

Sl. No:- 10020001991 | 2022

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that this document is admitted to registration. The signature sheet and the endorsement sheets attached here with are the parts of this document.

Q(2)/094894/22

18/4/22
B. S. S.

District Sub-Registrar
Paschim Medinipur
18 APR 2022

MAA DURGA BUILDERS
Partners
Durbata Saha, Anur Kumar Saha

MAA DURGA BUILDERS
Partners
Sankar Saha

DEVELOPMENT AGREEMENT

THIS Development Agreement made on 18th day of April, Two Thousand and Twenty Two.

Dipak Saha
Anup Saha
Manoj Saha

Handwritten signature/initials.

18 APR 2022

18 APR 2022

दिनांक 18 APR 2022

18 APR 2022

कोशिका नं. 282

कोशिका नं. 5007/11

कोशिका नं. 18 APR 2022

कोशिका नं. 282

कोशिका नं. 5007/11

18 APR 2022

5007/11 = 5007/11



District Sub-Registrar - II
Pancham Medinipur
18 APR 2022



BETWEEN

- 1. SRI DIPAK SAHOO, PAN-BFHPS6074P,
- 2. SRI ANUP SAHOO, PAN-FEYPS8223G
- 3. SRI MONOJ SAHOO, PAN-BEBPSS407R,

All S/o Lt. Ganesh Chandra Sahoo @ Ganesh Sahoo, By Faith Hindu,
 By Occupation Business, resident of Sanjoal Telmill Gali. PO + PS -
 Kharagpur, 721301 Dist.-Paschim Medinipur West Bengal Indian
 Citizen hereinafter referred to as 'OWNERS' (which expression shall
 unless excluded by or repugnant to the subject or the context be
 deemed to mean and include his respected heirs, executors,
 administrators, representatives and assigns) of the FIRST PART,

ADW

Dipak Sahoo
 Anup Sahoo
 Monoj Sahoo

MAA DURGA BUILDERS
 Subrata Saha
 Partners

MAA DURGA BUILDERS
 Arun Kumar Saha
 Partners

MAA DURGA BUILDERS
 Sita Kumar Saha
 Partners

AND

"MAA DURGA BUILDERS" PAN- ABTFM4673P with its principal place of business at resident of Ramas Garden, Sanjoal, P.O.-Kharagpur, P.S.-Kharagpur(T), Dist.-Paschim Medinipur 721301. Dist West Midnapore represented herein by its Partners namely,

1. MR. SUBRATA SINHA , PAN- BEWPS1220P S/o Lt. Pasupati Sinha, by faith- Hindu, by occupation- Business, resident of Ramas Garden, Flat No. 101, First Floor, Sanjoal P.O.- Kharagpur, P.S.-Kharagpur (T), 721301, Dist.-Paschim Medinipur West Bengal Indian Citizen hereinafter after referred to as FIRST PARTY.
2. MR. ARUN KUMAR SARKAR, PAN- AJVPS2314K S/o Lt. Ajit Kumar Sarkar, by faith- Hindu, by occupation- Business, resident of Inda, P.O. & P.S.- Kharagpur (Town)-721305, Dist.-Paschim Medinipur West Bengal Indian Citizen hereinafter after referred to as SECOND PARTY.
3. SIKANDAR SONKAR, PAN-BIHPS9999E S/o Ashok Kumar Sonkar, by faith- Hindu, by occupation- Business, resident of Sanjoal, P.O.-Kharagpur, P.S.- Kharagpur (Town)-721301, Dist.-Paschim Medinipur, West Bengal Indian Citizen hereinafter after referred to as THIRD PARTY.

hereinafter called and referred to as the 'DEVELOPERS AND CONTRACTORS' (which expression shall, unless otherwise excluded Respective by or repugnant to the context or subject, by deemed to mean and include their respective heirs of Partners, executors, successors, successors-in-office, legal representative, administrators and assigns) of the SECOND PART.

MAA DURGA BUILDERS
Sikandar Sonkar
Partners

MAA DURGA BUILDERS
Arun Kumar Sarkar
Partners

MAA DURGA BUILDERS
Subrata Sinha
Partners

Dipak Sahoo
Anil Sahoo
Manoj Sahoo


A.S.V.

AND WHEREAS this agreement made

WHEREAS the schedule of property FIRST PART 41.50 decimals of land at Dist.- Paschim Medinipur, P.S., A.D.S.R.O. & Municipality- Kharagpur, Mouza- Sanjoal, J.L. No. 312, R.S. Khatian no. 152, 107, 594/1, 45/2/1, L.R. Khatian no. 2260, 2258 & 2261, R.S. plot no. 323, 324, 319, 320, 321 L.R. Plot no. 1178 area 12 dec. L.R. Plot no. 1179 area 29.50 dec. Total 41.50 dec. holding no. 196/157,202/161, within the limits of Kharagpur Municipality ward no. 29 (old), 24 (New), By a registered deed of sale Deed Vide Deed No. 4567 dated 01.07.2013 & Gift Deed Vide Deed No. 7291 dated 25.10.2017 from the then owners of the said land Ganesh Chandra Sahoo @ Ganesh Sahoo. And present owners mutated their names in the office of B.L. & L.R.O. Kharagpur get L.R. Katian No. 2260, 2258 and 2261 respectively. The Owners right, title, interest and peaceful possession over the schedule mention property.

-AND-

WHEREAS the first part in now in possession of more or less 41.50 Decimal Bastu Vacant landed property purchased FIRST PART and they one also deporting the government taxes by this way the FIRST PART become the owners of landed property subject matter to this DEVELOPMENT AGREEMENT here in after 'the said Properties'

-AND-

Whereas the parties of the FIRST PART were in search of one resourceful and reliable developer for the construction of one multistoried building comprising of reveal flats and /or apartments, shop, rooms and garages on the said landed properties.

-AND-

WHEREAS the parties of the SECOND PART, having vide experience in development and construction approached the FIRST PART for Construction of multi unit building or the properties owned by the FIRST PART and which

MAA DURGA BUILDERS
Sudhakar Saha
Partners

MAA DURGA BUILDERS
Arun Kumar Saha
Partners

MAA DURGA BUILDERS
Gurprate Saha
Partners

Dipak Saha
Anup Saha
Manoj Saha

in free from all encumbrances and more particularly mentioned in the FIRST SCHEDULE here under written.

-AND-

WHEREAS being satisfied with the Ownership of the FIRST PART, the SECOND PART have decided to construct and develop a multistoried building being G+6 Apartment on the landed properties ,owned by the FIRST PART.

-AND-

WHEREAS the parties therein having mutual faith on each other jointly agreed for such development and construction on the said landed properties under terms and conditions as recorded and mentioned here in below.

NOW THE FIRST PART HAS MADE REPRESENTATION TO THE DEVELOPERS AS FOLLOWS:

- A. And Whereas the First part possessed the land measuring 41.50 decimals thereby sufficiently entitled to ALL THAT piece and parcel of Bastu land measuring area 41.50 Decimals be the same or a little more or less vacant land as the absolute Owners thereof free of all encumbrances and was also enjoyed and possessed by him uninterruptedly without any hindrance from any quarters with all rights, privileges and benefits together with all easement rights hereinafter called and referred to as the 'Said Property' .
- B. The first Part "Owners" is desirous of getting the "Said Premises" developed through the Second part "Developers" by way of construction of new building demolishing the existing residential structure subject to sanction being obtained from the Kharagpur Municipality and/ or such other appropriate authority /authorities.

MAA DURGA BUILDERS DURGA BUILDERS
Arun Kumar Samal Partners

MAA DURGA BUILDERS
Subrata Samal Partners

Adv.

Dipak Sahoo
Anil Sahoo
Monoj Sahoo

C. The First Part represented to the Second part that they are the absolute Owners of the "Said Property" and there are no other co-sharer or co-Owners having any interest in the aforesaid property or any part thereof after the execution of Registered Sale Deed their favour and there is no legal impediment for him to enter into this Agreement for Development Agreement.

D. The First Part, herein confirm that so far as they are aware, there is no demand of any amount by any recovery officer or any other statutory authorities against the said premises or the said Property is not affected by any certificate proceeding and/or other attachments or any prohibitory order of any court or authorities. The first part, further confirm that the said Property is not affected by any scheme or notice or prohibitory order or notice of acquisition or requisitions. He further declares that the said Property is not mortgaged nor the same is charged for payment of any amount under any order of statutory bodies and the said property is free from all encumbrances whatsoever.

E. That the right title and interest of the Owners in the said premises save as stated hereinabove is free from all encumbrances and Owners has a marketable title to the same as on date of signing this agreement.

F. That the Owners has not entered into any Agreement for Sale, Lease, Development or otherwise for transfer and / or development of the said premises mentioned hereinabove or any part or portion thereof in favour of anyone other than in favour of the proposed Developer herein as made herein.


ADN.

MAA DURGA BUILDERS MAA DURGA BUILDERS
Partners Partners
Sudhakar Sathya Arun. Mani Sathya
Partners Partners

Dipak Sathya
Anup Sathya
Manoj Sathya

G. That the Owners is fully and sufficiently entitled to deal with and cause development of the said Property mentioned hereinabove except for the tenants and thus entering into this Agreement.

H. The Owners shall not be liable for any Income Tax, G.S.T., Service Tax, VAT or any other Taxes in respect of Developer's allocation and the Developer shall have to make the same and keep the Owners indemnified and reimbursed against all actions, suits, proceedings, costs, charges and expenses in respect thereof. The Owners shall not also be liable for meeting any obligations towards the labour / workmen / employees relating to the construction / project. In case any liability arises in respect of developer's allocation on the Owners, developer will indemnify or reimburse the Owners for the same.

THE DEVELOPER HEREIN REFERRED TO AS SECOND PART HAS REPRESENTED TO THE FIRST PART AS FOLLOWS:

A. WHEREAS the Second Part is a Partnership Firm and has financial capacity and technical skill, experience, and expertise to construct the proposed building and/or develop the said landed property. The Second Part has not been rendered incapable of construction and developing any property by any court, tribunal and statutory body either in the past or at the time of entering into this agreement. The Second part possesses all necessary Trade license and other permission and is also authorized by the law of this land to enter this Development Agreement and develop the said premises.

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MAA DURGA BUILDERS
Sudhakar Sahas
Partners

MAA DURGA BUILDERS
Anu Kumar Sanyal
Partners

MAA DURGA BUILDERS
Sudhakar Sahas
Partners

Dipak Sahas
Anu Sahas
Manoj Sahas

B. AND WHEREAS the Second part agrees to develop the said premises on the basis of such representations made by the first Part treating as bona fides and believing the same to be true and relying upon the same.

MAA DURGA BUILDERS
Satish Kumar Sankar
Partners

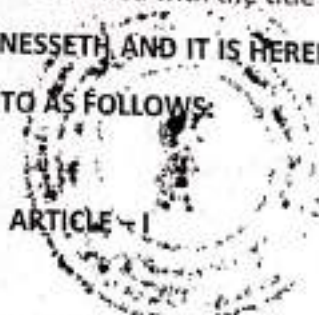
C. AND WHEREAS the First Part herein have agreed to allow the Second Part and the Second Part has agreed to develop the said Property on 31:69 ratio Development Agreement basis at its cost & expenses by constructing a G+6 storied building on the "Said Property".

MAA DURGA BUILDERS
Arun Kumar Sanyal
Partners

D. AND WHEREAS the Second Part has perused the title deeds and other documents relating to the premises and has also inspected the site and is prima facie satisfied with the title of the property.

MAA DURGA BUILDERS
Subrata Saha
Partners

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:



DEFINITIONS:

A. IN THIS AGREEMENT UNLESS IT IS CONTRARY OR REPUGNANT TO THE SUBJECT OR CONTEXT THE FOLLOWING WORDS AND OR EXPRESSIONS SHALL MEAN AS FOLLOWS:

"OWNERS" shall mean the Owners above named being with

1. SRI DIPAK SAHOO, 2. SRI ANUP SAHOO, 3. SRI MONOJ SAHOO, All S/o & f. Ganesh Chandra Sahoo @ Ganesh Sahoo, By Faith Hindu, By Occupation Business, resident of Sanjoal Telmill Gali. PO + PS - Kharagpur, 721301 Dist.-Paschim Medinipur West Bengal hereinafter referred to as 'OWNERS' hereinafter referred to as 'OWNERS' (which expression shall unless excluded by or repugnant to the context be

Dipak Sahoo
Anup Sahoo
Monoj Sahoo

Adi.

deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the FIRST PART,

1. **DEVELOPERS :-** Shall mean "MAA DURGA BUILDERS" partnership firm having its registered office at Ramas Garden, Sanjoal, P.O.-Kharagpur, P.S.-Kharagpur(T), Dist.-Paschim Medinipur 721301. Dist West Midnapore represented herein for the sake of convenience through **Subrata Sinha , Arun Kumar Sarkar, Sikandar Sonkar.**
- ii. "SAID PREMISES" shall mean ALL THAT piece and parcel of Bastu land area 41.50 Decimals and which is fully described in the aforesaid Para 2,3 & 4 of Page 2 of this Development Agreement as also described in the First Schedule hereunder written on which the new proposed building is to be constructed. The Developer has measured the area and is satisfied with the measurement thereof.
- iii. "ARCHITECT" shall mean the Architect to be appointed by the Developer as the Architect for the project after examining Architect's good track record and reputation for such project by the Developer.
- iv. "BUILDING PLAN" shall mean the proposed maps or plans as to be sanctioned by the Kharagpur Municipality and its subsequent modification / amendment in the said plans which is to be sanctioned by the authority concerned, at the cost & expenses of the developer. The building shall be for commercial as well as residential use.
- v. "NEW BUILDING" shall mean a G+6 storied building, including shops and car parking space etc., to be constructed and completed in the said property by the Developer at its cost and expenses in accordance with the building plan to be sanctioned by the Kharagpur Municipality in pursuance hereof on the land described hereinabove.

MAA DURGA BUILDERS
Sikandar Sonkar
Partners

MAA DURGA BUILDERS
Arun Kumar Sarkar
Partners

MAA DURGA BUILDERS
Subrata Sinha
Partners

Dipak Sahoo
Anup Sahoo
Manoj Sahoo

(Signature)
MAA

- vi. "OWNERS' ALLOCATION" shall mean 31% of the constructed area and/or built up area and/or Super built-up area. TOGETHER WITH undivided proportionate share of the land and the proportionate common areas including roof. It is clarified that all the rest area shall belong to the Developer, except the roof, staircase which shall be common to other occupiers / Owners, subject to sanction of plan by the Kharagpur Municipality.
- vii. "DEVELOPER'S ALLOCATION" shall mean rest 69% of the constructed area and/or built up area and/or Super built-up area excluding the Owners allocation, TOGETHER WITH undivided proportionate share of the land and the proportionate common areas including roof, staircase which shall be common to other occupiers / Owners in the said building.
- viii. "COMMON EXPENSES" shall mean and include all expenses to be incurred by the Unit Owners for the management and maintenance of the building and the premises after obtaining completion / occupancy certificate from the Kharagpur Municipality, which is to be obtained at the cost and effort of the Developer.
- ix. "COMMON PORTIONS, FACILITIES & AMENITIES" shall mean all the common areas and installations comprised in the new building and the premises, including, staircase, lobbies, passages, path ways, boundary walls, service areas and other facilities, which may be mutually agreed upon by and between the parties in writing as required for the establishment, location, enjoyment, provisions maintenance and / or management of the building.
- x. "SALEABLE SPACE" shall mean the space in the building available for independent use and occupation.

MAA DURGA BUILDERS
 Sankar Sankar Partners
 MAA DURGA BUILDERS
 Anu Kamal Sankar Partners
 MAA DURGA BUILDERS
 Subrata Sankar Partners

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Dipak Sahoo
 Anil Sahoo
 Manoj Sahoo

- xi. "PROJECT" shall mean the entire work of development from sanction of plan, construction and completion of building in complete and finished condition, obtaining of occupancy certificate and completion of essential services like water, sewerage and electricity and handing over possession to the Owners, which shall be at the entire cost of the Developer save and except which are specifically agreed herein.
- xii. "PROPORTIONATE BUILDING SHARE" with all its cognate variations shall mean such ratio, the covered area of any unit or units be in relation to the entire area in the new building.
- xiii. "UNIT" shall mean any flat or other covered area or shops in the new building, which is capable of being exclusively owned, used and/ or enjoyed by the respective Unit Owners and which is not the common portions.
- xiv. "UNIT OWNERS" shall mean any person who acquires holds and / or Owners any unit in the new building as per agreed terms primarily and shall include the Owners and the Developer, for the units held by them.
- xv. "COMPLETION TIME" The building shall be completed within 48 (Forty Eight) months from the date of sanction of the building plan by the Kharagpur Municipality and/ or other appropriate authority or authorities, and shall deliver the possession of the Owners' allocation to the Owners within 48(Forty Eight) months from the date of getting vacant possession of the premises from the Owners whichever is later.
- xvi. "SOCIETY" shall mean the Society or Association to be formed for the purpose of maintenance of the new building and the premises and for collecting and defraying the common expenses provided that until such Association is formed the Developer shall be entitled to manage and / or maintain the new building and the premises and to collect the common expenses as mutually agreed upon by the Owners and the Developer. The Developer shall take initiative to form an

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MAA DURGA BUILDERS
Sankar Sankar Sankar
Partners

MAA DURGA BUILDERS
Anur Kishor Sankar
Partners

MAA DURGA BUILDERS
Subrata Sankar
Partners

Dipak Sahoo
Anil Sahoo
Manoj Sahoo,

association/society within one year from the date of obtaining Completion Certificate.

xvii. "SPECIFICATIONS" shall mean the specifications for completing the new building as stated in the SECOND SCHEDULE hereto.

xviii. "TRANSFeree" shall mean the unit Owners, person, firm, limited company, and association of persons to whom any flat or space in the building shall be transferred.

B. THE OWNERS HAS FURTHER REPRESENTED TO THE DEVELOPER AS FOLLOWS:

ARTICLE - II

COMMENCEMENT:

1. This agreement shall be in force from the date of signing hereof.
2. This Agreement shall continue full performance hereof by the Owners and the Developer. However, in case of any dispute, termination, non-performance, or substantial breach of this contract, the parties will go for Arbitration as given hereunder.

ARTICLE - III

DEVELOPER'S PRIMARY OBLIGATION:

1. The Developer will incur all expenses and other outgoings relating to the land for setting right the paper.

ARTICLE -IV

DEVELOPER'S RIGHT & REPRESENTATION

1. The Owners hereby grant, subject to what has been hereunder provided, exclusive right to the Developer to develop the said premises and construct the new building at the said premises in accordance with the

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MAA DURGA BUILDERS
Satish Kumar Sankar
Partners

MAA DURGA BUILDERS
Arjun Kumar Sharma
Partners

MAA DURGA BUILDERS
Subrata Sena
Partners

Dipak Sahas
Anup Sahas
Manoj Sahas

new plan or plans as to be sanctioned by the Kharagpur Municipality and / or by any other appropriate authority with or without any amendment and / or modification in the manner stated above.

2. The Owners hereby empowers and authorizes the Developer to do this project in connection with the said property as described in the schedule hereunder written such as to sell or any kind of transfer of the Developer's Allocation through registered deeds and to make agreement for sale, to advertise the project through any media, to appoint different persons for the project, to get sanction of the building plan as well sewerage plan and to take water or electric connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the Developer's Allocation, to negotiate any matter for the said property etc. and for the same The Owners shall execute and register a separate General Power of Attorney in favour of the Developer and this power shall remain in force till the completion of registration only in respect of the Developer's Allocation in favour of the Intending Purchasers.
3. All applications, plans and other papers and documents, as may be required by the Developer for obtaining necessary sanction of plan/ revised plan from the Kharagpur Municipality, shall be prepared and submitted by the Developer on behalf of the Owners at the cost and expenses of the Developer, and the Owners shall sign and execute all such plans and applications, other papers and documents as and when necessary, and the Developer shall pay and bear all fees charges and expenses as required to be paid or deposited for obtaining sanction of plan and development of the said premises including Architect's fees /

MAA DURGA BUILDERS
Suleman Sarkar.
Partners

MAA DURGA BUILDERS
Anwar Khatun
Partners

MAA DURGA BUILDERS
Subrata Sarkar
Partners

Dipak Sarkar
Anup Sarkar
Money Sarkar

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any other statutory fees etc. and the Owners shall have no responsibilities to bear any cost whatsoever.

4. Save and except the Owners' allotted portion, the Developer shall have full right to execute any agreement for sale in respect of the Developer's allocation. However, in the agreements for sale, this Development Agreement shall be recited and there shall also be a clause stating that the Owners shall not be responsible for any money received by the Developer either himself or through Power of Attorney pursuant to the Agreement for sale, as the same shall be realized by the Developer without reference to the Owners.

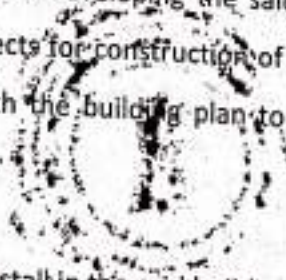
5. The Developer shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a G+6 storied building thereon in accordance with the building plan to be sanctioned by the Kharagpur Municipality.

6. That the Developer shall install in the said building at its own costs pump operated water connection through water lines in each floors/flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities as are required to be provided in the new building constructed for sale of the flats therein on Ownership basis and as mutually agreed upon.

MAA DURGA BUILDER:
Sulcanor Saha
Partners

MAA DURGA BUILDERS
Anu Karmakar
Partners

MAA DURGA BUILDERS
Sambodha Saha
Partners



Adv.

Dipak Saha
Anup Saha
Monoj Saha

ARTICLE- V

DEVELOPER'S OBLIGATIONS

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 premises, and the Developer shall submit the same before the Kharagpur Municipality for sanction with prior consent of the Owners.
2. The Developer shall deliver to the Owners one copy each of all the sanctioned plans & drawings certified by the Developer to be true copy and also deliver to the Owners copies of all papers and documents that are to be submitted by the Developer to the Kharagpur Municipality or any other authority for the purpose of development and construction of the building. The Developer shall take prior written consent of the Owners in case of any deviation in the Owner's Allocation or reduction of common areas by modification in the sanctioned plan or otherwise.
3. The Developer shall use and/or cause to be used good quality of 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.
4. The building shall be erected, constructed and completed by the Developer as per the specification provided in Second Schedule hereunder written and all flats / units as well as common areas and facilities shall consist of and be provided with such materials, fixtures, fittings and facilities, under any circumstances, irrespective of any

MAA DURGA BUILDERS

MAA DURGA BUILDERS

MAA DURGA BUILDERS

Dipali Sahoo

Anup Sahoo

Manoj Sahoo

Santander Sahoo
PartnersAnon K...
PartnersSubrata Saha
Partners

ADV.

ground of whatsoever, the Developer shall not be entitled to claim or demand any payment of whatsoever nature from the Owners in respect of erection, construction and completion of the said Owners' allocated portion/portions or for any part of the building, as the entire building as also the entire project shall be at the cost and expenses of the Developer.

5. The Developer 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.
6. 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 Developer. It is made clear that the costs, deposit and charges for individual and separate electricity meters for the respective flat/unit to be borne by the respective unit Owners.
7. The Developer 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 permissions, license, quota as and other requirements for erections, construction and completion of the building in totality. The Developer 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.

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MAA DURGA BUILDERS
Satish Kumar Sankar
Partners

MAA DURGA BUILDERS
Arjun Kumar Sankar
Partners

MAA DURGA BUILDERS
Subrata Ghosh
Partners

Dipak Sahoo
Amr Sahoo
Manoj Sahoo

8. While dealing with and/or entering into any Agreements and/or dealing with commitments relating to the Developer's allocated portion or any part thereof, the Developer 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.

9. 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, the Developer shall be solely liable and responsible for the same and the consequences arising therefore in all respect and shall at all point of time keep the Owners indemnified for the same and all consequences. It is specifically agreed and understood that the Owners shall not be responsible and/or liable either for any act of negligence of 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 Developer shall keep the Owners indemnified from all or any loss, damages, costs and consequences, suffered or incurred there from.

10. 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

MAA DURGA BUILDERS
Sankar Sankar Sankar
Partners

MAA DURGA BUILDERS
Arun Kumar Sankar
Partners

MAA DURGA BUILDERS
Sankar Sankar
Partners

Dipak Kumar Manoj Kumar
Anil Kumar

erection, construction and completion of the building shall be employed by the Developer and the Owners shall not be responsible or liable for meeting any obligations in any manner whatsoever. In case the Owners becomes responsible or liable on any account relating to labour, workmen, etc. Developer will indemnify / reimburse the Owners there for.

11. The Developer 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 Owners shall under no circumstances be deemed to be the employer and no responsibility and/or liability will shift upon the Owners and the Developer shall keep the Owners indemnified from all or any claim, damages, payments, costs and consequences suffered or incurred therefrom.

12. The Developer shall be duty bound to complete the Owners' allocated portion in all respect with all fixtures fittings and installations including domestic water and sewerage, electricity connections as well as common areas and facilities and make the same fully habitable for use within the said 48 months from the date of sanction of the plan and also after taking vacant possession of the said premises from the Owners whichever will be later unless prevented by Force Majeure.

MAA DURGA BUILDERS
Sulmanur Loukar
Partners

MAA DURGA BUILDERS
Arun Kumar Sharma
Partners

MAA DURGA BUILDERS
Subodh Chandra
Partners

Dipak Satish
Arun Kumar
Manoj Kumar
Partners

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- 13. That the Developer 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

OWNERS' OBLIGATIONS:

- 1. The Owners 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 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 Owners on account of execution of such documents, the Developer shall sufficiently re-imburse and /or indemnifies the Owners within one month from the knowledge of such. Liability and / cost bothe by the Owners.

- 14. The Owners shall deliver vacant peaceful possession of the land/premises to the Developer on signing of this agreement and prepare the Plan of the proposed building to be sanctioned by the Kharagpur Municipality authorities. The Owners shall provide the Developer appropriate Power of Attorney to develop the property, out of which one to be registered and another to be Notarized, which relate to couple of interest and as are or may be required in connection with sanction, construction, erection completion of the newly proposed building and to appear for and represent the Owners before all authorities concerned and to make sign and execute applications,

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MAA DURGA BUILDERS
Sankar Kumar Sankar
Partners

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Anon K...
Partners

MAA DURGA BUILDERS
Subrata Saha
Partners

Dipak Saha
Anil Saha

Mangaj Saha

declarations and other relevant papers and documents to appropriate authorities for obtaining all quotas, entitlements, permits, licenses, and other allocations of building materials and/or for temporary and permanent connections of water, sewerage and electricity or as may be required from time to time, in accordance with law concerning negotiations for transfer of flats to the Intending purchasers thereof and all cost and expenses in that respect shall be borne by the Developer and in this respect the Owners shall appoint **Subrata Sinha , Arun Kumar Sarkar, Sikandar Sonkar.**

2. All Partners of MAA DURGA BUILDERS, the Developer herein, as their Attorney to do all the acts, deeds and things for completion of the newly proposed building at the aforesaid premises. It is clarified that the Owners will be obliged to transfer proportionate share of land to the intending purchasers.
3. The Developer shall be entitled to transfer of Developer's Allocation but cannot give possession to any flat purchasers till full performance of the agreement on the part of the Developers is made and will give possession to the flat purchasers only after delivery of possession of the Owners' Allocation to the Owners first with the Occupancy Certificate. The Owners shall be allocated his share of property after the sanction of drawing. The Developer shall dispose their share after the demarcation of the Owners' Share. As regards allocation of Owners and Developer separate schedule to be made.
4. The Owners will not raise any objection for the ingress and egress from the premises and for the car parking spaces properly and for use of the common passage, common areas, staircase, roof, and all other common facilities by the Co-Owners of the proposed building.

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MAA DURGA BUILDERS
Subrata Sinha
Arun Kumar Sarkar
Sikandar Sonkar
Partners
Partners
Partners

Dipak Sahoo
Arun Sahoo
Manoj Sahoo

(Signature)

5. The Owners will not enter into any contract for sale, lease or tenancy or any construction agreement of the land or the said premises or charges or in favour of or with any person or persons after execution of these presents.
6. After taking possession of the Owners' allocation the Owners will pay the proportionate maintenance charges, electricity charges for use of electricity for lighting of the common areas, for payment of the watch and wards staffs and other incidental relating to the benefits of the said new building and such charges will be mutually agreed upon until an association/ society is formed by all the co-Owners of the flats/units in the new building.
7. During construction of building in the said premises the Developer use the electric meters of the Owners in the said premises and will pay all bills of WBSEB Limited, but will not pay any previous arrears charges, if there be any of the Owners and will also install one main meter for their own use.

ARTICLE - VII

OTHER PROVISIONS

1. In the event the Owners 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 Owners immediately on demand by the Developer. However to be more specific at Developer's cost the Owners shall be entitled to the items mentioned

Adi.

*Dipak Sahoo
Anup Sahoo. Manoj Sahoo.*

MAA DURGA BUILDERS
Seeborata Sarkar
Partners

MAA DURGA BUILDERS
Anu Koor Saha
Partners

MAA DURGA BUILDERS
Silandar Saha
Partners

in the specification more fully described in the Second Schedule hereunder written along with other necessary amenities.

2. The land upon which the said building shall be erected and constructed and appurtenant thereto as also the common areas facilities to be provided for and / or at the said building shall always remain common, impartible and undivided whereas the Owners shall be at liberty to deal with their allocated portions together with the undivided proportionate part or share of the land as well as the common areas and facilities as stated above. The Developer shall similarly be entitled to deal with its allocated portion together with the undivided proportionate part or share of the land as well as common areas and facilities in accordance with law. The roof of the building will be common to all the co-Owners of the flats/units.
3. The Owners shall be entitled to deal with, sell, transfer and grant, lease and/or in any manner dispose of the Owners' allocation for which no further consent of the Developer shall be required and the Owners will be entitled to receive, realize and collect all sale proceeds, issues and profits arising there from. The Developer shall be liable to deliver the allocation to the Owners or his transferee or nominee or nominees.
4. The format of the Draft Indenture of Conveyance, that may be required to be executed and registered by the Owners unto and in favour of the Developer and/or its nominees in respect of and/or relating to the Developer's allocated portions and/or any part thereof shall be prepared by the Developer's Advocate and to be approved/ revised by the Owners and the Owners shall only execute Indenture of Conveyance(s) unto and in favour of the Developer and/or its nominee or nominees at Developer's

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MAA DURGA BUILDERS
Sachin Kumar
Partners

MAA DURGA BUILDERS
Anurag Kumar
Partners

MAA DURGA BUILDERS
Sudhakar
Partners

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Dipankar Saha
Anup Saha
Manoj Saha

or nominees' cost as the case may be subject to the terms and conditions provided herein. All cost and expenses including stamp duty, incidentals, registration cost therefore shall be borne and paid by the Developer and/or its nominees and not by the Owners.

5. 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 Owners 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 value of stamp duty, registration costs or incidental thereto be paid and borne by the Developer and/or its nominee or nominees as the case may be. It is clarified that the Owners will only be liable to transfer proportionate impartible share in the land in respect of Developer's Allocation.

ARTICLE - VIII

COMMON OR RESPECTIVE OBLIGATIONS:

- 1. On and from the date of handing over the Owners allocated portion in the new building in accordance with law, the Owners as well as the Developer shall comply with and / or ensure compliance with the under mentioned requirements and restrictions, without any default: -
 - a. To pay punctually and regularly for their respective allocations all rates, taxes, levies, fees charges, impositions and outgoing to the concerned authorities or otherwise as may be payable.

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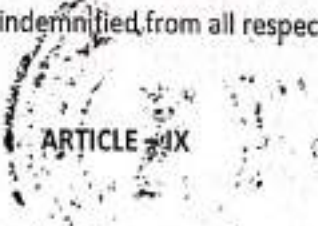
MAA DURGA BUILDERS
Sandeep Saini
Partners

MAA DURGA BUILDERS
Arav Katar Saini
Partners

MAA DURGA BUILDERS
Subash Chandra
Partners

Manoj Sahoo
Dipak Sahoo
Anup Sahoo

- b. To pay punctually and regularly their respective proportionate part or share of service charges for the common areas and facilities and until formation and registration of the said premises under provisions of the West Bengal Apartment Ownership Act and the rules framed there under or any other Act as desired and decided by the all the co-Owners, the Developer shall be entitled to collect service charges and provide the required services thereof.
- c. To abide by all laws, rules and regulations and orders or the enactments of the Government and/or local bodies or otherwise issued and/or imposed upon in accordance with law, as the case may be, and shall attend to and answer and be responsible for any deviation, violation and/or breach thereof in any manner for their work and obligations keeping the Owners fully indemnified from all respect.



MISCELLANEOUS

- 1. This Agreement shall always be treated as an agreement of joint development by and between the parties. The Owners and the Developer have entered into this Agreement purely as a CONTRACT and nothing contained herein shall be deemed to construe or constitute as Partnership between the Owners and the Developer or an Association of persons or an agency agreement. Nothing in these presents, shall be construed as a sale, demise or assignment or conveyance in lieu of the said premises or any part thereof to the Developer by the Owners or as creating any right title or interest in respect thereof in favour of the Developer other than an exclusive permission and right in favour of the Developer to develop the said property subject to the terms and conditions of these presents.

MAA DURGA BUILDERS
 Srikandar Soutcar
 Partners
 MAA DURGA BUILDERS
 Arun Kumar Sanyal
 Partners
 MAA DURGA BUILDERS
 Subrata Saha
 Partners

Dipak Saha
 Anup Saha
 Money Saha

2. The Owners shall handover possession to the Developer 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 Owners provided the Developer is carrying on with the project in terms of this agreement diligently and sincerely with almost care and caution.

3. It is understood that from time to time to facilitate the construction of the building by the Developer, various acts, deeds, matters and things not herein specified may be required to be lawfully done, executed and performed and for which the Developer shall require adequate powers and authorities from the Owners and for such lawful matters, the Owners shall provide all required power and authorities unto and in favour of the Developer 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 that those acts, deeds, matters and things do not in any way infringe or prejudice the right of the Owners and/or be contrary to the terms and stipulations contained in these presents or against the spirit thereof, keeping the Owners fully indemnified in all respect.

4. Handing over possession of the specified flats and car parking space, if any, to the Owners shall be deemed to have been made after connection of new water supply, electricity and sewer line of the Owners' allocation are completed in all respects as per specification and after obtaining completion / occupancy certificate from the Kharagpur Municipality or any other authority or authorities by the Developer upon a notice to the Owners by registered post along with communication by telephone. The

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*Dipak Sahoo
Anup Sahoo*

Money Sahoo.

MAA DURGA BUILDERS
Sudanta Saha
Partners

MAA DURGA BUILDERS
Arjun Kumar Saha
Partners

MAA DURGA BUILDERS
Sudanta Saha
Partners

date of occupation by the Owners shall be after a fortnight of the letter deemed to have reached the Owners.

5. That after handing over possession of the Owners allocation the Developer shall remain liable for rectifying all defects and work of proper construction in the Owners' allocation or in respect of any fittings, fixtures connections services or otherwise therein if any for a period of 3 months from the date of handing over such possession of the Owners' allocation but subject to natural wear and tear as applicable.
6. It is clarified that all work of development of both the Developer's and Owners' Allocation, shall be done by the Developer at Developer's own costs and expenses The consideration towards the Owners for the project herein shall be the construction costs of the Owners' area to be incurred by the Developer.
7. All municipal current taxes with arrears and other outgoings in respect of the said premises up to this date shall be borne and paid by the Developer on behalf of the Owners which will be adjusted on/before completion of the project. At the expiry of 48 (Forty Eight) months from the date of service to the Owners a notice of the Developer regarding completion and handing over to the Owners of the Owners' allocation under the terms of this agreement, the liability of the Developer to pay the municipal taxes and other liabilities in respect of the Owners' allocation would cease.
8. Within six months from the date of the completion of the project, the Developer will assist and co-operate the Owners and the other unit Owners to form an association or body of flat Owners to be formed for the upkeep, maintenance and management of the premises and the cost

MAA DURGA BUILDERS
Srikanth & Son
Partners

MAA DURGA BUILDERS
Anuram Sanyal
Partners

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Subrata Sanyal
Partners

Dipankar Sahoo
Anup Sahoo
Manoj Sahoo

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of such formation and incidentals thereto shall be borne by the individual flat Owners and the Developer or its respective nominees (unit Owners) according to their proportionate right.

9. Till such time the association or body is not formed, the premises shall be managed and maintained jointly by the Owners & Developer and the cost thereof as mutually agreed upon by the Developer and Owners would be borne and paid by the Developer or their nominees in proportionate share. The Owners herein and the Developer shall as such as may be duly agree upon the rules and regulations for such management and maintenance.

10. Each party shall be responsible and liable for their respective share of taxes and impositions relating to their respective allocations.

11. The certificate of the Architect relating to completion of construction/development shall be final after obtaining Kharagpur Municipality's completion /occupancy certificate.

12. The notice of completion issued by the Developer along with Kharagpur Municipality's occupancy certificate shall be sent to the Owners by hand service intimating that the Owners' area is completed in the manner stated hereinabove and is ready for delivery after obtaining the completion or occupancy certificate of the concerned or municipal authorities and new water & sewerage connections, shall completely absolve the Developer of its obligation to deliver the Owners' area to the Owners under this agreement.


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MAA DURGA BUILDERS
Sankar or Sankar
Partners

MAA DURGA BUILDERS
Arun Mani Sankar
Partners

MAA DURGA BUILDERS
Subrata Chandra
Partners

Dipak Sahas
Anup Sahas
Manoj Sahas

13. For the purpose of sale and/or transfer of allocation of the Developer or the Owners no further consent of the other party shall be required and this Agreement by itself shall be treated as such consent provided the terms of the agreement are fully complied with.

14. The Original Title deeds and other documents relating to the aforesaid property shall be delivered to the Developers' Advocate and cannot be mortgaged and shall be made available for inspection to the intending purchasers of the Owner's or Developer's 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.

15. Time is the essence of this contract.

16. 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 Owners shall be responsible. In such an event the time frame for completion of the project would be suitably extended.

17. It is further clarified that the Developer shall have no right title or interest in the Owners' allocation.

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MAA DURGA BUILDERS
Sankar Sankar
Partners

MAA DURGA BUILDERS
Anu K. Sankar
Partners

MAA DURGA BUILDERS
Sankar Sankar
Partners

Mangy Sahoo

Dipank Sahoo
Anup Sahoo

ARTICLE -X

FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligations herein to the extent that the performance of the relative obligations prevented by the existence of the 'FORCE MAJEURE' which shall mean and include flood, earth quake, riot, war, storm, tempest, civil commotion, strike, lock out, general labour unrest and/or any other acts or commission inquiry beyond the control of the Developer affected thereby and shall be suspended from the obligation during the duration of the 'FORCE MAJEURE'. Financial constraint shall not be considered a force majeure. Any incapacity on the Developer's part shall also not be considered force majeure. In case of occurrence of force majeure, the Developer within seven days shall give a notice of delay thereof in order to obtain the benefit of such delay.

ARTICLE - XI

ARBITRATION

15. 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 settled mutually and beyond that 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 Act, 1996 and its statutory modifications and / or enactments thereof in force from time to time.

ADV.

MAA DURGA BUILDERS
Partners

MAA DURGA BUILDERS
Partners

MAA DURGA BUILDERS
Partners

Dipak Sahoo
Anup Sahoo
Monej Sahoo

ARTICLE -XII

DEFAULT CLAUSE

1. In the event the Developer fails to complete the said proposed building within the said stipulated period of 48 (Forty Eight) months fair weather from the date obtaining vacant possession of the premises and/or from the date of sanction plan of the Kharagpur Municipality whichever will be later the Developer shall pay a sum of Rs. 10,000/- (Rupees Ten thousand) only per month as demurrage for the defaulting period but the reason beyond the control of the Developer or on account of force majeure as per Force Majeure clause mentioned above, in that event a further extension of time for a period of six months shall be granted unless the Developer is 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 Developer.

ARTICLE -XIII

ADVANCE

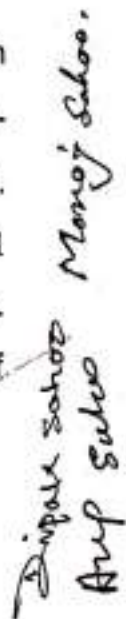
The developer shall pay the Owners a total amount of 1,00,000/- (Rupees One Lakh only) as advance which will be refundable.

SCHEDULE OF THE ABOVE REFERRED TO

SCHEDULE - 'A'

IN THE measuring area 41.50 dec. of bastu land in the Dist.- Paschim Medinipur, P.S., A.D.S.R.O. & Municipality- Kharagpur, Mouza- Sanjoal, J.L. No. 312 R.S. Khatian no. 152, 107, 594/1, 45/2/1, L.R. Khatian no. 2260, 2258 & 2261, R.S. plot no. 323, 324, 319, 320, 321 L.R. Plot no. 1178 area 12 dec. L.R. Plot no. 1179 area 29.50 dec. Total 41.50 dec. holding no. 196/157,202/161, with in the limits of Kharagpur Municipality ward no. 29 (old), 24 (New),


Adv.


Dipak Sahoo
Anup Sahoo
Mangaj Sahoo

MAA DURGA BUILDERS
Subrata Sahoo
Partners

MAA DURGA BUILDERS
Anon Koor Sahoo
Partners

MAA DURGA BUILDERS
Sankar Sahoo
Partners

Butted and bounded by:

ON THE NORTH BY : Bhupati Sahoo and Dhuka Goswami.

ON THE SOUTH BY : 20' ft wide Municipal Road.

ON THE EAST BY : Rabindra Nath Sahoo and others.

ON THE WEST BY : Samar Roy.

COMMON RIGHTS AND FACILITIES

Stair-case, common passage, water lines and water, electricity main line and its wiring, land and boundary wall, fixtures and fittings vacant spaces, roof and humpty roof, stair, main gate and entrance, proportionate land, pump and motor, septic tank, water reservoir and water tank.

IN WITNESSES WHEREOF the party have put their respective signature hereto the day, month and year first above written.

SIGNED AND DELIVERED BY THE OWNERS AT KHARAGPUR IN PRESENCE OF:

SIGNED AND DELIVERED BY THE DEVELOPER AT KHARAGPUR IN PRESENCE OF

SCHEDULE OF WORK

(SPECIFICATION OF THE BUILDING CONSTRUCTION)

Construction to be made and equipments, fittings and fixtures to be installed and provided in the building shall be of standard quality and according to the plans and advice of the architect and include the following:

- A. Number of Floors: Ground plus Five Storied building G+6.

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Dipak Sahoo
Anup Sahoo

MAA DURGA BUILDERS
Satish Kumar Sahoo
Partners

MAA DURGA BUILDERS
Aswini Kumar Sahoo
Partners

MAA DURGA BUILDERS
Subrata Sahoo
Partners

- B. **General:** The building shall be R.C.C. framed structured as per design of Architect with good quality M.S. rods and according to sanctioned Building Plan.
- C. **Brick Work:** 200mm. Thickness Brick work shall be done on outside walls with First class bricks in Cement-sand Mortar (1:6) 125mm/75 mm .Thick inside partition walls between the Flats with first class bricks wall be done in Cement-sand Mortar (1:4) as necessary.
- D. **Flooring skirting:** All room, verandah and kitchen will be laid vitrified tiles, Black Stone kitchen slab in kitchen and upto 2' ft. height Glazed tiles over kitchen slab. In toilets ceramic tiles floor and dado upto 6' height.
- E. **Plastering:** The outer side, inner side and the ceiling plaster of the building will be of standard thickness and Plaster of Paris to be provided in bed rooms, living rooms, toilet, kitchen, and verandah.
- F. **Painting:** All internal surfaces to be plastered with cement sand mortar and finished with plaster of Paris punning. All external walls to be plastered with waterproof cement sand mortar and painted with cement paint.
- G. **Doors:** Door Frames shall be of Sal wood & Doors shall be 32 mm thick Flush Door with oxidized steel hinges and tower bolts, doors, stoppers, Standard make mortise lock.
- H. **Windows:** Shall be of sliding Aluminum windows with glass panels and integrated M.S. Grills.

Q.A.V.

MAA DURGA BUILDERS
Partners

MAA DURGA BUILDERS
Partners

MAA DURGA BUILDERS
Partners

Monoj Sahas

*Dipak Sahas
Anup Sahas*

I. Toilets and Kitchen :**Toilet:**

- i) European White Commode with Cistern and one tap of Standard make.
- ii) Shower, Wash basin with two taps of Standard make shall be provided.

Kitchen:

One sink, One tap of Standard make, Black stone kitchen shelf.

- J. **Stair case room and Railings:** Staircase room will be provided as per design and sanctioned plan M.S. Railings from ground floor to top floor with height upto 2'-6".

K. Electrical Installations:

- i) Three light points, one fan point and two plug points in drawing/dinning space (one 15 amp plug point).
 - ii) One fan point, two light points and two plug points in bed room (one 15 amp plug point).
 - iii) Two light points in toilet and kitchen and one 15 amp plug point in toilet and kitchen each.
 - iv) Concealed wiring with ISI Copper wire will be provided.(all switches & sockets to be of Standard make)
- L. **Extra work:** All extra work other than the standard specification shall be entertained by the Developer and charged at a rate as would be decided by the Builder before starting of the said extra work. No outside contractor will be allowed to execute the said extra work till

(Signature)

MAA DURGA BUILDERS
Sateenar Sontankar
Partners

MAA DURGA BUILDERS
Anon Khon Samon
Partners

MAA DURGA BUILDERS
Sudhata Sontankar Anon Khon Samon
Partners

Dipak Sahoo
Anup Sahoo
Mony Sahoo

the possession of the flat in question is handed over to the Owners. Entire payments towards such extra work shall have to be made in full before proceeding with the said extra work and any cost of such extra work shall not be adjusted in the event the Owners changing the specification as shall be provided by Developer.

M. Water Supply :

- i) Overhead reservoir will be provided at the top floor of the building through Boring/Kharagpur Municipality, Water Supply.
- ii) Connected internal lines as necessary in Kitchen, toilet and suitable electrical pump with motor will be installed in the Ground floor to deliver water to overhead reservoir from ground floor reservoir.

N. Roof: Roof treatment shall be done as per standard practice by the Developer and the roof cannot be used for bathing, washing of clothes and/or utensils by any of the flat Owners.

ADN.

Dipak Sahoo
Anup Sahoo
Manoj Sahoo.

MAA DURGA BUILDERS
Subrata Saha
Partners

MAA DURGA BUILDERS
Arun Kumar Mishra
Partners

MAA DURGA BUILDERS
Srikumar Saha
Partners

Drafted by me:

Sudip K. Chakraborty
Advocate, Judge's Court Midnapore.
Enrolment no. WB/2498/1999.

Witnesses

Subrata K. Bhowmik
A.P. - Nataraj Bhowmik, Midnapore

Swasti Ranjan Samanta
C/O - Ramkrishna Samanta
Keshupm. Paschim
Medinipur.

Sudip K. Sahoo
Dipak Sahoo
Sanjool Kharagpur

Computerised:

Pradip Sen.
(Pradip Sen). M/s. Medini Infotech, Old LIC Bldg, Midnapore.

This Development Agreement contained in 35 pages including one Stamp paper. And Two extra pages for Finger prints of Owners and Developers. This page Treated as one part of this deed. *and Thru Affidavit.*

Dipak Sahoo
Anup Sahoo
Monoj Sahoo

Dipak Sahoo
MAA DURGA BUILDERS
Subrata Bhowmik
Partners

MAA DURGA BUILDERS
Anup Sahoo
Partners

MAA DURGA BUILDERS
Sankar Sarker
Partners

MAA DURGA BUILDERS
Subrata Bhowmik
Partners
MAA DURGA BUILDERS
Anup Sahoo
Partners
MAA DURGA BUILDERS
Sankar Sarker
Partners

Monoj Sahoo
Dipak Sahoo
Anup Sahoo

Left Hand finger Impression



Right Hand finger Impression



MAA DURGA BUILDERS

Signature
Subrata Sen
Partners

Left Hand finger Impression



Right Hand finger Impression



MAA DURGA BUILDERS

Arjun Kumar Sen
Sign Partners

Left Hand finger Impression



Right Hand finger Impression



MAA DURGA BUILDERS

Silkanhar Sonkar
SignatuPartners

Left Hand finger Impression



Right Hand finger Impression



Dipak Sahoo
Signature

Left Hand finger Impression



Right Hand finger Impression



Anup Sahoo.
Signature

Left Hand finger Impression



Right Hand finger Impression



Mono J Sahoo
Signature



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

GRN Details

GRN: 192022230009223631
GRN Date: 18/04/2022 12:18:57
BRN: IK0BQGCUT6
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 18/04/2022 12:04:21
Payment Ref. No: 2001094894/1/2022
(Query No*/Query Year)

Depositor Details

Depositor's Name: Subrata Sinha
Address: Sanjo
Mobile: 9531509737
Depositor Status: Buyer/Claimants
Query No: 2001094894
Applicant's Name: Mr Hari Pada Manna
Identification No: 2001094894/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001094894/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	35021
2	2001094894/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	1021
			Total	36042

IN WORDS: THIRTY SIX THOUSAND FORTY TWO ONLY.





भारतीय विधिक प्रमाण पत्र
भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No.: 1178/49535/04611

Download Date: 18/07/2017

To
 Dipak Sahoo
 S/O Ganesh Sahoo
 SANJOAL
 Kharagpur (m)
 Paschim Medinipur Kharagpur
 West Bengal - 721301
 9474504140

Generation Date: 18/07/2017

Valid: Unknown



आपका आधार क्रमांक / Your Aadhaar No. :

5098 6294 7317

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India

Dipak Sahoo

DOB: 02/01/1966
 MALE



5098 6294 7317

मेरा आधार, मेरी पहचान

Dipak Sahoo

संघीय निकाय
GOVERNMENT OF INDIA

DIPAK SAHOO
GANESH SAHOO
02/01/1966
Permanent Account Number
BFHPS6014P

Signature



Dipak Sahoo



भारतीय विश्वविद्यालय प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1178/49535/04661

To
Anup Sahoo
S/O Ganesh Chandra Sahoo
SANJAL
Kharagpur (m)
Paschim Medinipur Kharagpur
West Bengal - 721301
9833553491

Download Date: 01/06/2017
Generation Date: 19/07/2017



आपका आधार क्रमांक / Your Aadhaar No. :

2968 2482 0023

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Anup Sahoo
DOB: 01/02/1970
MALE



2968 2482 0023

मेरा आधार, मेरी पहचान

Anup Sahoo

ANUP SAHOO
GANESH CHANDRA SAHOO
01/02/1970
Permanent Account Number
FEYPS8223G
Signature

Anup Sahoo



Monoj Sahoo



ভারত সরকার
Unique Identification Authority of India
Government of India

ভূমিকাঙ্কিত আই ডি / Enrollment No.: 1058/58002/01702

To
মনোজ সর্ট
Monoj Sahoo
SANJOAL
KHARAGPUR
Kharagpur (m)
Kharagpur
Paschim Medinipur Paschim Medinipur
West Bengal 721301
68039316
101112013
MN680393163FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3187 5398 4142

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

মনোজ সর্ট
Monoj Sahoo
পিতা : গনেশ সর্ট
Father : Ganesh Sahoo
জন্মতারিখ / DOB : 20/08/1971
পুরুষ / Male



3187 5398 4142

আধার - সাধারণ মানুষের অধিকার

Monoj Sahoo

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBRATA SINHA

PASUPATI SINHA

25/11/1957

Permanent Account Number

BEWPS1220P

Subrata Sinha
Signature



Subrata Sinha





ELECTION COMMISSION OF INDIA

ভারতের নিবাচন কমিশন

IDENTITY CARD WB / 32 / 224 / 015089
পরিচয় পত্র



Elector's Name : Sinaha Subrata
নিবাচকের নাম : সিনহা সুরভ
Father / Mother /
Husband's Name : Pashupati
পিতা/মাতা/স্বামীর নাম : পশুপতি
Sex : Male
লিঙ্গ : পুরুষ
Age as on 1.1.1995: 35
১.১.১৯৯৫ এ বয়স : ৩৫

Address :-

Ward : Ward No. 2-3
P.S. : Khargapur Town
Mun : Khargapur
Dist : Midnapur
ঠিকানা

ওয়ার্ড : ওয়ার্ড নং ২৩
থানা : খড়গপুর টাউন
পৌর : খড়গপুর
জেলা : মেদিনীপুর

Facsimile Signature

Electoral Registration Officer

নির্বাচক - নিবন্ধন অধিকারিক

For 224-Kharagpur Town Assembly Constituency

২২৪ - খড়গপুর টাউন বিধানসভা নির্বাচন ক্ষেত্র

Place : Midnapur
স্থান : মেদিনীপুর
Date : 02.04.1995
তারিখ : ০২.০৪.১৯৯৫

Subrata Sinha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SIKANDAR SONKAR
ASHOKE KUMAR SONKAR

10/11/1978

Permanent Account Number

BIHPS9999E

Sikandar Sonkar
Signature



Sikandar Sonkar.



ভারত সরকার

Unique Identification Authority of India
Government of India

ভাটিকাঙ্কির আই ডি / Enrollment No.: 105B/56003/01855

To
সিকন্দর শোমকর
SIKANDAR SONKAR
SANJOAL
Kharagpur (m)
Kharagpur
Paschim Medinipur Paschim Medinipur
West Bengal 721301
79801417
MN799014174FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2859 5593 2423

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সিকন্দর শোমকর
SIKANDAR SONKAR
পিতা : অশোক শোমকর
Father : Ashok Sonkar
জন্মতারিখ / DOB : 10/11/1978
পুরুষ / Male

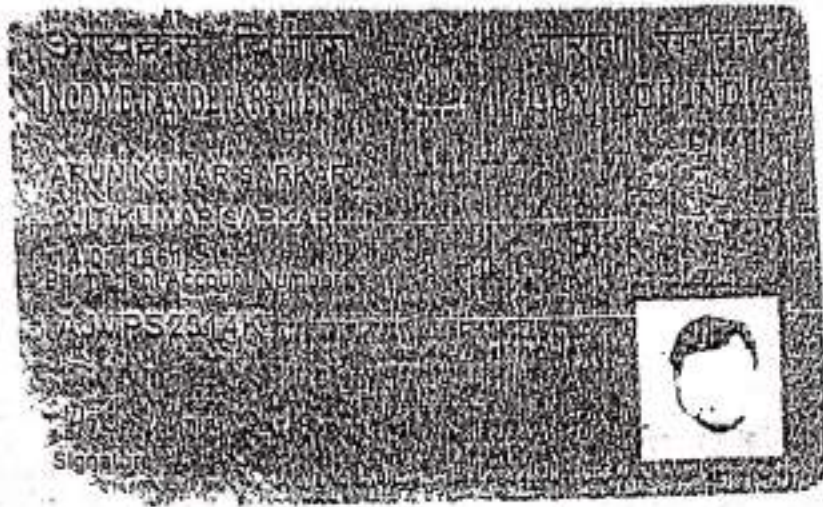


2859 5593 2423

আধার - সাধারণ মানুষের অধিকার

*Sikandar
Sonkar*





Arca Nerr Serran

Major Information of the Deed

Deed No :	I-1002-01977/2022	Date of Registration	18/04/2022
Query No / Year	1002-2001094894/2022	Office where deed is registered	
Query Date	08/04/2022 8:51:40 AM	D.S.R. - II PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Hari Pada Manna Judges Court Medinipur, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9531509737, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,74,23,747/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 40,021/- (Article 48(g))	Rs. 1,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



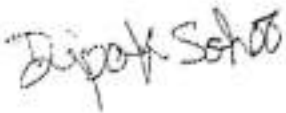


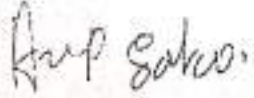


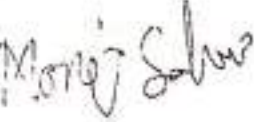
District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 24, Mouza: SANJOAL, Ward No: 24 JI No: 312, Pin Code : 721301

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-323	RS-152	Commercial	Vastu	12 Dec		50,38,192/-	Width of Approach Road: 20 Ft.,

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 24, Mouza: SANJOAL, JI No: 312, Pin Code : 721301

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-324	RS-152	Commercial	Vastu	3 Dec		12,59,548/-	Width of Approach Road: 20 Ft.,
L3	RS-319	RS-107	Commercial	Vastu	0.5 Dec		2,09,925/-	Width of Approach Road: 20 Ft.,
L4	RS-320	RS-107	Commercial	Vastu	23 Dec		96,58,534/-	Width of Approach Road: 20 Ft.,
L5	RS-321	RS-107	Commercial	Vastu	3 Dec		12,59,548/-	Width of Approach Road: 20 Ft.,
TOTAL :					29.5Dec	0/-	123,85,555/-	
Grand Total :					41.5Dec	0/-	174,23,747/-	



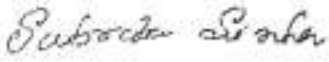


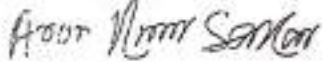


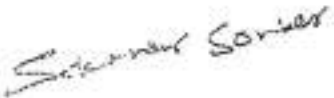
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Dipak Sahoo (Presentant) Son of Mr Ganesh Chandra Sahoo Alias Ganesh Sahoo Executed by: Self, Date of Execution: 18/04/2022 , Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Office	Photo  18/04/2022	Finger Print  LTI 18/04/2022	Signature  18/04/2022
Sanjoal Telmil Gali, City:- , P.O:- Kharagpur, P.S:-Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BFxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/04/2022 , Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Office				
2	Name Mr Anup Sahoo Son of Mr Ganesh Chandra Sahoo Alias Ganesh Sahoo Executed by: Self, Date of Execution: 18/04/2022 , Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Office	Photo  18/04/2022	Finger-Print  LTI 18/04/2022	Signature  18/04/2022
Sanjoal Telmil Gali, City:- , P.O:- Kharagpur, P.S:-Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FExxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/04/2022 , Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Office				
3	Name Mr Monoj Sahoo Son of Mr Ganesh Chandra Sahoo Alias Ganesh Sahoo Executed by: Self, Date of Execution: 18/04/2022 , Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Office	Photo  18/04/2022	Finger Print  LTI 18/04/2022	Signature  18/04/2022
Sanjoal Telmil Gali, City:- , P.O:- Kharagpur, P.S:-Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BExxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/04/2022 , Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Office				


Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA DURGA BUILDERS Ramas Garden Sanjoal, City:- , P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 , PAN No.:: ABxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Subrata Sinha Son of Late Pasupati Sinha Date of Execution - 18/04/2022, , Admitted by: Self, Date of Admission: 18/04/2022, Place of Admission of Execution: Office	Photo  Apr 18 2022 2:14PM	Finger Print  LTI 18/04/2022	Signature  18/04/2022
Ramas Garden Flat No 101 1st Floor Sanjoal, Flat No: 101, City:- , P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BExxxxxx0P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA DURGA BUILDERS (as Partner)				
2	Name Mr Arun Kumar Sarkar Son of Late Ajit Kumar Sarkar Date of Execution - 18/04/2022, , Admitted by: Self, Date of Admission: 18/04/2022, Place of Admission of Execution: Office	Photo  Apr 18 2022 2:16PM	Finger Print  LTI 18/04/2022	Signature  18/04/2022
Inda, City:- , P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx4K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA DURGA BUILDERS (as Partner)				
3	Name Mr Sikandar Sonkar Son of Ashok Kumar Sonkar Date of Execution - 18/04/2022, , Admitted by: Self, Date of Admission: 18/04/2022, Place of Admission of Execution: Office	Photo  Apr 18 2022 2:16PM	Finger Print  LTI 18/04/2022	Signature  18/04/2022
Sanjoal, City:- , P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx9E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA DURGA BUILDERS (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subrata Kumar Basu Son of Late Kanai Lal Basu Nutanbazar, City:- , P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101			
	18/04/2022	18/04/2022	18/04/2022

Identifier Of Mr Dipak Sahoo, Mr Anup Sahoo, Mr Monoj Sahoo, Mr Subrata Sinha, Mr Arun Kumar Sarkar, Mr Sikandar Sonkar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Sahoo	MAA DURGA BUILDERS-4 Dec
2	Mr Anup Sahoo	MAA DURGA BUILDERS-4 Dec
3	Mr Monoj Sahoo	MAA DURGA BUILDERS-4 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Sahoo	MAA DURGA BUILDERS-1 Dec
2	Mr Anup Sahoo	MAA DURGA BUILDERS-1 Dec
3	Mr Monoj Sahoo	MAA DURGA BUILDERS-1 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Sahoo	MAA DURGA BUILDERS-0.166667 Dec
2	Mr Anup Sahoo	MAA DURGA BUILDERS-0.166667 Dec
3	Mr Monoj Sahoo	MAA DURGA BUILDERS-0.166667 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Sahoo	MAA DURGA BUILDERS-7.66667 Dec
2	Mr Anup Sahoo	MAA DURGA BUILDERS-7.66667 Dec
3	Mr Monoj Sahoo	MAA DURGA BUILDERS-7.66667 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Sahoo	MAA DURGA BUILDERS-1 Dec
2	Mr Anup Sahoo	MAA DURGA BUILDERS-1 Dec
3	Mr Monoj Sahoo	MAA DURGA BUILDERS-1 Dec

Endorsement For Deed Number : I - 100201977 / 2022

On 18-04-2022

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 13:59 hrs on 18-04-2022, at the Office of the D.S.R. - II PASCIM MIDNAPORE by Mr Dipak Sahoo, 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 1,74,23,747/-

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

Execution is admitted on 18/04/2022 by 1. Mr Dipak Sahoo, Son of Mr Ganesh Chandra Sahoo Alias Ganesh Sahoo, Sanjoal Telmil Gali, P.O: Kharagpur, Thana: Kharagpur, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession Business, 2. Mr Anup Sahoo, Son of Mr Ganesh Chandra Sahoo Alias Ganesh Sahoo, Sanjoal Telmil Gali, P.O: Kharagpur, Thana: Kharagpur, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession Business, 3. Mr Monoj Sahoo, Son of Mr Ganesh Chandra Sahoo Alias Ganesh Sahoo, Sanjoal Telmil Gali, P.O: Kharagpur, Thana: Kharagpur, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession Business

Indetified by Mr Subrata Kumar Basu, , Son of Late Kanai Lal Basu, Nutanbazar, P.O: Midnapur, Thana: Medinipur, 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 18-04-2022 by Mr Subrata Sinha, Partner, MAA DURGA BUILDERS, Ramas Garden Sanjoal, City:-, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301

Indetified by Mr Subrata Kumar Basu, , Son of Late Kanai Lal Basu, Nutanbazar, P.O: Midnapur, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Execution is admitted on 18-04-2022 by Mr Arun Kumar Sarkar, Partner, MAA DURGA BUILDERS, Ramas Garden Sanjoal, City:-, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301

Indetified by Mr Subrata Kumar Basu, , Son of Late Kanai Lal Basu, Nutanbazar, P.O: Midnapur, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Execution is admitted on 18-04-2022 by Mr Sikandar Sonkar, Partner, MAA DURGA BUILDERS, Ramas Garden Sanjoal, City:-, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301

Indetified by Mr Subrata Kumar Basu, , Son of Late Kanai Lal Basu, Nutanbazar, P.O: Midnapur, Thana: Medinipur, 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 1,053/- (B = Rs 1,000/-, E = Rs 21/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/04/2022 12:21PM with Govt. Ref. No: 192022230009223631 on 18-04-2022, Amount Rs: 1,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQGCUT6 on 18-04-2022, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,021/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 282, Amount: Rs.5,000/-, Date of Purchase: 18/04/2022, Vendor name: Srikanta Kundu

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/04/2022 12:21PM with Govt. Ref. No: 192022230009223631 on 18-04-2022, Amount Rs: 35,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BQGCUT6 on 18-04-2022, Head of Account 0030-02-103-003-02



Sudikshit Roy Barma
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1002-2022, Page from 41044 to 41089

being No 100201977 for the year 2022.



Digitally signed by Sudikshit Roy Barma
Date: 2022.04.25 16:47:06 +05:30
Reason: Digital Signing of Deed.

(Sudikshit Roy Barma) 2022/04/25 04:47:06 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II PASCIM MIDNAPORE
West Bengal.

(This document is digitally signed.)