909. Thereafter the land owner has converted the same and the schedule below property has been converted to bastu land and he is paying rent and tax to the authority concern against rent receipts and tax receipts.

AND WHEREAS said LAND OWNER approached to the DEVELOPERS and requested them to develop the schedule land by constructing multistoried commercial-cum-residential complex as per plan prepared by the Developers and to be sanctioned by the Component Authority and the Developers accepted the request of the LAND OWNER and agreed to develop the schedule land.

AND WHEREAS the land owner is represented that they are the absolutely seized and possessed of and otherwise well and sufficiently entitled to the LANDED PROPERTIES described in the FIRST

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 AISHIKA APARTMENT
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 Subanfi Khan Manna
 PARTNER

SCHEDULE and that the land OWNER desire that the property to be developed in to a multi-storied commercial-cum-residential building, parking space etc. by entering into a suitable agreement with the DEVELOPERS.

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

NOW THIS DEVELOPMENT AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY BETWEEN THE OWNER AND DEVELOPER HERETO AS FOLLOWS:-

ARTICLE - 1

DEFINATIONS

- 1.1 **OWNER:** shall mean the above named Owner/Landlord which includes his legal heirs, successors, administrator, representative, nominees and assigns, as the case may be.
- 1.2 **DEVELOPERS:** shall mean the above named Developers which include their legal heirs, successors, administrator, representative, nominees and assigns, as the case may be.
- 1.3 **THE PROPERTY:** shall mean ALL THAT piece and parcel of Schedule Property :- District – Paschim Medinipur, P.O., P.S. &

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A.D.S.R.O. Midnapore, Mouza – Mahatabpur, J.L. No. 178, R.S. Khatian No. 15/1, L.R. Khatian No. 2909 R.S. Plot No. 280 & 280/851 corresponding to L.R. Plot No. 910 & 911 nature – Bastu, measuring area 13.91 decimals.

- 1.4 **BUILDING:** shall mean the Commercial cum Residential Multi-storied building complex (G + permissible height) to be constructed on the land property in accordance with the plan to be sanctioned by the Competent Authority, permissions for Fire Service.
- 1.5 **THE FLATS:** shall mean the super built area consisting of Bed rooms, living rooms, bathrooms, kitchen, balcony/ verandah etc.
- 1.6 **SALEABLE SPACE:** shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.
- 1.7 **ARCHITECT:** shall mean any person/persons or firm appointed or nominated by the DEVELOPERS Architect for the building.
- 1.8 **BUILDING PLAN:** shall mean and include such plan prepared by the architect /L.B.S. Licensed by the Midnapore Municipality for the construction of the new building /buildings submitted by the OWNER before the appropriate authorities of Midnapore Municipality for the sanction of the same.
- 1.9 **COMMON AREA:** shall mean and include the area of the lobbies, staircases, landings and other portions of the building intended or

AISHIKI APARTMENT
 Rakesh Kumar
 Soabanti Khan
 PARTNER

required for ingress from any portion /flat for providing free access to such portions /flat for use of the co-owners of the flat/rooms i.e. common water pump room, open terrace etc. as per building plan or plans and/or as may be decided by the Developers.

- 1.10 **THE COMMON PORTIONS:** shall mean and include the common installations the buildings for common use and utility i.e. paths, passage, open spaces at the ground floor, plumbing, electrical, common toilet and other common service areas, drainage and other installation, fittings, fixtures and machinery specified as common portion to be made and erected for the convenience of the intending purchaser and /or lawful occupiers.
- 1.11 **THE PARKING SPACES:** shall mean the place or area reserved for parking of the vehicles in the basement.
- 1.12 **COMMON FACILITIES:** and amenities shall include corridors, hall ways, stairways, passage ways, drive ways, common lavatories, pump-room, generator room, tube-well, overhead tank, water pumps and motors and lift agreement and facilities such as guard room with toilet and also other facilities which may mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building including terrace of the building, common amenities of the said building.

ALISHKA APARTMENT
 Rakesh Kumar
 Soabanti Khan Partner

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- 1.13 **OWNER'S ALLOCATION:** shall mean 30% of total constructed area.
- 1.14 **DEVELOPERS' ALLOCATION:** shall mean remaining 70% of the total constructed area, excluding the owner's allocation.
- 1.15 **COMMON EXPENSES:** shall mean and include a proportionate share of the cost, charge and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of Municipal Tax and property taxes and other taxes and levies related to or connected with the said building and property.
- 1.16 **TRANSFERE:** shall mean any person, firm, limited company, association of person to whom any space/flat in the building shall be transferred on ownership basis or otherwise.
- 1.17 **WORD IMPORTING SINGULAR:** shall include plural and vice-versa.
- 1.18 **SANCTION PLAN:** shall mean such plan prepared by the architect of the DEVELOPERS and subsequently sanctioned by the Midnapore Municipality.

ARTICLE – II

OWNER RIGHTS, RESPONSIBILITIES AND OBLIGATIONS

- 2.1 The ONWER seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it. That except the OWNER nobody else has any right, title

ARSHIKA APARTMENT
 Rishika Anon
 Soobanti Anon Partner

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and interest claim or demand whatsoever or however in to or upon the said property.

- 2.2 The said property is FREE FROM ALL ENCUMBRANCES, charges, lines, lis-pendencies, attachment, trusts, acquisition, whatsoever or however and have a valid marketable title on the said property.
- 2.3 That the OWNER hereto shall handover all original title deeds and all relevant papers and documents to the DELVEOPERS after taking proper receipts as and when the same shall be demanded by the DEVELOPERS AND THE First Party OWNER on this date of execution of this agreement deliver the peaceful, vacant, khas possession the SCHEDULE NOTED property in favour of the DEVELOPERS.
- 2.4 That it is agreed by the OWNER that if any dispute arise in future in respect of the title of property in this regard the OWNER will be full responsible for remove of such defects in title of the said property.
- 2.5 That the parties will abide by the terms and conditions hereto made and if necessary the parties hereto will enter in to further agreement which will be necessary time to time for construction of the said masonry building on the said property.
- 2.6 That the owner shall not illegally make any transfer the developing property to any third party by way of sale, lease or to let-out or

Rashed Raza
 Alishka Apartment
 Rashed Raza
 Soabanti Khan Nanna
 PARTNER

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mortgage and/or put any encumbrance on the said property and for the other purpose.

- 2.7 That it is agreed by the OWNER that they will execute and registered all deeds of conveyance in favour of the intending purchaser/purchasers through their constituted attorney in respect of DEVELOPERS' ALLOCATION of the proposed building.

ARTICLE - III

DEVELOPERS' RESPONSABILITIES

- 3.1 That on the power and by virtue of this agreement, the DEVELOPERS are hereby empowered to raise the construction at the above mention property investing their own finance and resources and undertakes to erect the said building at their own per the sanctioned building plan for proposed Building/Apartment and the DEVELOPERS are hereby empowered to modify the nature of land and mutate the name of the OWNER at the Office of B.L. & L.R.O. to prepare plan or suitable modification or alter the sanctioned plan as & when required and submit the same for approval from Midnapore Municipality and the entire costs shall be born by the DEVELOPERS alone.
- 3.2 That the DEVELOPERS herein hall have its rights to exploit its own allocated constructed area, as mentioned above and can sale the same on behalf of the OWNER with due possession to the intending purchaser for realization of cost of the construction of the

ATSHIKA APARTMENT
 Rakesh Kumar
 Soebanti Khan Kanna
 PARTNER

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said building without charging the property however the developer shall be entitled to the said right only on its share/allocation.

- 3.3 That DEVELOPERS shall be entitled to appoint their own labours, mason, constrictors, building engineers, architects for necessary raising of the new constructions and doing so all expenses with regard to such appointed persons shall be borne by the DEVELOPERS and all the risk and liability together with all responsibility shall remain with the DEVELOPERS and the OWNER shall never be liable or responsible for any debts, payments, misappropriation of any money or anything whatsoever eventually takes places at the time of or after construction is completed and handing over to the prospective purchasers. The DEVELOPERS shall also remain liable for matter relating to the building and payment to Municipal taxes etc. form the date of receiving the vacant possession of the said property from the OWNER till disbursement of developers share to the intending purchasers of the fat/flats/unit after handover the allocation of the OWNER.

- 3.4 That the DEVELOPERS for the purpose of raising the said construction shall have its absolute right to enter into any agreement for sale or mortgage of flats only without charging the said schedule noted property in respect of its own allocated portions as mentioned above and to that effect the developer shall be entitled to receive the earnest money from the intending

Rajesh Khanna
Rajesh Khanna
 PARTNER
Soabanti Khan
 PARTNER

purchaser, financial institution together with all advance thereof but at all material time the OWNER shall not liable for such advance or earnest money.

ARTICLE – IV

DEVELOPERS' RESPONSIBILITIES

- 4.1 That the DEVELOPER hereby undertake to complete the whole complex within 36 months from the date of sanctioned of the plan and the grace period may be executed as per mutual concern due to any unavoidable circumstances.
- 4.2 The DEVELOPERS shall incur all costs, charges, expenses for obtaining the permission from the authority concerned.
- 4.3 The DEVELOPERS shall bear costs, charges, expenses for construction of the building at the said property and pay taxes, from the date of delivery of possession by the OWNER to the DEVELOPERS.
- 4.4 All funds and/or finance to be required for completion of the entire project shall be provided by and/or otherwise arranged by the DEVELOPERS.

Rakesh Kumar
 AISHIKA APARTMENT
 Soabombi Khom Nanna
 PARTNER

ARTICLE – V

DEVELOPERS' OBLIGATIONS

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

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premises, and the DEVELOPERS shall submit the same before the Midnapore Municipality for sanction with prior consent of the OWNER.

- 5.2 The Developers shall deliver to the OWNER one copy each of all the sanctioned plans & drawings certified by the Developers to be true copy and also deliver to the OWNER copies of all papers and documents that are to be submitted by the Developers to the Midnapore Municipality or any other authority for the purpose of development and construction of the building.
- 5.3 The Developers shall use and / or cause to be used good building materials as shall be specified by the licensed building surveyor or registered Architect of the Building PROVIDED HOWEVER proportion and quality of such materials shall confirm to the accepted standard of Specification and the Building Rules Regulations and/or orders in force for the time being.
- 5.4 The Developers shall construct and complete the building under its direct supervision and control as per the sanctioned plan and with the best workmanship and like manner and shall comply with all statutory provisions, regulations, building rules and statutory stipulations from time to time to be imposed or as would be made applicable. The Developers shall use ISI marked standard quality building materials.

RYDEEP KHANNA
 AISHIKA APARTMENT
 PARTNER

RYDEEP KHANNA

- 5.5 All costs, charges, fees levies, impositions, statutory payments, taxes and expenses of whatever name called for erections, construction and completion of the said building its materials, fittings and fixtures in all respect, including connections of water, sewerage, electricity in accordance with law and other amenities for the building shall be paid and borne by the Developers.
- 5.6 The Developers shall be responsible and liable for payment of and / or meeting all costs, charges, fees, levies and expenses of the building materials, workmen, labours contractors and all permission, license, quota as and other requirements for erections, construction and completion of the building in totality. The Developers shall at its own costs and expenses cause for supply of good building materials, so as to ensure the progress of erection, construction and ultimate completion of the Building within the time specified hereinabove.
- 5.7 While dealing with and / or entering into any Agreements and / or dealing with commitments relating to the Developers' allocated portion or any part thereof, the Developers shall fully comply with observe, fulfill and perform the requirements under the law and ensure fulfillment and compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter.
- 5.8 In the event of any loss or injury or damages being caused of any nature or in any manner whatsoever, including injury and/or damage to any person or persons or property of or any loss of life,

Rajesh Khanna AZISHIKA APARTMENT

Srabanti Khan Manna PARTNER

Rajesh Khanna

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

Rudolf Wron
AISHRA APARTMENT
Srabanti Ghosh
PARTNER

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

Rudolf Wron

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

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

ARTICLE -VI

OWNER'S OBLIGATIONS

6.1 The Owner shall sign and execute all plans, drawings, specifications, elevations, forms, applications and all other papers and verify and affirm required affidavits and declarations as may be required from time to time for all or any permissions, consent, sanction or licenses required under the law in connection with or relating to or arising out of construction, erection and completion

Rajdeep Khanna PARTNER

Sobabanti Khan, Manna PARTNER

Rajdeep Khanna

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of the said building or as may be required from time to time in accordance with law in order to expedite / facilitate the process for obtaining necessary clearances with all spending cost involved whatsoever. In case any liability arises to the Owner on account of execution of such documents, the Developers shall sufficiently reimburse and / or indemnifies the Owner within one month from the knowledge of such.

- 6.2 The owner shall deliver vacant peaceful possession of the land/premise to the Developers on signing of this agreement and building plan sanctioned by the developers from the concerned authorities.
- 6.4 The Developers shall be entitled transfer of Developers' Allocation but cannot give possession to any flat purchasers till full performance of the agreement on the part of the Developers are made and will give possession to the flat purchasers only upon full completion of the Owner's Allocation.
- 6.5 The Owner will not raise any objection for the ingress to and egress out from the premises and for the car parking spaces and for use of the common passage, common areas, staircase, roof and all other common facilities by the Co-Owner of the proposed building.
- 6.6 The Owner will not enter into any contract for sale, lease or tenancy or any construction agreement of the land or the said

Rajdeep Khanna
AFSHANA APARTMENT
Srabanti Khanna
PARTNER

Rajdeep Khanna

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premises or charges or in favour of or with any person or persons after execution of these presents.

- 6.7 During construction of building in the said premises the Developers will take separate electric connection.

ARTICLE – VII

CONSTRUCTION OF BUILDING

- 7.1 The DEVELOPERS shall be solely and exclusively responsible for construction of the said building.
- 7.2 The DEVELOPERS shall at its own cost construct, erect and complete the said proposed building and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality of materials within stipulated period.
- 7.3 The DEVELOPERS shall complete the building in all respect including electrical, sanitary and water supply, drainage system with outside plastering in a complete manner.
- 7.4 That if the DEVELOPERS extended any floor or area of any floor in that case the owner shall have no objection and the ratio of the said floor will be same as 1.13 of this article-1 of this agreement.

ARTICLE - VIII

DEVELOPERS INDEMNITY

- 8.1 The DEVELOPERS hereby undertakes to keep the OWNER indemnified AGAINST ALL Third Party claim including intending purchasers or trespassers and actions arising out of any sorts of act

Rajesh Kumar ATSHIKA APARTMENT
Srabanti Kham Manna
partner

Rajesh Kumar

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commission of the DEVELOPERS or relating to the construction of the building.

- 8.2 The DEVELOPERS hereby undertakes to keep the OWNER indemnify/ indemnified against all act suits, costs, proceeding and claims that may out of the Developer actions with regard to the Development of the said premises and/or in the manner of construction of the said building and/or any defect or deviation therein.

ARTICLE -IX

OWNER INDEMNITY

- 9.1 That OWNER undertakes not to obstruct DEVELOPERS from constructing the buildings as per sanction plan under any circumstances. In case any dispute among the OWNER & the DEVELOPERS, the Developers will not be retained and/or obstructed from carry out the construction work or selling out developer's allocation by any manner whatsoever.

ARTICLE -X

OTHER PROVISIONS

- 10.1 In the event the Owner is desirous of having any additional or special type of fittings other than that provided hereunder written in their allocated portion or any part thereof, the Developer shall have the same duly provided subject to the costs, charges and expenses for the said fittings and fixtures shall be separately paid and borne by the Owner immediately on demand by the

*Rajesh Kumar AISHIKA APARTMENT
Surbanti Khan MAHA PARTNER*

Rajesh Kumar

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Developers. However to be more specific at Developer's cost the Owner shall be entitled to the items mentioned in the specification hereunder written along with other necessary amenities.

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

Resident Name
ALSHIKA APARTMENT
Srabanti Khan-Manna
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ARTICLE -XI

MISCELLANEOUS

- 12.1 This Agreement shall always be treated as an agreement of joint development by and between the parties. The Owner and the Developers have entered into this Agreement purely as CONTRACT and nothing contained therein shall be deemed to construe or constitute as Partnership between the Owner and the

Resident Name

Developers or an Association of persons or an agency agreement. Nothing in these presents, shall be construed as a sale, demise or assignment to conveyance in lieu of the said premises or any part thereof to the Developers by the Owner or as creating any right, title or interest in respect thereof in favour of the Developers other than an exclusive permission and right in favour of the Developers to develop the said property subject to the terms and conditions of these presents.

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

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

Razdeep Khanna
Srabanti Khan
ALISHKA APARTMENT
PARTNAX

Razdeep Khanna

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that those acts, deeds, matters and things do not in any infringe or prejudice the right of the Owner and / or be contrary to the terms and stipulations contained in these presents or against the spirit thereof, keeping the Owner fully indemnified in all respect.

- 12.4 All current taxes with arrears and other outgoings in respect of the said premises up to this date shall be borne and paid by the Developers on behalf of the Owner which will be adjusted on / before completion of the project.
- 12.5 The certificate of the Architect relating to completion of construction / development shall be final.
- 12.6 For the purpose of sale and / or transfer of allocation of the Developers this Agreement by itself shall be treated as such consent provided the terms of the agreement are fully complied with.
- 12.7 The Original Title deeds and other documents relating to the aforesaid property shall be delivered to the Developers and can be mortgaged and Xerox / certified copy of such documents shall be made available for inspection to the intending purchasers of the Developers' Allocation at all reasonable time during the continuance of this project and also thereafter. Upon completion of the project the title deeds and other documents shall be delivered to the Association that shall be formed for the management of the new building.

Rideep Kumar AZHIKA APARTMENT
Srabanti Khan Partner

Rideep Kumar

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- 12.8 If required Developers shall execute and register all documents to perfect the title of the Owner of the Owner allocation Registration fees and stamp Duty, in this case shall be borne and paid by the Owner.
- 12.9 Time is the essence of this contract.
- 12.10 If the project is delayed owing to any order or injunction of any Court or statutory body or authority, the Developer shall be liable for such delay. Cost and expenses of all litigations and proceedings shall be borne and paid by the Developer. However, for any suit or proceeding relating to title of the land, the Owner shall be responsible. In such an event the time frame for completion of the project would be suitably extended.

ARTICLE - XII

ARBITRATION

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

Arshika Apartment
Rydeep Khanna
Subant's Khan Manna
PARTNER

Rydeep Khanna

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Act, 1996 and its statutory modifications and / or enactments thereof in force from time to time.

ARTICLE -XIII

DEFAULT CLAUSE

In the event the Developer fails to complete the said proposed building within the said stipulated period of 36 (thirty six) months from the date execution of this Development Agreement whichever will be later for reason beyond the control of the Developers or on account of force majeure as per Force Majeure clause mentioned above in that event a further extension of time for a period as may be agreed to mutually unless the Developers are prevented to carry on and / or complete the construction at the said premises by any act of God or state, litigation or by any circumstances beyond the control of the Developers.

OWNER'S ALLOCATION:

shall mean 30% of total constructed area.

DEVELOPERS' ALLOCATION:

shall mean remaining 70% of the total constructed area, excluding the owner's allocation.

AISHIKA APARTMENT
Rajdeep Khanna
Srabanti Khanna
PARTNER

Rajdeep Khanna

ARTICLE - XIV**TERMINATION**

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

16.2 In case of DEVELOPERS refusal are unable to pay the owner allocation as stated or fail to pay any installment in that case the owner shall revoke the development agreement.

SCHEDULE OF PROPERTY (FIRST SCHEDULE).

District – Paschim Medinipur, P.O., P.S. & A.D.S.R.O. Midnapore,
Mouza – Mahatabpur, J.L. No. 178, R.S. Khatian No. 15/1, L.R.
Khatian No. 2909, R.S. Plot No. 280 & 280/851 corresponding to
L.R. Plot No. 910 & 911 nature – Bastu, area 13.91 decimals

**IN WITNESS WHEREOF THE LAND OWNER AND THE
DEVELOPERS** have put their respective signature on this 17th day of
JUN 2026 at Midnapore after understanding the contents of the above.

Roydeef Khan

SIGNATURE OF LAND LORD

AISHIKA APARTMENT
Roydeef Khan
Srabanti Khan Manna
PARTNER

Roydeef Khan

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Roydeep Khum

Srabanti Khan Manna

SIGNATURE OF DEVELOPERS

WITNESS & IDENTIFIER:-

1. SIGNATURE:-

NAME :- Sri HIMADRI KHAN

S/O:- Late Madan Mohan Khan

Religion :-Hindu, Occupation:-Business
of:- Sangat Bazar ,P.O.& P.S.-Midnapore;

DIST:- Paschim Medinipore; PIN-721101

Aadhaar No.- 345331780432

Drafted by & Prepared by me :-

Hanipada Manna, Advocate
WBK 935791758
Judges Court Midnapore

Typed by me :-

Samiran Ray.
Samiran Ray

(Medini Computer)

Collecorate Compound; Paschim Medinipur.

N:B:- This Development Agreement contains 1 stamp papers, 25 demy papers in total 26 papers only and two witness, as per Government order 1 sheets of plain paper including for Executant's and Claimant's ten fingers prints is to be counted as part of this Development Agreement.

WITNESS:-

2. Shub Samk 9128.
Sungat Bazar Midnapore

ALSHIKA APARTMENT

Roydeep Khum

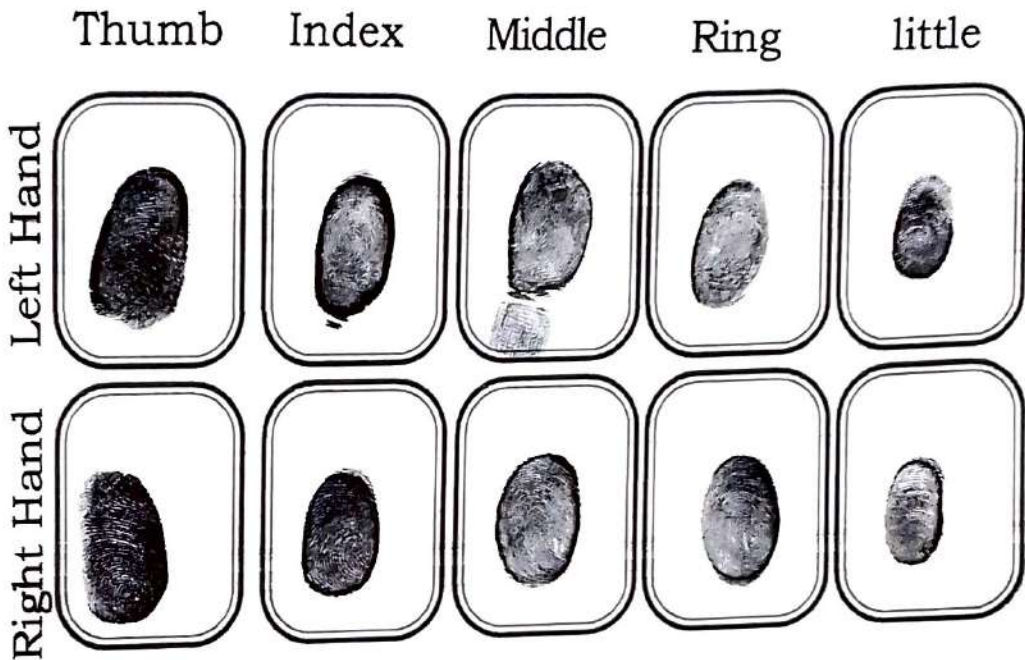
Srabanti Khan Manna
PARTNER

Roydeep Khum

ALSHIKA APARTMENT
Roydeep Khum

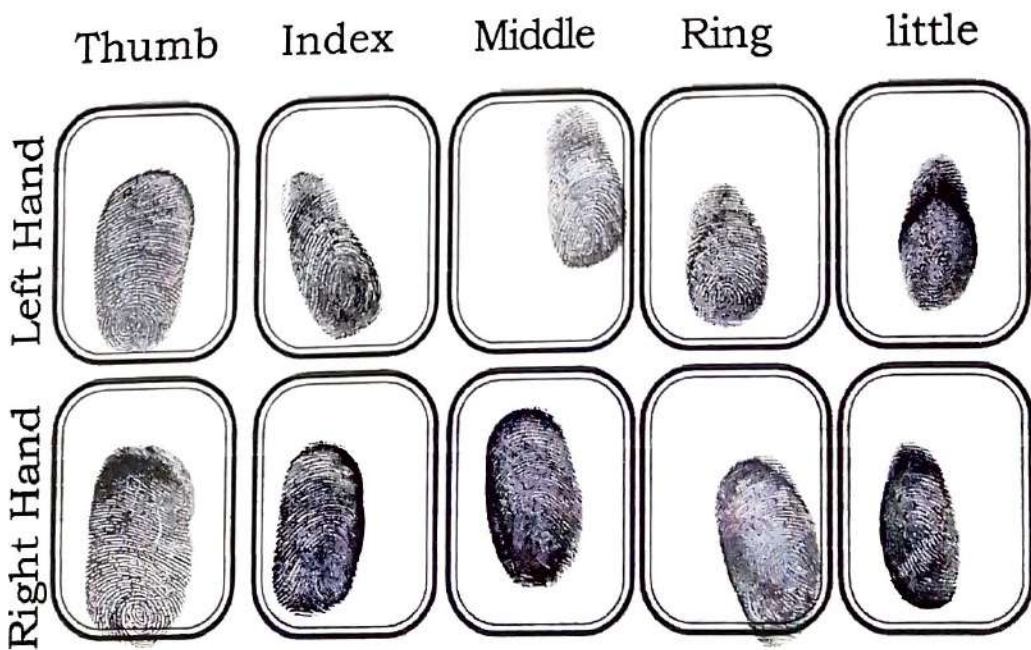
Srabanti Khan Manna
PARTNER

Roydeep Khum



Srabanti khar Manna

All the Above My 10 fingers impressions are Attested



Rajdeep Khem

All the Above My 10 fingers impressions are Attested

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



192026270104361488

J-2023/2026

GRN Details

GRN:	192026270104361488	Payment Mode:	SBI Epay
GRN Date:	17/06/2026 13:50:04	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	1829345305327	BRN Date:	17/06/2026 13:50:14
Gateway Ref ID:	CIIX3653976	Method:	State Bank of India NB
GRIPS Payment ID:	170620262010436147	Payment Init. Date:	17/06/2026 13:50:04
Payment Status:	Successful	Payment Ref. No:	2001352282/1/2026
			[Query No/* Query Year]

Depositor Details

Depositor's Name:	Mr Rajdeep Khan
Address:	sangatbazar
Mobile:	9564463144
Period From (dd/mm/yyyy):	17/06/2026
Period To (dd/mm/yyyy):	17/06/2026
Payment Ref ID:	2001352282/1/2026
Dept Ref ID/DRN:	2001352282/1/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount ()
1	2001352282/1/2026	Property Registration- Stamp duty	0030-02-103-003-02	35020
2	2001352282/1/2026	Property Registration- Registration Fees	0030-03-104-001-16	600
3	2001352282/1/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				35920

IN WORDS: THIRTY FIVE THOUSAND NINE HUNDRED TWENTY ONLY.



भारत सरकार
GOVERNMENT OF INDIA



हिमाद्री खान
Himadri Khan
जन्मतिथि/DOB: 14/02/1943
पुरुष/ MALE



3453 3178 0432

আমার আধার, আমার পরিচয়



भारतीय पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 09/09/2017

ঠিকানা:
এস/ও: মদন মোহন খান, সঙ্গত বাজার,
মেদিনীপুর (এম), পশ্চিম মেদিনীপুর,
পশ্চিম বঙ্গ - 721101

Address :
S/O: Madan Mohan Khan,
sangat bazar, Medinipur
(M), Paschim Medinipur,
West Bengal - 721101

3453 3178 0432



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

(Handwritten signature)

Major Information of the Deed

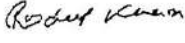
Deed No :	I-1003-02023/2026	Date of Registration	17/06/2026
Query No / Year	1003-2001352282/2026	Office where deed is registered	
Query Date	27/05/2026 12:44:38 PM	A.D.S.R. MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Shakti Pada Mishra Ballavpur Saraswati Mandir Lane, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, PIN - 721101, Mobile No. : 9434161077, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,61,76,578/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 600/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P.S.- Midnapore, Municipality: MIDNAPORE, Mouza: Mahatabpur, JI No: 178, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-910 (RS :-280/851)	LR-2909	Commercial	Dhani Doyem	10.4 Dec	1,20,94,638/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	LR-911 (RS :-280)	LR-2909	Commercial	Dhani Doyem	3.51 Dec	40,81,940/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
		TOTAL :		13.91Dec	0 /-	161,76,578 /-	
		Grand Total :		13.91Dec	0 /-	161,76,578 /-	

Land Lord Details :

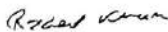
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Rajdeep Khan Son of Himadri Khan Executed by: Self, Date of Execution: 17/06/2026 , Admitted by: Self, Date of Admission: 17/06/2026 ,Place : Office	 17/06/2026	 LTI 17/06/2026	 17/06/2026

Sangatbazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: azxxxxxx7e, Aadhaar No: 72xxxxxxxx1607, Status :Individual, Executed by: Self, Date of Execution: 17/06/2026
Admitted by: Self, Date of Admission: 17/06/2026 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AISHIKA APARTMENT Sangatbazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Date of Incorporation XX-XX-2XX3 , PAN No.:: acxxxxxx0m, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Rajdeep Khan (Presentant) Son of Himadri Khan Date of Execution - 17/06/2026 , Admitted by: Self, Date of Admission: 17/06/2026, Place of Admission of Execution: Office	 Jun 17 2026 2:00PM	 Captured LTI 17/06/2026	 17/06/2026
	Sangatbazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: azxxxxxx7e, Aadhaar No: 72xxxxxxxx1607 Status : Representative, Representative of : AISHIKA APARTMENT (as Partners)			
2	Name	Photo	Finger Print	Signature
	Srabanti Khan Manna Wife of Rajdeep Khan Date of Execution - 17/06/2026 , Admitted by: Self, Date of Admission: 17/06/2026, Place of Admission of Execution: Office	 Jun 17 2026 1:50PM	 Captured LTI 17/06/2026	 17/06/2026
	Sangatbazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: cyxxxxxx4c, Aadhaar No: 61xxxxxxxx3790 Status : Representative, Representative of : AISHIKA APARTMENT (as Partners)			

Identifier Details :

Name	Photo	Finger Print	Signature
Himadri Khan Son of Madan Mohan Khan Sangatbazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101		 Captured	

	17/06/2026	17/06/2026	17/06/2026
Identifier Of Rajdeep Khan, Rajdeep Khan, Srabanti Khan Manna			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Rajdeep Khan	AISHIKA APARTMENT-10.4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Rajdeep Khan	AISHIKA APARTMENT-3.51 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Mahatabpur, JI No: 178, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 910, LR Khatian No:- 2909	Owner:রাজদীপ খান (পুং), Gurdian:মিঃমল্লী , Address:মহাভাবপুর , Classification:খাদি জাতি. Area:0.10400000 Acre,	Rajdeep Khan
L2	LR Plot No:- 911, LR Khatian No:- 2909	Owner:রাজদীপ খান (পুং), Gurdian:মিঃমল্লী , Address:মহাভাবপুর , Classification:খাদি জাতি. Area:0.03510000 Acre,	Rajdeep Khan

Endorsement For Deed Number : I - 100302023 / 2026

On 17-06-2026

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

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

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

Presented for registration at 13:57 hrs on 17-06-2026, at the Office of the A.D.S.R. MIDNAPORE by Rajdeep Khan ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,61,76,578/-

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

Execution is admitted on 17/06/2026 by Rajdeep Khan, Son of Himadri Khan, Sangatbazar, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business

Indetified by Himadri Khan, , , Son of Madan Mohan Khan, Sangatbazar, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

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

Execution is admitted on 17-06-2026 by Rajdeep Khan, Partners, AISHIKA APARTMENT, Sangatbazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Himadri Khan, , , Son of Madan Mohan Khan, Sangatbazar, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Execution is admitted on 17-06-2026 by Srabanti Khan Manna, Partners, AISHIKA APARTMENT, Sangatbazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Himadri Khan, , , Son of Madan Mohan Khan, Sangatbazar, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 600.00/- (E = Rs 600.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/06/2026 1:50PM with Govt. Ref. No: 192026270104361488 on 17-06-2026, Amount Rs: 600/-, Bank: SBI EPay (SBIEPay), Ref. No. 1829345305327 on 17-06-2026, Head of Account 0030-03-104-001-16

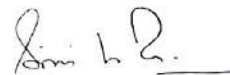
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 35,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3310, Amount: Rs.5,000.00/-, Date of Purchase: 17/06/2026, Vendor name: Soumen Kr Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/06/2026 1:50PM with Govt. Ref. No: 192026270104361488 on 17-06-2026, Amount Rs: 35,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 1829345305327 on 17-06-2026, Head of Account 0030-02-103-003-02



Sisir Kumar Bera
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1003-2026, Page from 43582 to 43616

being No 100302023 for the year 2026.



Sisir Kumar Bera

Digitally signed by Sisir Kumar Bera
Date: 2026.06.18 13:10:28 +05:30
Reason: Digital Signing of Deed.

(Sisir Kumar Bera) 18/06/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
West Bengal.