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পশ্চিমবঙ্গ পश्चिम बंगाल WEST BENGAL

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Certified that the documents to admitted to Registration and the endorsement sheets and the signature sheet/s attached with this documents are the part of this documents.



Sub-Registrar
Panskura

04 OCT 2024

AGREEMENT FOR DEVELOPMENT

This Indenture of development agreement is made before ADSRO

Panskura, on 4th day of October, 2024

A.D.

Conted...p/2

2018
20/9/28

ADVOCATE
MADRAS CIVIL COURT
BY ASSOCIATION ROOM III
MOBILE: 9842465961

Handwritten text in a non-Latin script, possibly Tamil or Malayalam, which is mostly illegible due to fading and blurring.



Add. Dist. Sub-Registrar
Panskura, Purba Medinipur

04 OCT 2024

IN BETWEEN

(1)DR SUSIL KUMAR MAITI (PAN- ADSPM4626K) (Aadhaar: 3992 7030 3918) S/O LATE PASHUPATI MAITI, by faith- HINDU, by Nationality Indian, by Occupation-MEDICAL PRACTITIONER, residing at VILLAGE & P.O. BALIDANGRI P.S. PANSKURA, DISTRICT: PUREA MEDINIPORE, **PIN- 721139**,

(2)DR ASIM KUMAR MAITI (PAN- ADRPM7571N) (Aadhaar: 6475 4028 6616) S/O LATE PASHUPATI MAITI, by faith- HINDU, by Nationality Indian, by Occupation-MEDICAL PRACTITIONER, residing at B.T. COLLEGE ROAD, SPANDAN LANE, P.O. RABINDRANAGAR, P.S. KOTIYALI, DISTRICT: PASCHIM MEDINIPORE, **PIN- 721101**,

(3)SRI SUPRABHAT MAITI (PAN- ATLPM9884E) (Aadhaar: 5563 5010 8408) S/O LATE PASHUPATI MAITI, by faith- HINDU, by Nationality Indian, by Occupation- SERVICE, residing at VILLAGE BAHARGRAM & P.O. PANSKURA R.S. P.S. PANSKURA, DISTRICT: PURBA MEDINIPORE, **PIN- 721152** hereinafter called & referred as the "**LAND OWNER(S)**";

(which term of expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, successors in interest and/or assigns) of the **FIRST PARTIES**.

AND

"SEFALI COMPLEX" a partnership firm, (**PAN- AFGFS 5796 G**) having its registered office at Vill.:- & P.O.:- Uttar Mechogram, P.S.- Panskura, Dist.-Purba Medinipur, W.B. Pin-721139 being represented by its authorized Partners (1) **SRI MOULIK CHOWDHURY** (PAN:BELPC4989Q), (Adhaar No:790401308980) s/o Arup Chowdhury, by creed Hindu by occupation business, at present residing at Vill.:- Uttar Mechogram, P.O.:-Uttar Mechogram, P.S.- Panskura, Dist.-Purba Medinipur, W.B. **Pin-721139 AND (2) SRI**

SUBRATA KUMAR DAS (PAN:AICPD3950G), (Adhaar No:729549042422) S/o Hari Sadhan Das, by creed Hindu by occupation business, at present residing at Vill.:- Dakshin Mechogram, P.O.:-Uttar Mechogram, P.S.- Panskura, Dist.-Purba Medinipur, W.B. **Pin-721139, AND (3) SRI CHANDAN JANA** son of SUBHAS JANA (PAN- AIIPJ 6407C) (Aadhaar: 6364 2315 9073) by creed Hindu, by occupation business, at present residing at Vill.:- Kanasi, Brindaban Chak, P.O.:-Maguri Jagannathchak, P.S.- Panskura, Dist.- Purba Medinipur, W.B. **Pin-721152** hereinafter called and referred to collectively as the "**DEVELOPER/BUILDER**" (which term or expression shall unless excluded by inconsistent with or repugnant to the subject or context be deemed to mean and include its legal heirs, executors, administrators, legal representatives and assigns) being the party of the **SECOND PART.**

WHEREAS

the Owner(s)/First Parties are the joint Owners lawfully seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of the property more fully described in the 'A' schedule herein below by virtue of Registered Deed of Gift, as well as intestate succession now free from all encumbrances, attachments, liens and lispendens whatsoever;

AND WHEREAS

ALL THAT MOKARARI MOURASHI LAND RECORDED AS PARTLY BASTU, PARTLY JOL/JALJOMI MENTIONED IN THE TABLE HEREUNDER :

| | | | | |
|----------|----------|-----------------------------------|---|----------------------------------|
| R.S. Dag | L.R. Dag | Mouza- Bahargram (J.L.)- 76 | P.S. Panskura Dist. Purba Medinipur | Area of land (classification) |
|----------|----------|-----------------------------------|---|----------------------------------|

| | | | | |
|-----|------------|-----------------------------------|------|------------------------|
| 235 | 285 | Mouza- Bahargram (J.L.)- 76 | -do- | 12 Decimals (Jol) |
| 236 | 286 | Mouza- Bahargram (J.L.)- 76 | -do- | 07 Decimals (Jol) |
| 237 | 287 | Mouza- Bahargram (J.L.)- 76 | -do- | 05 Decimals (Bastu) |
| 658 | 534 | Mouza- Bahargram (J.L.)- 76 | -do- | 23 Decimals (Jol) |
| 657 | 535 | Mouza- Bahargram (J.L.)- 76 | -do- | 05Decimals (Jol) |
| 656 | 536 | Mouza- Bahargram (J.L.)- 76 | -do- | 06 Decimals (Jol) |
| 655 | 541 | Mouza- Bahargram (J.L.)- 76 | -do- | 16 Decimals (Bastu) |
| 654 | 537 | Mouza- Bahargram (J.L.)- 76 | -do- | 15 Decimals (Bastu) |
| 651 | 540 | Mouza- Bahargram (J.L.)- 76 | -do- | 10 Decimals (Jol) |

above all land comprised in above mentioned Plots published under old LR Khatian No. 519, within **Mouza Bahargram**, J.L. No. 076, within the ambit of Panskura Municipality, Ward No. 008, Police Station Panskura, District Purba Medinipore, PIN- 721152 including all sorts of easement rights and amenities of the adjacent Road originally belonged to recorded



owner(s) **SRI PASHUPATI MAITI** son of Late Bisheswar MAITI hereinafter collectively referred as the "said property", fully described in the 'A' schedule herein, his name was also published in the R.S. Record of right in respect of the said R.S. Plots as "Raiyat" under the State of West Bengal.

AND WHEREAS

While said **SRI PASHUPATI MAITI** was in possession of his said properties, he in consideration of natural love and affection conveyed and transferred ALL THAT piece and parcel of Bastu land measuring **16 Decimals** comprised in **R.S. Dag No. 655, L.R. Dag No. 541**, ALL THAT piece and parcel of Jol measuring **08 Decimals** out of 10 Decimals comprised in **R.S. Dag No. 651, L.R. Dag No. 540**, ALL THAT piece and parcel of Bastu land measuring **15 Decimals** comprised in **R.S. Dag No. 654, L.R. Dag No. 537**, ALL THAT piece and parcel of Bastu land measuring 1893 sq. feet two storied house property comprised in **R.S. Dag No. 655, L.R. Dag No. 541**, appertaining to old LR Khatian No. 519, within Mouza Bahargram, J.L. No. 076, within the ambit of Panskura Municipality, Ward No. 008, Police Station Panskura, District Purba Medinipore, PIN- 721152 in favour of his beloved son **SRI ASIM KUMAR MAITI** by virtue of **Registered Deed of Gift dated 16th November 2005, registered before ADSRO Panskura, recorded in Book No. I, being No. 5454 for the year 2005;**

AND WHEREAS

While said **SRI PASHUPATI MAITI** was in possession of his residue property, he bequeathed his last WILL & Testament in respect of land measuring about **23 Decimals comprised in R.S. Dag No. 658** in favour of his wife **SMT GOURIRANI MAITI** w/o Sri PASHUPATI MAITI by virtue of a Registered Deed of WILL dated 26th September, 2011 registered before A.D.S.R.



TAMLUK registered in Book No. III, CD Volume No. 1, Pages from 47 to 58, being No. 00009 for the year 2011, which has been mentioned in the Schedule (**GAA**) of the said "Will" ;

AND WHEREAS

SRI PASHUPATI MAITI also bequeathed his last WILL & Testament in respect of land measuring about **12 Decimals comprised in R.S. Dag No. 235, AND 07 Decimals comprised in R.S. Dag No. 236, AND 05 Decimals comprised in R.S. Dag No. 237,** in favour of his son **SRI SUSIL KUMAR MAITI** s/o Sri PASHUPATI MAITI by virtue of said Registered Deed of WILL dated 26th September, 2011 registered before A.D.S.R. TAMLUK registered in Book No. III, CD Volume No. 1, Pages from 47 to 58, being No. 00009 for the year 2011, which has been mentioned in the Schedule (**KAA**) of the said "Will" ;

AND WHEREAS

SRI PASHUPATI MAITI also bequeathed his last WILL & Testament in respect of land measuring about **09 Decimals with building comprised in R.S. Dag No. 655, AND 06 Decimals comprised in R.S. Dag No. 656, AND 05 Decimals comprised in R.S. Dag No. 657,** in favour of his son **SRI SUPRABHAT MAITI** s/o Sri PASHUPATI MAITI by virtue of said Registered Deed of WILL dated 26th September, 2011 registered before A.D.S.R. TAMLUK registered in Book No. III, CD Volume No. 1, Pages from 47 to 58, being No. 00009 for the year 2011, which has been mentioned in the Schedule (**KHA**) of the said "Will" ;



AND WHEREAS

The said Testator PASHUPATI MAITI died on 31.07.2013, and after demise of said PASHUPATI MAITI the Executor of the said WILL namely Sri SUSIL KUMAR MAITI filed a Probate application to obtain Probate of the said WILL before District Delegate Civil Judge (Senior Division) 1st Court, Tamruk, being Probate application/ Case No. 10 of 2016 ;

AND WHEREAS On 20.04.2021 said Ld. Court of District Delegate Civil Judge (Senior Division) 1st Court, Tamruk was pleased to pass Final Order (Order No. 46) Granting the said Probate of last WILL of Testator PASHUPATI MAITI, thereafter assessed duty monies of the said Probate Case have been deposited by the applicant and accordingly on 07/01/2022 said Probate Case disposed in final form ;

AND WHEREAS

By virtue of said Probate said beneficiary **SMT GOURIRANI MAITI** has acquired good, perfect clean and absolute marketable title to the "said property" viz. ALL THAT Mokarari Mourashi land measuring about **23 Decimals** comprised in **R.S. Dag No. 658** corresponding to **L.R. Dag No. 534**, appertaining to old LR Khatian No. 519, within Mouza Bahargram, J.L. No. 076, within the ambit of Panskura Municipality, Ward No. 008, Police Station Panskura, District Purba Medinipore, PIN- 721152 ;

AND WHEREAS

By virtue of said Probate said beneficiary **SRI SUSIL KUMAR MAITI** has acquired good, perfect clean and absolute marketable title to the **12 Decimals comprised in R.S. Dag No. 235, AND 07 Decimals comprised in R.S. Dag No. 236, AND 05 Decimals comprised in**



R.S. Dag No. 237, appertaining to old LR Khatian No. 519, within Mouza Bahargram, J.L. No. 076, within the ambit of Panskura Municipality, Ward No. 008, Police Station Panskura, District Purba Medinipore, PIN- 721152 ;

AND WHEREAS

By virtue of said Probate said beneficiary **SRI SUPRABHAT MAITI** has acquired good, perfect clean and absolute marketable title to the **09 Decimals with building comprised in R.S. Dag No. 655,** **AND 06 Decimals comprised in R.S. Dag No. 656,** **AND 05 Decimals comprised in R.S. Dag No. 657,** appertaining to old LR Khatian No. 519, within Mouza Bahargram, J.L. No. 076, within the ambit of Panskura Municipality, Ward No. 008, Police Station Panskura, District Purba Medinipore, PIN- 721152 ;

AND WHEREAS

Having absolutely acquired the said property said **SMT GOURIRANI MAITI** while was in possession of the "said property" she died intestate leaving behind Three sons **Dr. SUSIL KUMAR MAITI, Dr. ASIM KUMAR MAITI** and **SRI SUPRABHAT MAITI**, two married daughters **SM REKHA MAITI** and **SMT. KRISHNA MAL** as her legal heirs and successors according to Hindu Succession Act 1956, and the said legatees of said Late Gouri Rani Maiti have jointly acquired the title to the "said property" from their deceased mother as an intestate succession in equal share thereof ;

AND WHEREAS

Thereafter **Dr. SUSIL KUMAR MAITI, Dr. ASIM KUMAR MAITI, SRI SUPRABHAT MAITI, SM REKHA MAITI AND SMT. KRISHNA MAL** jointly having acquired the "said property" while

were in joint possession thereof said Sm Rekha MAITI and Smt. Krishna Mal jointly being beloved sisters conveyed and transferred the undivided **2/5th share** of the "said property" viz. ALL THAT MOKARARI MOURASHI LAND measuring about **23 Decimals** i.e. **9.20 Decimals** comprised in **R.S. Dag No. 658** corresponding to **L.R. Dag No. 534**, appertaining to old LR Khatian No. 519, within Mouza Bahargram, J.L. No. 076, within the ambit of Panskura Municipality, Ward No. 008, Police Station Panskura, District Purba Medinipore, PIN- 721152 in favour of their three beloved brothers Dr. SUSIL KUMAR MAITI, Dr. ASIM KUMAR MAITI, & SUPRABHAT MAITI by dint of a Registered Deed of Gift dated 11/04/2022 Registered before A.D.S.R. Panskura, registered in Book No. I, Volume No. 1111-2022, Pages from 63226 to 63238, being No. 1111- 03560 for the year 2022 ;

AND WHEREAS

Having acquired/ accepted the said property by dint of above said two Deed of Gift, Probate as well by way of intestate succession, **Dr. SUSIL KUMAR MAITI, Dr. ASIM KUMAR MAITI, & SRI SUPRABHAT MAITI** have mutated their respective names in the record of right of BL & LRO pertaining to their respective shares comprised in L.R. Dag Nos. **285, 286, 287, 534, 535, 536, 537, 540, 541** within Mouza Bahargram, J.L. No. 076, Police Station Panskura, District Purba Medinipor, under new mutated L.R. Khatian Nos. **4325 (SUSIL KUMAR MAITI) , 3935 (ASIM KUMAR MAITI), and 4314 (SUPRABHAT MAITI)** respectively, and their names with their respective shares pertaining to the respective DAG has published in the record of right as "Raiyat" under the State of West Bengal, and they are the owners and occupiers of the said properties, is free from all encumbrances;

AND WHEREAS

- SUSIL KUMAR MAITI converted the classification of the land measuring **0.0800 Acre** comprised in **L.R. Dag No. 534**, under Khatian No. 4325, of Mouza Bahargram, J.L.-76, within Police Station Panskura, Dist. Purba Medinipur from **"Jol" to "Bastu"** for dwelling purpose (according to 4 C of West Bengal Land Reforms Act 1955) from BL & LRO, Panskura- I, Purba Medinipur, vide Conversion Memo No. 1249/Con/Panskura-I dated 04/09/2024.

- SUSIL KUMAR MAITI converted the classification of the land measuring **0.1000 Acre** comprised in **L.R. Dag No. 285**, under Khatian No. 4325, of Mouza Bahargram, J.L.-76, within Police Station Panskura, Dist. Purba Medinipur from **"Jol" to "Bastu"** for dwelling purpose (according to 4 C of West Bengal Land Reforms Act 1955) from BL & LRO, Panskura- I, Purba Medinipur, vide Conversion Memo No. 1374/Con/Panskura-I/24 dated 25/09/2024.

- SUSIL KUMAR MAITI converted the classification of the land measuring **0.0200 Acre** comprised in **L.R. Dag No. 285**, **AND** land measuring 0.0700 Acre comprised in **L.R. Dag No. 286**, under Khatian No. 4325, of Mouza Bahargram, J.L.- 76, within Police Station Panskura, Dist. Purba Medinipur from **"Jol" to "Bastu"** for dwelling purpose (according to 4 C of West Bengal Land Reforms Act 1955) from BL & LRO, Panskura- I, Purba Medinipur, vide Conversion Memo No. 1375/Con/Panskura-I/24 dated 25/09/2024.



AND WHEREAS

➤ **ASIM KUMAR MAITI** converted the classification of the land measuring **0.0700 Acre** comprised in **L.R. Dag No. 534**, under Khatian No. 3935, of Mouza Bahargram, J.L.-76, within Police Station Panskura, Dist. Purba Medinipur from **“Jol” to “Bastu”** for dwelling purpose (according to 4 C of West Bengal Land Reforms Act 1955) from BL & LRO, Panskura- I, Purba Medinipur, vide Conversion Memo No. 1250/Con/Panskura-I dated 04/09/2024.

➤ **ASIM KUMAR MAITI** converted the classification of the land measuring **0.0800 Acre** comprised in **L.R. Dag No. 540**, under Khatian No. 3935, of Mouza Bahargram, J.L.-76, within Police Station Panskura, Dist. Purba Medinipur from **“Jol” to “Bastu”** for dwelling purpose (according to 4 C of West Bengal Land Reforms Act 1955) from BL & LRO, Panskura- I, Purba Medinipur, vide Conversion Memo No. 1372/Con/Panskura-I/24 dated 25/09/2024.

AND WHEREAS

➤ **SUPRABHAT MAITI** converted the classification of the land measuring **0.0800 Acre** comprised in **L.R. Dag No. 534**, under Khatian No. 4314, of Mouza Bahargram, J.L.-

76, within Police Station Panskura, Dist. Purba Medinipur from **"Jol" to "Bastu"** for dwelling purpose (according to 4 C of West Bengal Land Reforms Act 1955) from BL & LRO, Panskura- I, Purba Medinipur, vide Conversion Memo No. 1251/Con/Panskura-I dated 04/09/2024.

- SUPRABHAT MAITI converted the classification of the land measuring **0.0500 Acre** comprised in **L.R. Dag No. 535**, under Khatian No. 4314, of Mouza Bahargram, J.L.-76, within Police Station Panskura, Dist. Purba Medinipur from **"Jol" to "Bastu"** for dwelling purpose (according to 4 C of West Bengal Land Reforms Act 1955) from BL & LRO, Panskura- I, Purba Medinipur, vide Conversion Memo No. 1373/Con/Panskura-I /24 dated 25/09/2024.
- SUPRABHAT MAITI converted the classification of the land measuring 0.0600 Acre comprised in **L.R. Dag No. 536**, under Khatian No. 4314, of Mouza Bahargram, J.L.-76, within Police Station Panskura, Dist. Purba Medinipur from **"Jol" to "Bastu"** for dwelling purpose (according to 4 C of West Bengal Land Reforms Act 1955) from BL & LRO, Panskura- I, Purba Medinipur, vide Conversion Memo No. 1376/Con/Panskura-I /24 dated 25/09/2024.

AND WHEREAS

Land Owners herein have been continuing peaceful and vacant possession thereof & have been paying taxes to the all-appropriate authorities in respect of the said property;

AND WHEREAS

the Second party is the Developer-cum-Promoter and has been carrying on the business of construction of ownership Flats and Housing complex in different places of Panskura and with such the good will and credibility the Developer approached to the LAND OWNERS for

making construction of a BASEMENT+G+4 (AS WOULD BE SANCTIONED) (BLOCK-A, B & C) building over the said properties i.e. 'A' Schedule property of the LAND OWNERS at the cost of the Developer and the LAND OWNERS considering the bona-fide approach of the Developer agreed to accept of the proposal of the Developer against a prime condition that **the total nonrefundable consideration of Rupees total 9.0 Crores to be paid to the Land Owners herein within stipulated time mentioned hereinafter with three nos. residential self-contained fully furnished Apartment to be handed over to the Land Owners within the said proposed residential and commercial project** and the Developer has accepted the said all proposals of the Land Owners, also has agreed to pay said consideration to the land owners as well as agreed to make construction of a BASEMENT+G+4 (AS WOULD BE SANCTIONED) (BLOCK-A, B & C) building over the 'A' schedule property as would be sanctioned by the Panskura Municipality subject to condition that one registered Development power of attorney is to be registered in favour of the Developer by the Land Owners conferring all power to the Developer to alienate the Developer's allocation of the said proposed residential and commercial project and the both Parties herein also agreed upon all the terms and conditions as mentioned herein below and both the parties having accepted the said terms and conditions and for avoiding the future litigation, disputes, and controversies the parties herein named above have agreed to execute this Deed of development agreement on the following terms and conditions as mentioned below ;

AND WHEREAS after discussions amongst the parties herein the followings has been amicably settled in between the land owners, and the developer :

That the Developer will pay non-refundable consideration to the land Owners payable to each land owners according to proportion of their land share:



| LAND OWNERS | CONSIDERATION PAYABLE TO LAND OWNERS (NON-REFUNDABLE) |
|-----------------------|---|
| 1. SUSHIL KUMAR MAITI | Total Rupees: 9,00,00,000/- (Nine Crores) only |
| 2. ASHIM KUMAR MAITI | |
| 3. SUPRABHAT MAITI | |

(ii) That the BASEMENT+G+4 (AS WOULD BE SANCTIONED) buildings (BLOCK-A, B & C) construction work will be commenced on the demarcated "A" schedule property according to sanctioned plan at the cost of the Developer, And it is agreed and understood in between the parties herein that the Land Owner(s) will get possession & occupancy of the **Owner's allocation** of the said proposed building as mentioned hereinafter and the Developer is entitled to get ownership/possession and occupancy with full transferrable right upon the residue portion of the land & buildings (i.e. Developer's allocation) except said Owner's allocation which the developer is entitled to hold, sell, mortgage, alienate or make any kinds transfer against consideration on strength of Development Power of Attorney to be executed by the FIRST PARTIES/LAND OWNERS .

The developer herein in terms of the above said amicable settlement & understanding, and further the land owners, as well as the developer jointly agreed to record their all other mutually agreed terms and conditions of above said amicable contract and all the parties after having accepted each and every terms and conditions contained hereinafter and to avoid the future litigation and controversies jointly agreed to execute this Deed of development agreement on the following terms and conditions as mentioned below:-

NOW THIS DEED OF DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:-

- **DEFINITION:** Unless there is anything repugnant to the subject or context the Following terms will have the meaning assigned to them:-

OWNERS: shall mean The FIRST PARTIES named above **DR SUSIL KUMAR MAITI** (PAN-ADSPM4626K) S/O LATE PASHUPATI MAITI, residing at VILLAGE & P.O. BALIDANGRI P.S. PANSKURA, DISTRICT: PURBA MEDINIPURE, **PIN- 721139,**

DR ASIM KUMAR MAITI (PAN- ADRPM7571N) S/O LATE PASHUPATI MAITI, residing at B.T. COLLEGE ROAD, SPANDAN LANE, P.O. RABINDRANAGAR, P.S. KOTIYALI, DISTRICT: PASCHIM MEDINIPURE, **PIN- 721101,**

SRI SUPRABHAT MAITI (PAN- ATLPM9884E) S/O LATE PASHUPATI MAITI, residing at VILLAGE BAHARGRAM & P.O. PANSKURA R.S. P.S. PANSKURA, DISTRICT: PURBA MEDINIPURE, **PIN- 721152** hereinafter called & referred as the "**LAND OWNER(S)**", and their legal heirs, successors, administrators & assigns ;

- **DEVELOPER:** shall mean "**SEFALI COMPLEX**" a partnership firm, having its registered office at Vill.- & P.O.:- Uttar Mechogram, P.S.- Panskura, Dist.- Purba Medinipur, W.B. Pin-721139 being represented by its authorized Partners (1) **SRI MOULIK CHOWDHURY** (PAN:BELPC4989Q), (Adhaar No:790401308980) s/o Arup Chowdhury, by creed Hindu by occupation business, at present residing at Vill.:- Uttar Mechogram, P.O.:-Uttar Mechogram, P.S.- Panskura, Dist.-Purba Medinipur, W.B. **Pin-721139 AND (2) SRI SUBRATA KUMAR DAS** (PAN:AICPD3950G), (Adhaar No:729549042422) S/o Hari Sadhan Das, by creed Hindu by occupation business, at present residing at Vill.:- Dakshin Mechogram, P.O.:-Uttar Mechogram, P.S.- Panskura, Dist.-Purba Medinipur, W.B. **Pin-721139, AND (3) SRI CHANDAN JANA** son of SUBHAS JANA (PAN- AIIPJ 6407C) (Aadhaar: 6364 2315 9073) by creed Hindu, by occupation business, at present residing at Vill.:- Kanasi, Brindaban Chak, P.O.:- Maguri Jagannathchak, P.S.- Panskura, Dist.-Purba Medinipur, W.B. **Pin-721152.**

- **BUILDING:** shall mean 'A' Schedule mentioned property where the new BASEMENT+G+4 (AS WOULD BE SANCTIONED) (BLOCK-A, B & C) building will be constructed on the property will be named & known as "**SEFALI COMPLEX**";
- **BUILDING PLAN** shall mean the Plan as would be submitted to & sanctioned by **PANSKURA MUNICIPALITY** with revised if any.
- **ARCHITECT** shall mean such person or persons to be appointed by the Developer.
- **SALEABLE AREA** shall mean the covered portion and area of the building useable for private OR individual purpose not for common purpose;
- **INDEMNIFIED SHALL MEAN:** fully insulated from making any compensation against any legal responsibilities, risk, and loss for the action of the Developer ;

COMMON PORTIONS, FACILITIES AND AMENITIES shall include Lift, corridors, hallways, stair-ways, passage-ways, drive-ways, common lavatories, sewerage connection pump room, tube wells, underground water reservoir, septic tank, overhead water tank, water pump, lift and its landings (as per provisions of West Bengal Apartment Ownership Act 1972) motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the building.

1. OWNER'S ALLOCATION & CONSIDERATION:

OWNER'S CONSIDERATION: That the Owner(s) will receive non-refundable advance consideration of total Rupees 9,00,00,000/- (Nine Crore) from the date of execution and



registration of Development Agreement and Development Power of Attorney from the Developer herein, which is non-refundable to the Developer.

| CONSIDERATION Payable to Owners | Name of the Owner | Nonrefundable Consideration Amount |
|---------------------------------|----------------------|-------------------------------------|
| " | DR SUSIL KUMAR MAITI | Rs. 9,00,00,000/- (Nine Crore) only |
| " | DR ASIM KUMAR MAITI | |
| " | SRI SUPRABHAT MAITI | |

- The said consideration amount will be shared and distributed to the Owners/payee according to the measure of the land they individually have acquired, owned and possessed.

The Owners/ First Parties will get occupancy/possession of following Apartments/Units from the flowing portions of the proposed building:

| OWNER'S ALLOCATION: | Allotted to | Allotted Unit/Flat | Floor location | Area of the Unit |
|---------------------|---|--------------------|--------------------------------|------------------------------|
| " | DR SUSIL KUMAR MAITI, DR ASIM KUMAR MAITI & SRI SUPRABHAT MAITI | FLAT- G | 2 nd Floor Block- C | 817 (Built-up area approx..) |
| " | DR SUSIL KUMAR MAITI, DR ASIM KUMAR MAITI & SRI SUPRABHAT MAITI | FLAT- G | 3 rd Floor Block- C | 817 (Built-up area approx..) |
| " | DR SUSIL KUMAR MAITI, DR ASIM KUMAR MAITI & SRI SUPRABHAT MAITI | FLAT- G | 4 th Floor Block- C | 817 (Built-up area approx..) |

together with proportionate share of land beneath the said building and the common facilities and amenities as mentioned in the Schedule 'C' hereunder will be the exclusively Owner's allocation; The Owners/ First Parties herein after having verified the proposed sanction plan has decided to acquire said portions of the building according to their choice with their free will, consent and mutual understanding.

N.B. The Owner(s)/FIRST PARTIES will get the said owner's allocated Flats/Units from the said part or portion of the building to be constructed on the "A" schedule mentioned demarcated land & premises of the First Parties/Land owners herein.

**. DEVELOPER'S ALLOCATION OF THE BASEMENT+G+4
(AS WOULD BE SANCTIONED) (BLOCK-A, B & C)**

BUILDING - shall mean the remaining each & every Flats/Apartments/Units/shops/covered spaces/Garages **excluding the above mentioned OWNER'S ALLOCATION** of the proposed BASEMENT+G+4 (AS WOULD BE SANCTIONED) (BLOCK-A, B & C) Building, remaining all other Units, Flats/ Apartments from (all saleable Units of entire Project) residential Apartments of each floors, covered area, commercial Units, commercial covered spaces, covered Garage, open Car Parking area, Developer's reserved Parking area, Developer's reserved area etc. of the proposed BASEMENT+G+4 (AS WOULD BE SANCTIONED) (BLOCK-A, B & C) building to be constructed on the 'A' Schedule property together with proportionate share & interest of land underneath the proposed BASEMENT+G+4 (AS WOULD BE SANCTIONED) (BLOCK-A, B & C) building including all the common facilities and amenities as mentioned in the Schedule 'C' hereunder-would be the sole and exclusive allocation/portion of the Developer, which the Developer is solely entitled to hold OR sell, convey, alienate & make any kinds of Transfer to any Third Party buyer(s) against consideration by virtue of Development Power of Attorney ;



THE LAND OWNER(S) HEREBY DECLARE AND AGREED AS FOLLOWS:

- (i) That the FIRST PARTIES is the sole Owner(s) of the "A" schedule property, is free from all encumbrances, and save and except the Land Owner(s) herein no one have any claim, right, interest over the "A" schedule property;
- (ii) That the Owner(s) is absolutely seized and possessed of and/or well and sufficiently entitled to the said 'A' Schedule premises, there are no other legal claimants over the 'A' Schedule premises, and after having registered this Development Agreement the Owner(s) shall be bound to hand over vacant possession the 'A' Schedule to the Developer herein for the said proposed construction, however if during the construction any third Party claim arises in respect of the 'A' Schedule premises, or any hindrance arises from their part, in that case the Owner(s) shall take all responsibilities to satisfy his legitimate claim out of owner's allocation of the building hereinbefore mentioned and compensate his all damages out of his own fund & resources and the Owner(s) shall do, all acts, deeds and all relevant and necessary things and take all responsibilities & duties to enable the Developer for smooth development, construction and sell proceedings till completion of the projects.
- (iii) That all original documents on title of the 'A' Schedule premises will be remain in the possession of the Developer forever till full completion and sell of the entire project.
- (iv) That the said property is free from all encumbrances, lispences and the Owner(s) has marketable title in respect of the said premises.
- (v) That the said premises is free from all encumbrances charges, liens, lispens attachments, trusts, acquisitions, requisitions, whatsoever or howsoever.
- (vi) That there is no excess vacant land at the said premises within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.



- (vii) That there is no legal impediment for the Owner(s) to obtain the Certificate under Section 230 (A) (1) of the Indian Income Tax Act, 1961.

THE PARTIES HEREBY AGREED TO ACCEPT FOLLOWING TERMS & CONDITIONS:

- 1) That the Owner(s) shall grant exclusive right to the developer for construction of new BASEMENT+G+4 (AS WOULD BE SANCTIONED) (BLOCK-A, B & C) building and license to enter in to the premises with his work-men, and agents & shall handover the original copies of all relevant deeds, tax receipt, settlement records, ground rent receipts, if any to the developer & original Deed, tax at the time of this Development agreement and Development Power of Attorney.
- 2) That the Owner(s) has good and marketable title of the 'A' schedule property and it is free from all encumbrances.
- 3) That the Developer shall at his own cost prepare proposed building plan in the name of the Owner(s) for the purpose of multi storied building in conformity with the provisions of the West Bengal Town & Country Planning Act & the rules there under the building Regulation Act in respect of the "A" schedule property or from **Panskura Municipality** & shall submit the same on behalf of the Owner(s) before the authorities concerned (**Panskura Municipality**) for taking sanction of the building plan regarding the same & the developer also shall pay all costs, which will be required for the purpose of taking sanction for the building plan.
- 4) That the Developer shall sign on behalf of the Owner(s), the legally good acceptable proposed building plan for necessary submission of the same before the appropriate authority concerned & also Owner(s) shall swear Affidavit & indemnity Bond which may

be required for the purpose of obtaining sanction of building plan from the Panskura Municipality concerned & the Owner(s) shall also sign all papers/documents which may be required from time to time for completion of the construction of the multi storied building proposed to be constructed on the 'A' scheduled property.

- 5) That the Owner(s) shall hand over vacant possession of the 'A' schedule property to the Developer within three days from the date of Registration of this Agreement.

- 6) That the developer will construct the BASEMENT+G+4 (AS WOULD BE SANCTIONED) (BLOCK-A, B & C) building on the "A" Schedule property (as would be sanctioned from P.M.), and the Developer will complete the same within 60 (Sixty) months from the date of obtaining vacant possession of the "A" schedule premises after full demolishing the existing structures thereon,

- 7) The developer hereby agrees to develop or agrees to complete the construction work of the proposed building over the "A" schedule property as per sanction plan of Panskura Municipality with best and good materials as may be specified by the architect & structural engineer from time to time entirely at his own cost, expenses and his own finance and at his own risk and responsibility, and further that the Owner(s) shall hand over vacant possession of the 'A' schedule property to the Developer within three days from the date of Registration of this Agreement.

- 8) That the Developer shall construct and complete the said multi- storied building as per sanctioned plan and specifications mentioned hereunder and shall undertake full responsibility of the safety of the building to be completed and the Owner(s) shall not be any way responsible and be kept indemnified by the developer for any incident or accident which may occur in the said premises due to its construction activities and or faulty design and/or other anomaly or defect or default whatsoever and the Developer shall keep the Owner(s) fully indemnified at all times against any loss or damages which may be caused to the Owner(s) or anyone else due to any accident during and after construction or any unauthorized construction in deviation or the sanctioned plan and/or due to any other cause whatsoever.
- 9) The Owner(s) shall co-operate with the Developer for construction and completion of the said new BASEMENT+G+4 (AS WOULD BE SANCTIONED) (BLOCK-A, B & C) building at the said premises.
- 10) That as and when required, the Owner(s) shall sign or endorse all necessary papers, applications, documents and agreements which may be required by the Developer for getting financial assistances from the Bank or any other financial institution for obtaining the construction loan by the Developer, for obtaining the loans for purchase of the flats by the prospective purchaser/purchasers out of only Developer's portion or allocation without imposing any financial liability to the Owner(s). However the Developer and/or the prospective purchasers obtaining such loans shall fully be responsible for repayment of the same and also the liability concerning and touching to the said loans, the Owner(s) shall not be liable for repayment of the same or responsible fix the same excepting to give necessary consent in this regard. However, no mortgages or charges or encumbrances can be created on the Owner's share and allocation of the building by the Developer and the prospective purchasers for getting financial assistances as aforesaid for obtaining construction loan and/or purchase of flats.



- 11) That the constructed area for common use & common portions of the (BASEMENT+G+4 (AS WOULD BE SANCTIONED) (BLOCK-A, B & C) building shall be kept as common and the Owner(s) and his authorized legal heirs shall have rights thereof to enjoy the same with other Owner(s) / occupier's (with other intending Flat/Unit buyers).
- 12) That the Land Owner(s) herein shall not have any claim in future of any amount and money for entering in to this contract for sale cum development with the Developer for the proposed construction over the 'A' schedule property except the owner's allocation as indicated/mentioned herein before.
- 13) That the Developer shall get all transferable right over the remaining portions (Developer's allocation) of the proposed Building excluding the Owner's allocation as mentioned herein before with proportionate share of land underneath the building including the common portions, common facilities and amenities as mentioned in the Schedule "C" hereunder for his/its financial investment & resources for the construction of BASEMENT+G+4 (AS WOULD BE SANCTIONED) (BLOCK-A, B & C) storied building over the 'A' schedule land;
- 14) Common portions, amenities and facilities of the building on the said property (as mentioned in "C" schedule) including all right of common space & all other thing made for common purposes for all future co-occupants of the building.
- 15) That if required the Owner(s) shall execute & register proper instrument of transfer on duly stamped for conveyance in favour of the proposed purchasers in respect of the constructed area of the Developer's allocation selected, nominated & mentioned herein for the Developer, provided the Developer shall handover possession the owner's allocated



Flats/Units first in complete habitable/useable condition within the above mentioned stipulated time.

16) The building plan for construction of proposed multi storied building shall be prepared and signed by the Developer's appointed architect, engineer in conformity with building regulation of the Panskura Municipality and the existing by-laws of any of competent authority. That the Developer shall construct the entire construction of the proposed multi storied building as per plan sanctioned by the competent authority with best quality material without any compromise, and further the Developer also shall have every right to amalgamate the schedule mentioned demarcated landed property with adjacent land owner(s) for better positional, to build the BASEMENT+G+4 (AS WOULD BE SANCTIONED) (BLOCK-A, B & C) building with adequate light and airy on the Schedule mentioned premises.

17) That the Developer has every right to modify or alter the building plan, extension of time of the Building sanction plan & also shall have the right to submit supplementary plans in consultation with the Owner(s) for the purpose of completion of construction of the multi storied building over the 'A' schedule property & shall have every right to submit plan and to take delivery of the same in lawful manner from the Panskura Municipality or from any other competent authority & for the purpose any consent in writing or signature of the Owner(s) is required or by signing himself as Attorney of the Owner(s) herein, and if required, he shall be bound to sign the same & co-operate in all matters in respect of getting supplementary sanction of building plan, plans, written statements, petitions & all other documents which may be required for the court cases, if any. It is to be noted



that the Developer undertakes full responsibility and the Owner(s) shall not be anyway responsible and be kept indemnified by the developer for any incident or accident which might occur in the said premises due to its construction activities and or faulty design and /or other anomaly or defect or default whatsoever and the Developer shall keep the Owner(s) fully indemnified at all times against any loss or damages which may be caused to the Owner(s) or anyone else due to any accident during & after construction or any unauthorized construction in deviation of the sanctioned plan and/or due to any other cause whatsoever.

- 18) The Developer shall be entitled & have all legal right to enter in any agreement for sale and may take advance OR full consideration from any intending purchaser or purchasers of Flat/Apartments of the said BASEMENT+G+4 (AS WOULD BE SANCTIONED) (BLOCK-A, B & C) building out of said Developer's allocation and may enter into any package deal or arrangement in relation thereto in respect to the Developer's allocation.
- 19) That the Developer for construction of Building over the 'A' schedule property shall have every right to appoint suitable competent Architect, Civil Engineers, supervisors, labours, constructors, Mason, Electrician, Plumber or any person for the purpose of completion of the proposed building.
- 20) The Developer shall have every right to create Mortgage (Simple/Equitable) over the **Developer's allocation** of the proposed building with any financial institutions if required for loan to complete the said residential project.



21) That any amount received or receivable from the purchaser(s) or transferee against the sale of flats/apartments/commercial space/Garages/other spaces in the said BASEMENT+G+4 (AS WOULD BE SANCTIONED) (BLOCK-A, B & C) building out of developer's allocation shall be receivable by the developer only and until full disposal of Developer's allocation the Developer shall have absolute right and authority to operate building association, common rules, and regulations in his sole discretion and the scheme of transfer or sale, and the sale Deeds of the respective units shall be drawn up by the Developer's nominated Advocate, The Owner(s) hereby agreed to sign and execute all such transfer Deed or Deeds in favour of the proposed purchaser(s) if required.

That all costs, charges, expenses and fees payable for stamp duty, registration charges, Advocate's fees for all such deeds documents writings, agreements, conveyances shall be borne and paid by the respective purchaser(s) only.

22) That Neither the Owner(s) nor the Developer or any person occupying any portion of the said building whether in the owner's allocation or in the Developer's allocation shall use or permit to be used his portion or space for carrying on any illegal or immoral trade or activity inside the building or outside the building.

23) That the Owner(s) in no case shall be liable to pay any charges to any men & agent appointed by the Developer for the purpose of construction of multi storied building over the 'A' schedule property, in any manner whatsoever. For any dispute towards labour unrest etc. and any delay in handing over possession of Flats/Units to the prospective buyers out of Developer's allocation will be Developer's responsibility and the Developer shall be liable for all damages if any, for that matter the Owner(s) shall not be liable and responsible on that account.



- 24) That the Owner(s) shall always co-operate to the Developer whenever any co-operation is required to the best acceptable possible way, excepting any financial help.
- 25) That land Owner(s) hereby permitted and authorized the Developer named herein to sign, seal and to put all necessary signatures, for all future corresponding with the Panskura Municipality for obtaining Sanction Plan, modified sanction plan, as made plan, renewal of sanction plan and all necessary requirements to validate the sanction plan, or any affairs regarding the proposed building on his behalf and the land Owner(s) also undertakes to delegate such Powers to the Developer herein in the Development Power of Attorney.
- 26) That the Owner(s) shall pay entire rent & Taxes to the BL&LRO and Panskura Municipality of the "A" schedule property till delivery of the "A" schedule property to the Developer & after the completion of construction & handing over the possession of the flats to the Owner(s) & the prospective purchasers shall pay rent & taxes jointly to the Govt. & Panskura Municipality and shall be mutated in their names & there after shall pay all taxes, duties, etc. which are to be assessed by the B.L. & L.R.O. and Panskura Municipality or other authorities or any other authorities concerned. Necessary arrangement for Mutation etc. from the competent authority has to be arranged by the Developer.
- 27) That the Developer at its own cost & expenses shall develop the proposed building by engaging own men, labours and shall keep & stock building materials at the site of construction at his risk & responsibility. The Owner(s) shall authorize the Developer to do



all such acts/things which will be necessary for the purpose of completion of development work & shall grant powers/authorities as may reasonably require by his agent or nominee from time to time.

- 28) That after the completion of construction of the said multi storied building and after the sale of the all flats/Units etc. if any income tax is imposed out of **Developer's allocated Flats/Units** upon the Owner(s) on such accounts, the same shall be paid by the developer in full except the capital gain taxes imposed out of Owner's allocation.
- 29) That the sale deeds of the proposed flats/Units of the developer's allocation will be prepared and will be registered by the Law firm of the Developer.
- 30) That the Owner(s) after getting his respective allocated flats/shops of the BASEMENT+G+4 (AS WOULD BE SANCTIONED) (BLOCK-A, B & C) building shall enjoy the common areas, portions, other common amenities and facilities of the building together with other co-occupants with same right and liabilities.
- 31) That the Developer shall arrange to bring separate Electric connection and water connection for the use of each Units at Developer's cost.
- 32) In the event the Developer fails to complete the Project and unable to complete the payment of full consideration by the agreed-upon completion date, the Landowners shall provide written notice to the Developer specifying the nature of the default. The Developer shall have thirty (30) days from receipt of such notice to cure the default. If



the Developer fails to cure the default within this period, the Landowner may, at their option:

- The land owners will terminate this Agreement, resulting in the reversion of all rights, title, and interest in the Project back to the Landowners;
- After such termination, the Land owners may appoint new competent Developer to complete the project and sell-out the Units within the Project after refunding the invested amount of the Developer herein without interest and also after deducting the liquidated damages of the Land Owners [as would be settled between the Parties herein] ;

33) That after full completion of BASEMENT+G+4 (AS WOULD BE SANCTIONED) (BLOCK-A, B & C) building and handing over the same to the intending purchasers by way of sale, the flat owner's including the FIRST PARTIES will become the absolute Owner(s) of his respective flats together with the proportionate share of land underneath of 'A' schedule property and shall be collectively liable to bear all costs of maintenance of building, rent, taxes and other incidental cost or cases. For the purpose of such maintenance etc. it will be the responsibility of the developer to make necessary arrangement to form the society/association with the elective members of the respective Owner(s) of the flats etc. to arrange for required maintenance/development of the Housing Complex/building and handover the charges of regular maintenance etc. to the society after completion of the said building. Till such time the Maintenance, Security etc. will remain the entire responsibility of the Developer, however, reasonable charges for all such job will have to be borne by the respective Flat owners.

34) That if any accident occurs due to uses of Low grade materials or due to negligence on the part of Engineer or contractors during construction by the Developer for construction of

the multi storied building, in that case the Owner(s) shall not be liable for the same in any manner whatsoever. The Owner(s) shall not be held responsible for any such happenings and the Developer shall be fully responsible on that account, (if required developer will have to submit an indemnity Bond to that respect to the Owner(s) .

- 35) That if any dispute, controversies or difference of opinion arises during the entire process of this agreement, the parties shall try and settle the same amicably save and except what has been specifically stated in various paragraphs, all disputes/differences between the parties arising out of the meaning, construction or import of this agreement or all their rights and liabilities as per this agreement shall be adjudicated by the common Lawyer Advocate Ayan Sarkar or otherwise the parties hereto shall have the right to take legal action before the competent court of law against the parties for redressal.
- 36) In the event the Developer is prevented from and interfered with the proceeding of the construction work during the continuance of such construction work or prevented from starting the work of construction by any act on the part of the Owner(s) or owner's agent, servants, representatives or any person claiming any right under the Owner(s) , then and in that case the Developer shall have the right to realize or take refund of total amount invested/incurred by the Developer for construction over the "A" schedule property and all sums/capitals invested/incurred by the Developer for construction in the meantime together with interest at the rate of 9% per annum on the total amount and shall also be entitled claim damages and losses which the Developer may have suffered but the developer's right to sue for specific performance of contract shall remains unaffected. The condition will however, be applicable for specific timely performance/compliance of all applicable norms of present days joint developmental agreement is followed on the part of



the Developer. Any violation or non-compliance on the part of the Developer, the Owner(s) will also be entitled for damages as may be awarded by the joint arbitrator.

37)

FORCE MAJEURE

The Developer shall not be considered to be liable to any obligation hereunder to the extent that the performances of the relevant obligations are prevented by the existence of the force Majeure and shall be suspended from the obligations during the duration of the force Majeure as understood in law. Force Majeure shall mean flood, **pandemic**, earthquake, riot, war, tempest, civil commotion, strike and /or any other act or commission beyond the reasonable control of the Developer.

38) All courts within the limits of Tamluk, Purba Medinipur shall have the jurisdiction to entertain and determine all Actions, suits and proceedings arising out of these presents between the parties hereto.

39) The Original copy of this Development Agreement and Development Power of Attorney along with two registered Deed of Gift, Mother Deed, Probate of Will shall be retained by the Developer and the Developer will provide Certified true copy of this Deed to the Owner(s).

40) **POSSESSION**



That the Developer will start & complete the construction of BASEMENT+G+4 (AS WOULD BE SANCTIONED) (BLOCK-A, B & C) building within 60 (Sixty months) months from the date of taking approved sanctioned plan of buildings on the "A" schedule premises as mentioned hereinbefore, and also will deliver possession of the OWNER'S ALLOCATED FLATS/UNITS in the said building as complete habitable status and as per specifications mentioned (Schedule-B) hereinafter within said stipulated time, and the Developer shall also complete the payment of agreed full consideration as stated hereinbefore to the owners within three years from the date of sanction of the building Plan from the competent authority.

Whereas the time is the essence of this Contract. That the Developer shall have exclusive right of construction of the said BASEMENT+G+4 (AS WOULD BE SANCTIONED) (BLOCK-A, B & C) building without any interruption from the Owner(s) of his men or agents.

41)

DEVELOPMENT POWER OF ATTORNEY

After execution of this Agreement for Development, the Owner(s) will execute and register a Development Power of Attorney, appointing **the Developer above named** as his true and lawful attorney conferring the following powers including the power of sale, gift, Mortgage, Lease-out, let out and any kind of transfer of **developer's allocation/portion** in favour of the person(s), company, firm, Private or Govt., Bank etc. together with proportionate share of land underneath (without interfering the common road the easy movement of the vehicles), to submit and sign the sanction plan on behalf of the owner, to apply for mutation to Panskura Municipality and BL&LRO by signing any documents as required by the said authorities on behalf of the owner, pay Municipal and BL&LRO taxes on behalf of the owner, the and the Owner(s) unilaterally shall not be entitled to revoke the



development power of attorney which is the part of this Development agreement and if in any way the said power of Attorney is cancelled by the Owners, in that case said Power of Attorney will be deemed unrevoked, valid & subsisting until the Owner(s) pay above said full construction costs of the said buildings (as is where is basis) and all damages, special damages, accrued 9% interest per annum on total amount to the Developer, together with all other incidental damages and losses which may be borne by the prospective purchasers for completion of sale, otherwise the Developer's right cannot be debarred in any way to making constructions to complete the said project and sell out the entire Developer's allocations.

42)

ARBITIATION

That all disputes and differences between the parties hereto any way relating to this agreement and/or arising out of any provision hereof shall be referred to the at least 3 nos. of arbitrator for arbitration of the parties who must be practicing Advocates, the parties to such arbitration shall be held in accordance with the arbitration and reconciliation act 1996 or ANY OTHER ACT, which is enacted hereafter relating to arbitration and the decision of such arbitrator shall be final and binding on both the parties.



43)

EASEMENTS & LISENCE

The developer has acquired full right to use, access, enjoy and get all types of easements over the Zilla Parisad Road on the Eastern side of the proposed site for the purpose of proposed construction, and the Developer having acquired such easement right shall/may take sanction of the new buildings/project as would to be constructed on the "A" schedule property of the land Owner(s) treating it as primary access road of the proposed site for which land Owner(s) or any other person(s) have no right to object for doing the same in any manner. And the land Owner(s) as well as any other third parties shall have no legal right of causing any obstructions, obligations, disputes, injunctions in future from any Court of Law in respect of right of easement of the Developer over the said Zilla Parisad Road at the Eastern side of the "A" schedule property.



SCHEDULE - 'A' ABOVE REFERRED TO

(DESCRIPTION OF LAND & LARGER PREMISES WHERE BASEMENT+G+4 (AS WOULD BE SANCTIONED) (BLOCK-A, B & C) BUILDING WILL BE CONSTRUCTED)

ALL THAT piece and parcel of converted Bastu land and Recorded Bastu land being a composite block, measuring total about **97 Decimals** within Mouza Bahargram, J.L. No. 076, within the ambit of Panskura Municipality, Ward No. 008, Police Station Panskura, District Purba Medinipore, PIN- 721152 together with all sorts of easement right over the Zilla Parisad Road on the Eastern side of the said property::

The particulars of the land AND ownership of such land mentioned in the table hereunder:

| PROPERTY OF LAND OWNER no. 1 : SUSIL KUMAR MAITI | | |
|--|---------------------------------------|--------------------------------------|
| WITHIN Mouza- Bahargram (J.L.)- 76, P.S. Panskura Dist. Purba Medinipur | | |
| R.S. Dag | L.R. Dag | Area of land (classification) |
| 235 | 285 (L.R. Khatian No. 4325) | 12 Decimals (converted Bastu) |
| 236 | 286 (L.R. Khatian No. 4325) | 07 Decimals (converted Bastu) |
| 237 | 287 (L.R. Khatian No. 4325) | 05 Decimals (recorded Bastu) |
| 658 | 534 (L.R. Khatian No. 4325) | 08 Decimals (converted Bastu) |
| TOTAL AREA OF LAND <u>32 DECIMALS</u> | | |

AND

| PROPERTY OF LAND OWNER no. 2 : ASIM KUMAR MAITI | | |
|---|--------------------------------|-------------------------------|
| WITHIN Mouza- Bahargram (J.L.)- 76, P.S. Panskura Dist. Purba Medinipur | | |
| R.S. Dag | L.R. Dag | Area of land (classification) |
| 655 | 541 (L.R. Khatian No. 3935) | 07 Decimals (recorded Bastu) |
| 651 | 540 (L.R. Khatian No. 3935) | 08 Decimals (converted Bastu) |
| 654 | 537 (L.R. Khatian No. 3935) | 15 Decimals (recorded Bastu) |
| 658 | 534 (L.R. Khatian No. 3935) | 07 Decimals (converted Bastu) |
| TOTAL AREA OF LAND <u>37 DECIMALS</u> | | |

AND



| PROPERTY OF LAND OWNER no. 3 : SUPRABHAT MAITI | | |
|--|---------------------------------------|--------------------------------------|
| WITHIN Mouza- Bahargram (J.L.)- 76, P.S. Panskura Dist. Purba Medinipur | | |
| R.S. Dag | L.R. Dag | Area of land (classification) |
| 657 | 535 (L.R. Khatian No. 4314) | 05 Decimals (converted Bastu) |
| 656 | 536 (L.R. Khatian No. 4314) | 06 Decimals (converted Bastu) |
| 655 | 541 (L.R. Khatian No. 4314) | 09 Decimals (recorded Bastu) |
| 658 | 534 (L.R. Khatian No. 4314) | 08 Decimals (converted Bastu) |
| TOTAL AREA OF LAND <u>28 DECIMALS</u> | | |

Total 97 Decimals land is a composite block is being butted and bounded by as follows and more specifically delineated by colour RED in the annexed site Map/Plan:

On the North: - land of R.S. Plot 239 & other Plots;

On the South: - land of R.S. Plot 660 & other Plots;

On the East:- Zilla Parishad Road ;

On the West: land of R.S. Plot 663 & other Plots;

SCHEDULE "B" ABOVE REFERRED TO

(Particulars of specification for construction & finishing of the flats of OWNER'S ALLOCATION)

Specification

SPECIFICATION ON BUILDING MATERIAL:-

1. R.C.C. FRAME STRUCTURE.

CEMENT: ACC/ ULTRATECH/ NUVOCO CONCRETO/ JSW/ DALMIA

STEEL: TATA/ JINDAL/ SHYAM/ SRMB/ SAIL

2. **BRICK WALL** 5 " BOTH INSIDE & OUTSIDE WALL

3. **INSIDE PLASTER** 15 MM & OUTSIDE PLASTER 20 MM

4. **EXTERIOR** FINISHED WITH WEATHER PROOF PAINT (SHALIMAR/ BERGER/NAROLAC/ASIAN)

5. **INTERIOR FINISH:**

A. WALL PUTTY (JK/ SHALIMAR/BIRLA)

B. 2 COAT SILK PAINT FINISH ON 1 COAT PRIMER (SHALIMAR/ BERGER/ NAROLAC/ ASIAN)

6. **DOOR:** A) DOOR FRAME- NAHANIM WOOD

B) FLASH DOOR WITH SUNMICA FINISH

C) PVC DOOR IN TOILET & KITCHEN.

7. **WINDOW** : ANODISED ALUMINIUM WITH GLASS (SLIDING)

8. **BATH CUM TOILET**

A. ONE BASIN WITH ANGULAR & PILLER COCK IN EACH FLAT.

B. ONE PAN OR COMMUNE FITTING IN BATH-CUM-TOILET. (HINDWARE/ JOHNSON)

C. THREE WATER POINT IN BATH-CUM-TOILET.

A. COCK, B. COCK & P. COCK. (JAGUAR/ ESSCO)

D. DADO UPTO 6' WALL TILES & SMI GLAZED TILES ON FLOOR.

9. KITCHEN:

- A. ONE STEEL SINK WITH TAP IN EACH FLAT.
- B. TWO WATER POINT IN EACH KITCHEN.
- C. DADO WITH WALL TILES UPTO 3' ABOVE BLACK STONE COUNTER

10. **FLOOR FINISH:** 2'X2' VETRIFIED TILES FINISH WITH (JOHNSON/SOMANI)

11. ELECTRICAL:

ELECTRICAL SWITCHES: PRITY (P.C.)

ELECTRICAL WARE: FINOLEX / POLYCAB / KEI ANCHOR / CONA

ELECTRICAL POINTS: EACH BED ROOM: 3 LIGHT POINTS, 1 FAN POINT, 1 PLUG POINT

EACH LIVING/DINING ROOM: 2 LIGHT POINTS, 1 FAN POINT, 1 PLUG POINT

EACH KITCHEN: 1 LIGHT POINT, 1 EXHAUST FAN POINT, 1 PLUG POINT

EACH BATH-CUM-TOILET: 1 LIGHT POINT, 1 GY SER POINT

EACH BALCONY: 1 LIGHT POINT, 1 PLUG POINT

ONE CALLING BELL & SEPARATE METER BOX FOR EACH FLAT.

12. WATER SUPPLY & DRAINAGE:

A. SINTEX/ PLASTO WATER TANK ON THE ROOF.

B. 1 HP MOTOR & PUMP (2 NOS)

C. ALL OUTLET PIPES WITH WATER & SANITARY AREA WITH PVC PIPE.

13. **STAIRCASE:** MARBLE FINISH & S.S. RAILING.

14. **HARDWARE:** BRASS/S.S. HARDWARE FITTING OF REPUTED BRAND

N.B. EXTRA CHARGES WILL BE APPLICABLE FOR EXTRA WORK.

SCHEDULE "C" ABOVE REFERRED TO

(COMMON AREA AND COMMON FACILITIES OF THE SAID BASEMENT+G+4 (as would be sanctioned) (BLOCK-A, B & C) BUILDING

Common area means and includes the undivided proportionate share in land and in common space in the building as follows:

1. (a) Main stair case and landing, corridors/common passages of all the floors and right to

Use Electric Passenger Lift from Ground floor to Top Floor.

(b) All RCC columns, walls & passages.

2. (a) Main entrance gate, side-space, backspace and common passage leading to main entrance gate and top roof of the said ground plus four storied building.
(b) All entrances to & exit from the building with all installations of common use & utility.
3. Water Pump, overhead water tank and underground reservoir and supply pipe line, main distribution and Roof will be used for all Owner(s) for common purpose including T.V. antenna, Aerial, drying cloth, no further loading on the Roof will be allowed.
4. Drainage and Sewers, septic tank.
5. Water reservoir, Pump room, meter room,
6. Electric Meter Board & installations with electric fittings and Lift in common areas,
7. Such other common parts, areas, equipment, installations, fittings, fixtures and spaces in or about the said building as or necessary for passage to and occupancy of the flats in common without causing any disturbances to other co-occupiers of the said building.
8. Roof of the said building will be common for all flat/unit owner(s)/s for drying cloths or fixing T.V. Antenna as would be allotted/directed by the Developer.
9. A space for security man including a toilet will be constructed under the stair case of the building. In addition to the above-mentioned structures there shall be staircase and Lift room as common properties. A boundary wall with suitable numbers of iron gates will also be constructed to ensure protection of the co-occupants of the building.

SCHEDULE "D" ABOVE REFERRED TO

**COMMON EXPENSES WHICH THE LAND OWNER(S) AS WELL AS INTENDING
PURCHASER OR PURCHASERS OTHER CO-OCCUPANTS WITHIN THE BUILDING
SHALL HAVE TO BEAR**

- 1) The expenses of administration, maintenance, repair, replacement of Common Parts, equipment, necessaries, common areas and facilities including white washing, painting and decorating the exterior portion of all the said building, the gutters walls, entrances, the stair case, the landing, the boundary walls, entrance, the stair cases, the landing, the gutters, rain water pipes, motors, pumps, water, Gas Pipes, electric wirings, installations, sewers, drains, and other common parts, fixtures, fittings, and equipment, in under or upon all the building enjoyed or used in common by the purchaser(s) or other occupiers thereof.
- 2) The costs of cleaning, maintaining and lighting the main entrances, passages, landings, stair cases, and other parts of all the building as shall be enjoyed or used in common by the occupiers of the said Building.
- 3) Cost and charges reasonably enquired for the maintenance of the building and for keeping strict vigilance round the clock and other incidental expenses relating thereto.
- 4) The cost of decorating the exterior of the building.
- 5) The cost of repairing and maintenance of water pump, electrical installations, over lights, and service charges, and supplies of common, salaries of Guards, watch men, sweepers etc.
- 6) Insurance Premium, if any for insuring all the building against any damage due to earthquake, fire, lighting, civil common etc.



- 7) Municipality taxes, Multi-storied Tax, Service Tax, GST if any, and other similar taxes save those separately assessed on the respective FLAT/UNIT.
- 8) Litigation expenses as may be necessary for protecting the right and possession of the land and all building.
- 9) Such other expenses as are necessary or incidental for maintenance, upkeep and security of the building and Government duties, as may be determined by the Owner(s) and/or Unit Owner's Association, as shall be formed by the Unit Owner's Association thereof in accordance with the provisions of West Bengal Apartment Ownership Act, 1972 and bye laws thereof as amended from time to time being obligation on their part in the fullest legal sense of the term.
- 10) The share of the Purchaser/Purchasers in such common expenses shall be generally proportionate in accordance with the liability of the Unit hereunder sold as against the total amount as may be incurred in any of heads of such expenses in accordance with the proportion of the area within the same as against the total area the building to be covered there under.



IN WITNESS WHERE OF the parties here to have signed/subscribed and delivered these presents on the date month and year first above written.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF

WITNESSES:

1. Sudipta Chakraborti.
S/O Syamal K.R. Chakraborti.
vill P.O. Uttar Mechogson

সুদীপ্ত চক্রবর্তী
&
পুনিল কুমার মন্ডল

2. Utpal K.R. Mondal
Uluberia

Asim Kumar Mondal
Seprabhat Estate.

SIGNATURES OF THE FIRST PARTIES /LAND OWNERS

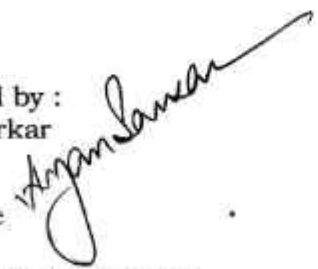
SEFALI COMPLEX
Moulin Chowdhury
Partner

SEFALI COMPLEX
Subrata Kumar Das
Partner

SEFALI COMPLEX
Chandan Jena
Partner

SIGNATURE OF THE SECOND PARTY /DEVELOPER/BUILDER

Prepared by :
Ayan Sarkar



Advocate
Howrah
E. No. W.B. 1873/2002
Mob: 9836246598

FINGER IMPRESSIONS



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

Signature of *Pussil Kumar Mahto*



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

Signature of *Asim Kumar Mahto*

FINGER IMPRESSIONS



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

Signature of *Seefrabbat Chate*












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

Signature of *Montix Chowdhury*


FINGER IMPRESSIONS



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

Signature of *Subrata Kumar Das*



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

Signature of *Chandan Jena*

SITE PLAN

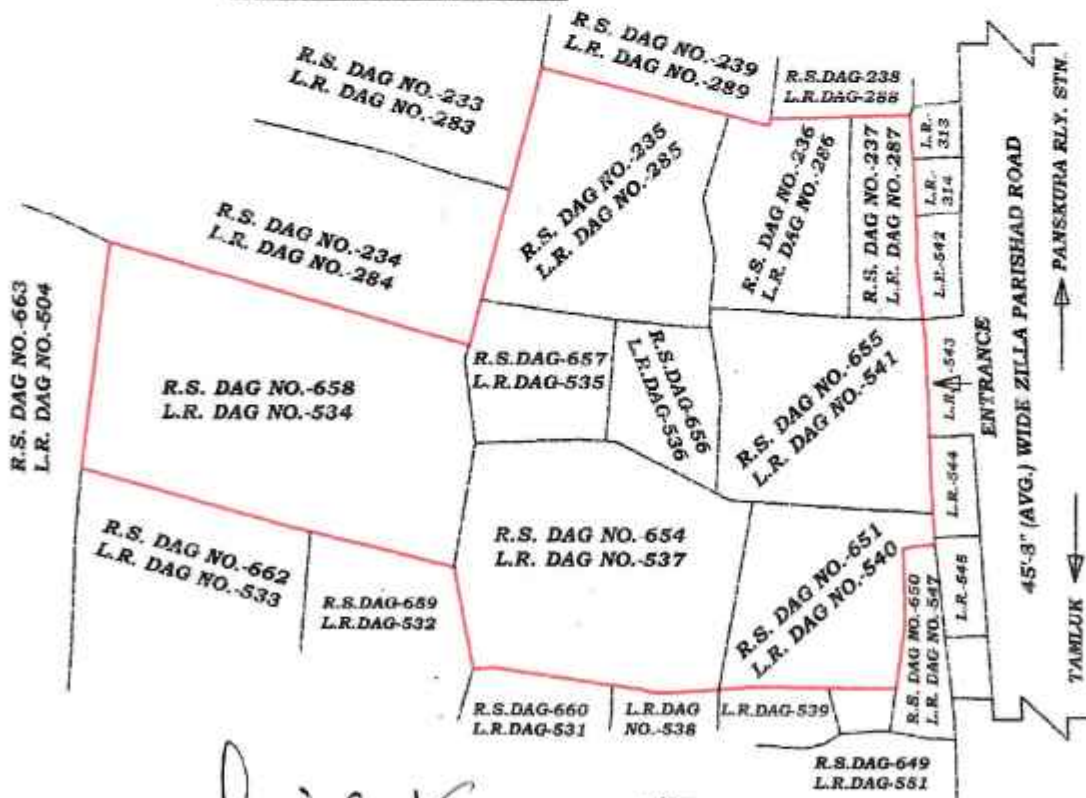
**OF "A" SCHEDULE PROPERTY FOR THE DEVELOPMENT AGREEMENT IN RESPECT OF
R.S. DAG NOS.-235, 236, 237, 658, 657, 656, 655, 654 & 651 ; L.R. DAG NOS.-285,
286, 287, 534, 535, 536, 541, 537 & 540 ; MOUZA- BAHARGRAM ; J.L. NO.-076 ; WARD
NO.-008 UNDER PANSKURA MUNICIPALITY ; P.S. PANSKURA ;
DISTRICT- PURBA MEDINIPORE ; PIN-721152.**

SCALE :- 1" = 65'-0"


AREA REFERENCE UNDER DEVELOPMENT AGREEMENT :-

| NAME OF LAND OWNER | R.S. DAG NO. | L.R. DAG NO. | AREA OF LAND | SUB-TOTAL |
|---|--------------|--------------|--------------|--------------------|
| SUSIL KUMAR MAITI | 235 | 285 | 12 DECIMALS | 32 DECIMALS |
| | 236 | 286 | 07 DECIMALS | |
| | 237 | 287 | 05 DECIMALS | |
| | 658 | 534 | 08 DECIMALS | |
| ASIM KUMAR MAITI | 655 | 541 | 07 DECIMALS | 37 DECIMALS |
| | 651 | 540 | 08 DECIMALS | |
| | 654 | 537 | 15 DECIMALS | |
| | 658 | 534 | 07 DECIMALS | |
| SUPRABHAT MAITY | 657 | 535 | 05 DECIMALS | 28 DECIMALS |
| | 656 | 536 | 06 DECIMALS | |
| | 655 | 541 | 09 DECIMALS | |
| | 658 | 534 | 08 DECIMALS | |
| GRAND TOTAL AREA OF LAND - SHOWN IN RED BORDER | | | | 97 DECIMALS |

DEVELOPER / BUILDER :- "SEFALI COMPLEX"- REPRESENTED BY IT'S AUTHORIZED PARTNERS :- 1) SRI MOULIK CHOWDHURY, 2)SRI SUBRATA KUMAR DAS & 3) SRI CHANDAN JANA.



Smil Kumar Maith
Asim Kumar Maith
Suprabhat Maith

COPY BY: 
D.K. JANA
L.R.S. OF H.E.P
REGN. NO. 1800D



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



192024250240384331

GRN Details

| | | | |
|-------------------|---------------------|---------------------|---------------------|
| GRN: | 192024250240384331 | Payment Mode: | Online Payment |
| GRN Date: | 04/10/2024 08:17:20 | Bank/Gateway: | State Bank of India |
| BRN : | CK00DZUBB5 | BRN Date: | 04/10/2024 08:19:28 |
| GRIPS Payment ID: | 041020242024038432 | Payment Init. Date: | 04/10/2024 08:17:20 |
| Payment Status: | Successful | Payment Ref. No: | 2002638445/2/2024 |

[Query No*/Query Year]

Depositor Details

| | |
|---------------------------|---|
| Depositor's Name: | SUSHIL KUMAR MATI |
| Address: | BALIDANGRI |
| Mobile: | 9735987617 |
| Depositor Status: | Others |
| Query No: | 2002638445 |
| Applicant's Name: | Mr Sudipta Chakraborty |
| Identification No: | 2002638445/2/2024 |
| Remarks: | Sale, Development Agreement or Construction agreement |
| Period From (dd/mm/yyyy): | 04/10/2024 |
| Period To (dd/mm/yyyy): | 04/10/2024 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|--------------|
| 1 | 2002638445/2/2024 | Property Registration- Stamp duty | 0030-02-103-003-02 | 75040 |
| 2 | 2002638445/2/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 35 |
| | | | Total | 75075 |

IN WORDS: SEVENTY FIVE THOUSAND SEVENTY FIVE ONLY.

PAID

Major Information of the Deed

| | | | |
|--|---|---|------------|
| Deed No : | I-1111-08162/2024 | Date of Registration | 04/10/2024 |
| Query No / Year | 1111-2002638445/2024 | Office where deed is registered | |
| Query Date | 03/10/2024 9:49:34 PM | A.D.S.R. PANSKURA, District: Purba Midnapore | |
| Applicant Name, Address & Other Details | Sudipta Chakraborty Uttar Mechogram, Thana : Panskura, District : Purba Midnapore, WEST BENGAL, PIN - 721139, Mobile No. : 9735987617, Status : Solicitor firm | | |
| Transaction | | Additional Transaction | |
| [0110] Sale, Development Agreement or Construction agreement | | [4308] Other than Immovable Property, Agreement [No of Agreement : 4] | |
| Set Forth value | | Market Value | |
| Rs. 1,94,00,000/- | | Rs. 6,01,41,381/- | |
| Stamp duty Paid(SD) | | Registration Fee Paid | |
| Rs. 75,140/- (Article:48(g)) | | Rs. 35/- (Article:E, E) | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area) | | |







Land Details :

District: Purba Midnapore, P.S:- Panskura, Municipality: PANSHKURA, Road: Tamluk Panskura Main Rd, Mouza: Bahirgram, JI No: 76, Pin Code : 721152

| 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-285 (RS :-235) | LR-4325 | Bastu | Jal/Jaljami | 12 Dec | 24,00,000/- | 45,36,972/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, |
| L2 | LR-286 (RS :-) | LR-4325 | Bastu | Jal/Jaljami | 7 Dec | 14,00,000/- | 26,46,567/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, |
| L3 | LR-287 (RS :-237) | LR-4325 | Bastu | Bastu | 5 Dec | 10,00,000/- | 18,90,405/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, |
| L4 | RS-658 | RS-4325 | Bastu | Jal/Jaljami | 8 Dec | 16,00,000/- | 33,43,032/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, |
| L5 | RS-655 | RS-3935 | Bastu | Bastu | 7 Dec | 14,00,000/- | 58,03,871/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, |
| L6 | RS-651 | RS-3935 | Bastu | Jal/Jaljami | 8 Dec | 16,00,000/- | 66,32,995/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, |
| L7 | RS-654 | RS-3935 | Bastu | Bastu | 15 Dec | 30,00,000/- | 1,24,36,866/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, |

| | | | | | | | | |
|----------------------|--------|---------|-------|-------------|----------------|----------------------|----------------------|---|
| L8 | RS-658 | RS-3935 | Bastu | Jal/Jaljami | 7 Dec | 14,00,000/- | 29,25,153/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, |
| L9 | RS-657 | RS-4314 | Bastu | Jal/Jaljami | 5 Dec | 10,00,000/- | 41,45,622/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, |
| L10 | RS-656 | RS-4314 | Bastu | Jal/Jaljami | 6 Dec | 12,00,000/- | 49,74,746/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, |
| L11 | RS-655 | RS-4314 | Bastu | Bastu | 9 Dec | 18,00,000/- | 74,62,120/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, |
| L12 | RS-658 | RS-4314 | Bastu | Jal/Jaljami | 8 Dec | 16,00,000/- | 33,43,032/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road, |
| | | | | | TOTAL : | 97Dec | 194,00,000 /- | 601,41,381 /- |
| Grand Total : | | | | | 97Dec | 194,00,000 /- | 601,41,381 /- | |

Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|--|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Dr Susil Kumar Maiti (Presentant) Son of Late Pashupati Maiti Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office |  <small>04/10/2024</small> |  <small>LTI</small> <small>04/10/2024</small> <small>Captured</small> |  <small>04/10/2024</small> |
| Village:- Balidangri, P.O:- Balidangri, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721139 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: adxxxxx6k, Aadhaar No: 39xxxxxxxx3918, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office | | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Dr Asim Kumar Maiti Son of Late Pashupati Maiti Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office |  <small>04/10/2024</small> |  <small>LTI</small> <small>04/10/2024</small> <small>Captured</small> |  <small>04/10/2024</small> |

Village:- B T College Road, P.O:- Rabindranagar, P.S:-Kotwali
 , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu,
 Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: adxxxxx1n,
 Aadhaar No: 64xxxxxxxx6616, Status :Individual, Executed by: Self, Date of Execution:
 04/10/2024
 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office










| 3 | Name | Photo | Finger Print | Signature |
|---|--|---|---|--|
| | Shri Suprabhat Maiti Son of Late Pashupati Maiti Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office |  |  Captured |  |
| | | 04/10/2024 | LTI 04/10/2024 | 04/10/2024 |



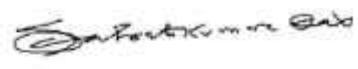



Village:- Bahargram, P.O:- Panskura R S, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721152 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: atxxxxx4e, Aadhaar No: 55xxxxxxxx8408, Status :Individual, Executed by: Self, Date of Execution: 04/10/2024 , Admitted by: Self, Date of Admission: 04/10/2024 ,Place : Office

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Sefali Complex Village:- Uttar Mechogram, P.O:- Uttar Mechogram, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721139 Date of Incorporation:XX-XX-2XX4 , PAN No.:: afxxxxx6g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | | | | | | | | | | |
|---|---|---|--|--------------|-----------|---|---|---|--|--|-------------------|-------------------|------------|
| 1 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Shri Moulik Chowdhury Son of Shri Arup Chowdhury Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office</td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td></td> <td>Oct 4 2024 3:08PM</td> <td>LTI 04/10/2024</td> <td>04/10/2024</td> </tr> </tbody> </table> <p>Village:- Uttar Mechogram, P.O:- Uttar Mechogram, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721139, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: bexxxxx9q, Aadhaar No: 79xxxxxxxx8980 Status : Representative, Representative of : Sefali Complex (as Partner)</p> | Name | Photo | Finger Print | Signature | Shri Moulik Chowdhury Son of Shri Arup Chowdhury Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office |  |  Captured |  | | Oct 4 2024 3:08PM | LTI 04/10/2024 | 04/10/2024 |
| Name | Photo | Finger Print | Signature | | | | | | | | | | |
| Shri Moulik Chowdhury Son of Shri Arup Chowdhury Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office |  |  Captured |  | | | | | | | | | | |
| | Oct 4 2024 3:08PM | LTI 04/10/2024 | 04/10/2024 | | | | | | | | | | |

| 2 | Name | Photo | Finger Print | Signature |
|---|--|---|--|--|
| | Shri Subrata Kumar Das Son of Shri Harisadhan Das Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office |  <small>Oct 4 2024 3:08PM</small> |  Captured <small>LTI 04/10/2024</small> |  <small>04/10/2024</small> |
| Village:- Dakshin Mechogram, P.O:- Uttar Mechogram, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721139, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: aixxxxxx0g, Aadhaar No: 72xxxxxxxx2422 Status : Representative, Representative of : Sefali Complex (as Partner) | | | | |
| 3 | Name | Photo | Finger Print | Signature |
| | Shri Chandan Jana Son of Shri Subhas Jana Date of Execution - 04/10/2024, , Admitted by: Self, Date of Admission: 04/10/2024, Place of Admission of Execution: Office |  <small>Oct 4 2024 3:09PM</small> |  Captured <small>LTI 04/10/2024</small> |  <small>04/10/2024</small> |
| Village:- Kanasi Brindabanchak, P.O:- Maguri Jagannathchak, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: aixxxxxx7c, Aadhaar No: 63xxxxxxxx9073 Status : Representative, Representative of : Sefali Complex (as Partner) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|--|--|---|
| Mr Sudipta Chakraborti Son of Mr Syamal Kumar Chakraborti Village:- Uttar Mechogram, P.O:- Uttar Mechogram, P.S:- Panskura, District:- Purba Midnapore, West Bengal, India, PIN:- 721139 |  <small>04/10/2024</small> |  Captured <small>04/10/2024</small> |  <small>04/10/2024</small> |
| Identifier Of Dr Susil Kumar Maiti, Dr Asim Kumar Maiti, Shri Suprabhat Maiti, Shri Moulik Chowdhury, Shri Subrata Kumar Das, Shri Chandan Jana | | | |

| Transfer of property for L1 | | |
|------------------------------|----------------------|---------------------------|
| SI.No | From | To. with area (Name-Area) |
| 1 | Dr Susil Kumar Maiti | Sefali Complex-12 Dec |
| Transfer of property for L10 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Shri Suprabhat Maiti | Sefali Complex-6 Dec |
| Transfer of property for L11 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Shri Suprabhat Maiti | Sefali Complex-9 Dec |
| Transfer of property for L12 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Shri Suprabhat Maiti | Sefali Complex-8 Dec |
| Transfer of property for L2 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Dr Susil Kumar Maiti | Sefali Complex-7 Dec |
| Transfer of property for L3 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Dr Susil Kumar Maiti | Sefali Complex-5 Dec |
| Transfer of property for L4 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Dr Susil Kumar Maiti | Sefali Complex-8 Dec |
| Transfer of property for L5 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Dr Asim Kumar Maiti | Sefali Complex-7 Dec |
| Transfer of property for L6 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Dr Asim Kumar Maiti | Sefali Complex-8 Dec |
| Transfer of property for L7 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Dr Asim Kumar Maiti | Sefali Complex-15 Dec |
| Transfer of property for L8 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Dr Asim Kumar Maiti | Sefali Complex-7 Dec |
| Transfer of property for L9 | | |
| SI.No | From | To. with area (Name-Area) |
| 1 | Shri Suprabhat Maiti | Sefali Complex-5 Dec |

Land Details as per Land Record

District: Purba Midnapore, P.S:- Panskura, Municipality: PANSHKURA, Road: Tamluk Panskura Main Rd, Mouza: Bahirgram, JI No: 76, Pin Code : 721152

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|---|--|
| L1 | LR Plot No:- 285, LR Khatian No:- 4325 | Owner:সুশীল কুমার মাইতি, Gurdian:বন্দুপতি , Address:সিঙ্গা , Classification:জল, Area:0.12000000 Acre, | Dr Susil Kumar Maiti |
| L2 | LR Plot No:- 286, LR Khatian No:- 4325 | Owner:সুশীল কুমার মাইতি, Gurdian:বন্দুপতি , Address:সিঙ্গা , Classification:জল, Area:0.07000000 Acre, | Dr Susil Kumar Maiti |
| L3 | LR Plot No:- 287, LR Khatian No:- 4325 | Owner:সুশীল কুমার মাইতি, Gurdian:বন্দুপতি , Address:সিঙ্গা , Classification:বালু, Area:0.05000000 Acre, | Dr Susil Kumar Maiti |
| L4 | RS Plot No:- 658, RS Khatian No:- 4325 | | Seller is not the recorded Owner as per Applicant. |
| L5 | RS Plot No:- 655, RS Khatian No:- 3935 | | Seller is not the recorded Owner as per Applicant. |
| L6 | RS Plot No:- 651, RS Khatian No:- 3935 | | Seller is not the recorded Owner as per Applicant. |
| L7 | RS Plot No:- 654, RS Khatian No:- 3935 | | Seller is not the recorded Owner as per Applicant. |
| L8 | RS Plot No:- 658, RS Khatian No:- 3935 | | Seller is not the recorded Owner as per Applicant. |
| L9 | RS Plot No:- 657, RS Khatian No:- 4314 | | Seller is not the recorded Owner as per Applicant. |
| L10 | RS Plot No:- 656, RS Khatian No:- 4314 | | Seller is not the recorded Owner as per Applicant. |
| L11 | RS Plot No:- 655, RS Khatian No:- 4314 | | Seller is not the recorded Owner as per Applicant. |
| L12 | RS Plot No:- 658, RS Khatian No:- 4314 | | Seller is not the recorded Owner as per Applicant. |

Endorsement For Deed Number : I - 111108162 / 2024

On 04-10-2024

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 14:17 hrs on 04-10-2024, at the Office of the A.D.S.R. PANSKURA by Dr Susil Kumar Maiti , one of the Executants.

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 6,01,41,381/-

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

Execution is admitted on 04/10/2024 by 1. Dr Susil Kumar Maiti, Son of Late Pashupati Maiti, P.O: Balidangri, Thana: Panskura, , Purba Midnapore, WEST BENGAL, India, PIN - 721139, by caste Hindu, by Profession Professionals, 2. Dr Asim Kumar Maiti, Son of Late Pashupati Maiti, P.O: Rabindranagar, Thana: Kotwall , , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Professionals, 3. Shri Suprabhat Maiti, Son of Late Pashupati Maiti, P.O: Panskura R S, Thana: Panskura, , Purba Midnapore, WEST BENGAL, India, PIN - 721152, by caste Hindu, by Profession Service

Identified by Mr Sudipta Chakraborti, , Son of Mr Syamal Kumar Chakraborti, P.O: Uttar Mechogram, Thana: Panskura, , Purba Midnapore, WEST BENGAL, India, PIN - 721139, by caste Hindu, by profession Others

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

Execution is admitted on 04-10-2024 by Shri Moulik Chowdhury, Partner, Sefali Complex (Partnership Firm), Village:- Uttar Mechogram, P.O:- Uttar Mechogram, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721139

Identified by Mr Sudipta Chakraborti, , Son of Mr Syamal Kumar Chakraborti, P.O: Uttar Mechogram, Thana: Panskura, , Purba Midnapore, WEST BENGAL, India, PIN - 721139, by caste Hindu, by profession Others

Execution is admitted on 04-10-2024 by Shri Subrata Kumar Das, Partner, Sefali Complex (Partnership Firm), Village:- Uttar Mechogram, P.O:- Uttar Mechogram, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721139

Identified by Mr Sudipta Chakraborti, , Son of Mr Syamal Kumar Chakraborti, P.O: Uttar Mechogram, Thana: Panskura, , Purba Midnapore, WEST BENGAL, India, PIN - 721139, by caste Hindu, by profession Others

Execution is admitted on 04-10-2024 by Shri Chandan Jana, Partner, Sefali Complex (Partnership Firm), Village:- Uttar Mechogram, P.O:- Uttar Mechogram, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 721139

Identified by Mr Sudipta Chakraborti, , Son of Mr Syamal Kumar Chakraborti, P.O: Uttar Mechogram, Thana: Panskura, , Purba Midnapore, WEST BENGAL, India, PIN - 721139, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35.00/- (E = Rs 35.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 35/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/10/2024 8:19AM with Govt. Ref. No: 192024250240384331 on 04-10-2024, Amount Rs: 35/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00DZUBB5 on 04-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,040/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 75,040/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1084, Amount: Rs.100.00/-, Date of Purchase: 10/07/2024, Vendor name: M K Mandal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/10/2024 8:19AM with Govt. Ref. No: 192024250240384331 on 04-10-2024, Amount Rs: 75,040/-, Bank: State Bank of India (SBIN0000001), Ref. No. CK00DZUBB5 on 04-10-2024, Head of Account 0030-02-103-003-02



Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PANSKURA
Purba Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1111-2024, Page from 124532 to 124589

being No 111108162 for the year 2024.



Sandip

Digitally signed by SANDIP BISWAS
Date: 2024.10.04 17:39:30 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 04/10/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PANSKURA
West Bengal.