

SL. NO. 8618/24

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that this document is submitted for registration. The Signature Sheet and the endorsement sheets attached here with are the parts of this document.

District Sub-Registrar-I,
Paschim Medinipur.

05 DEC 2024

Seema cornelia. D Seema Sen

Gulini Kumar Sen

Pratish Sen

Madhusundara Sen.

Utpala Biswas

Lily Sen @ Lily Sen

Namita Bandyopadhyay

Asim Kumar Sen

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this 05th Day of December, 2024.

Bhoomi Nirman
Sub-entre. Partner
Proprietor

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03 DEC 2024 5000.00

Subrata Patra
Ashok Nagar, Kulikota
Medinipur N
Medinipur

03 DEC 2024

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District Sub Registrar-D
Paschim Medinipur

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Sushil Kumar Sen



Madhusudan Sen,



Namita Pandya-
pachay

Seema Chandra Biswas Sen
Lilly Sen
Chaitanya Sen



Utpala Biswas



Lilly Sen
Lilly Sen



Sen

Madhusudan Sen
Utpala Biswas



Arum Kumar Sen



Seema Chandra
Seema Sen.



Sebnata Patra

@ Lilly Sen
Lilly Sen

Arum Kumar Sen
Namita Bandhyopachay

BETWEEN

1. SRI. SUBIR KUMAR SEN (PAN - AKEPS8159C), (AADHAR NO.- 3007 4502 3130), Son of Late Sushil Kumar Sen, by religion - Christian, by occupation Retired Person, aged about 79 years by Nationality - Indian, residing at Najrulpally, Kuikota, P.O.- Midnapore, P.S.- Midnapore, District - Paschim Medinipur, West Bengal 721101.

Bhoomi Nirman
Subrata Patra.
Proprietor




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2. MISS. MADHUCHHANDA SEN (PAN - ALCPS1348E), (AADHAR NO.- 6053 0118 4643), Daughter of Late Sushil Kumar Sen, by religion - Christian, by occupation Retired Person, aged about 76 years by nationality - Indian, residing at 92/A Jaigir Ghat Road, Neel deep Apartment, Flat No.- E, P.O. & P.S.- Thakurpukur, Kolkata 700063.

3. SMT. NAMITA BANDYOPADHYAY (PAN - ADMPB1028J), (AADHAR NO.- 6689 0818 1683), Wife of Late Sakti Brata Bandyopadhyay, by religion - Christian, by occupation Retired Person, aged about 68 years, by Nationality - Indian residing at 4A Ramaniyam Pushkar Phase 1, Dr Kalignar Salai, P.O. - Shollinganallur, P.S. - Neelangarai, Dist. - Kancheepuram, Tamil Nadu- 600119.

4. SMT. UTPALA BISWAS, (PAN - AZTPB7735K), (AADHAR NO.- 9073 3385 5515), Wife of Late Manoj Biswas, by religion - Christian, by occupation House Wife, aged about 67 years, by nationality - Indian, residing at 38/1 Nainan Para Lane, P.O. & P.S.- Baranagar, Kolkata 700036.

5. SMT. LILY SEN (PAN - GXEPS2651L), (AADHAR NO.- 9115 6823 3291), Wife of Late Achintya Kumar Sen, by religion - Christian, by occupation Retired Person, aged about 88 years, by nationality - Indian, residing at Amarnath Apartment, Budha Bathe Road, P.O.- Asansol, P.S.- Asansol South Police Station, District - Paschim Bardhaman, West Bengal 713301.

6. SRI ASITESH SEN, (PAN - AVYPS8647J), (AADHAR NO.- 8427 7804 7874), Son of Late Achintya Kumar Sen, by religion - Christian, by occupation Business, aged about 53 years, by nationality - Indian, residing at Amarnath Apartment, Budha Bathe

Madhuchandana Sen
Utpala Biswas
Lily Sen
Asitish Sen
Sona Cornelia Sen
Sushil Kumar Sen
Feiteah Sen
Dhoomil Nirman
Subrata Patra
Proprietor




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Road, P.O.- Asansol, P.S.- Asansol South Police Station, District - Paschim Bardhaman, West Bengal 713301.

7. **SRI ARUN KUMAR SEN, (PAN - AJUP88875Q), (AADHAR NO. - 5165 7729 3107),** Son of Late Achintya Kumar Sen, by religion - Christian, by occupation Retired Person, aged about 64 years, by Nationality - Indian, residing at Stephens Enclave, 1st Floor, Flat No. - 2C, 11/1B RBC Road, P.O.- Dumdum, P.S.- Dumdum, District - North 24 Paragana, West Bengal 700028.

8. **SMT SEEMA CORNELIUS @ SEEMA SETHI (PAN - AJFPC5777L), (AADHAR NO.- 6862 5620 6745),** Daughter of Late Achintya Kumar Sen Wife of Lesley Cornelius, by religion - Christian, by occupation House Wife, aged about 54 years, by nationality - Indian, residing at Amarnath Apartment, Phase II, Budha Bathe Road, P.O.- Asansol, P.S.- Asansol South Police Station, District - Paschim Bardhaman, West Bengal 713301.

here in after called and referred to as the land owners/Executants (which term and expression shall unless excluded by repugnant to the context be demand to mean and include heirs, executors, successors in interest administrators legal representatives and assigns) of the **FIRST PART**

AND

BHOOMI NIRMAN (PAN - AJOPP6310P) A proprietorship firm having its office at Ashutosh Nagar, Kuikota, Police Station- Midnapore, Post Office- Midnapore, District- Paschim Medinipur, Pin- 721101, represented by its Proprietor **SRI SUBRATA PATRA (PAN - AJOPP6310P), (AADHAR NO.- 8085 2630 6957),** son of Late Srimanta Patra, by religion- Hindu, by profession- Business, residing at- Ashutosh Nagar, Kuikota, Midnapore Town, Police Station- Midnapore, Pose Office- Midnapore, District- Paschim Medinipur, Pin-

Mandukhanda Sen - Narmada Bandyopadhyay
Utpola Biswas - Seema Cornelius & Son's
Arun Kumar Sen - Subin Kumar Sen
Chaitanya Sen

© Lily Sen
Lily Sen

Bhoomi Nirman
Subrata Patra
Proprietor



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721101, Indian Citizen hereinafter referred to and called as the "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the subject or the context be deemed to mean and include his heirs, executors, administrators, representatives, nominees and /or assigns) of the **SECOND PART.**

WHEREAS the present **LAND OWNERS** and their predecessors and other co-sharers were the recorded owners of 51.15 decimals land along with some construction thereupon situated within the District : Paschim Medinipur, P.O. Midnapore, A.D.S.R. Midnapore, Municipality : Midnapore, Ward No. 03, P.S.- Midnapore, Mouza - Cantonment Barpathar, J.L. No. 168, Khatian No. 86, Plot No. 273. During their joint ownership and peaceful possession over the said property the aforesaid co-sharers had partitioned the said property by way of registered partition deed being No. 4996 of 1984, dated 09.11.1984.

That as per "**Ka Schedule**" of the said partition deed one Mohit Kumar Sen got 7.98 decimals land in the said Plot No. 273 by separate demarcation and possession and he had been possessing the same.

That as per "**Kha schedule**" of the said partition deed the legal heirs of Late Sushil Kumar Sen namely (i) Jyotsnamoyee Sen (ii) Subir Kumar Sen (iii) Jayanta Kumar Sen (iv) Madhuchhanda Sen (v) Namita Bandyopadhyay and (vi) Utpala Biswas, got demarcated land measuring 8.36 decimals in the said plot No. 273 in their exclusive possessing and they have been possessing the same.

That as per "**Ga schedule**" of the said partition deed the legal heirs of Late Sanat Kumar Sen namely (i) Ivy Sen (ii) Monidipa Chatterjee (iii) Shila Rani Sen (iv) Rajib Sen and (v) Rajashree Sen got demarcated share of land measuring 10.31 decimals in the said Plot No. 273

Namita Bandyopadhyay
Gema Cornelia & Sushil Sen
Sushil Kumar Sen

Asitkesh Sen
Madhuchhanda Sen
Utpala Biswas
Arjun Kumar Sen

Bhoomi Nirman
Subrata Patra
Lilly Sen
Proprietor



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exclusively and they had been possessing the same. That subsequently they sold their share of land.

That as per "Gha schedule" of the said partition deed the legal heirs of Late Ajit Kumar Sen namely (i) Binapani Sen (ii) Tapan Kumar Sen (iii) Swapan Kumar Sen got 5.26 decimals land in the said plot No. 273 in their demarcated possession and they had been possessing the same. That subsequently they sold their share of land.

That as per "Una schedule" of the said partition deed the legal heirs of Late Achintya Kumar Sen namely (i) Lily Sen (ii) Seema Sen alias Seema Cornelius (iii) Asitesh Sen and (iv) Arun Kumar Sen got 8.24 decimals land in their demarcated possession and they have been possessing the said property.

That apart 11 decimals land in the said plot No. 273 was kept for common use of existing share holder. Legal heirs of Late Sanat Kumar Sen and Late Ajit Kumar Sen sold their land to other parties, out of family. In the last survey the land was recorded in the name of the heirs of Late Sushil Kumar Sen who are the only existing inhabitant of that land.

That subsequently said Mohit Kumar Sen died on 29.01.1993 leaving behind his legal heirs namely (i) Subir Kumar Sen (ii) Madhuchhanda Sen (iii) Jayanta Kumar Sen (iv) Namita Bandyopadhyay and (v) Utpala Biswas as his legal heirs who inherited the said share of land i.e. 7.98 decimals land in the said plot No. 273 of Late Mohit Kumar Sen equally and they became the owners of the same. They subsequently said Jayanta Kumar Sen died on 20.12.2016 in unmarried condition leaving behind his brother and sisters namely (i) Subir Kumar Sen (ii) Madhuchhanda Sen (iii) Namita Bandyopadhyay and (iv) Utpala Biswas as his legal heirs who inherited the share left

Same Cornelius
Subir Kumar Sen
Arun Kumar Sen
Namita Bandyopadhyay

Asitesh Sen
Madhuchhanda Sen
Utpala Biswas

Lily Sen
Lily Sen

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Subrata Patra
Proprietor



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by Late Jayanta Kumar Sen, equally and they became the owners of the same.

That Midnapore Municipality issued legal heir certificate of Late Mohit Kumar Sen on 24.11.2019 and subsequently signed on 22.11.2024 and Late Jayanta Kumar Sen on 29.05.2017 and subsequently signed on 23.11.2024 to that effect. That Subir Kumar Sen also sworn affidavit, dated 28.11.2019 to that effect also.

That thereafter said (i) Subir Kumar Sen (ii) Madhuchhanda Sen (iii) Namita Bandyopadhyay and (iv) Utpala Biswas became the owners of $[7.98 + 8.36] = 16.34$ decimals land along with common land of 11 decimals i.e. total 27.34 decimals land, which has been recorded 27.19 decimals in L.R. Parcha. Their names have been recorded in respect of 6.80 decimals, 6.80 decimals, 6.80 decimals and 6.79 decimals land respectively in L.R. Plot No. 273 vide Khatian No. 749, 788, 797 and 923 respectively. They are the present LAND OWNERS No. 1,2,3 and 4 respectively of this Development Agreement.

That although Seema Sen alias Seema Cornelius is the owner of 2.06 decimals land in the said Plot No. 273 as per "Una Schedule" of the partition deed being No. 4996 of 1984, her name inadvertently has not been recorded in L.R. Parcha. That the land mentioned in the said "Una Schedule" i.e. 8.24 decimals land in the said Plot No. 273 has been recorded in the names of other three co-sharers namely Lily Sen, in respect of 2.74 decimals land vide Khatian No. 331 in the name of Asitesh Sen in respect of 2.75 decimals land vide Khatian No. 301 and in the name of Arun Kumar Sen in respect of 2.75 decimals land vide Khatian No. 248 and finally published thereof. They are the present land owners Nos. 5,6 and 7.

That therefore the present land owners are the recorded owners of 35.58 decimals land which has been recorded 35.43 decimals in

Seema Cornelius
Subir Kumar Sen
Arun Kumar Sen
Namita Bandyopadhyay
Utpala Biswas
Lily Sen
Lily Sen
Bhoomi Nirman
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L.R. Parcha, R.S. & L.R. Plot No. 273, J.L. No. 168, L.R. Khalian No. 749, 788, 797, 923, 331, 301 and 248, within the mouza - Cantonment Barpathar, P.S. Midnapore, and they have been possessing the said land as per their share.

AND

WHEREAS the present LAND OWNERS approached to the present DEVELOPER "BHOOMI NIRMAN" and requested him to develop the schedule mentioned properties i.e. 30.811 decimals equal to 13420.00 sq. ft. land out of total 35.58 decimals equal to 15497.225 sq. ft. land which has been recorded 35.43 decimals in L.R. Parcha, by constructing multi-storied building as per sanctioned building plan by the competent authority and the Developer accepted the proposal of the LAND OWNERS and agreed to develop the schedule land.

AND WHEREAS the LAND OWNERS represented that they are absolutely seized and possessed of and otherwise well and sufficiently entitled to the LANDED PROPERTIES described in the SCHEDULE below and the LAND OWNERS desire that the property to the developed into a multistoried building, parking space, by entering into a suitable agreement with the DEVELOPER.

IN the Facts and circumstances as described aforesaid the LAND OWNERS approached and proposed the DEVELOPER to develop the said landed property and believing on the aforesaid representation and disclosures, the DEVELOPER has agreed and requested the LAND OWNERS and hereto have agreed to develop the landed property is the subject matter of this Development Agreement and be the same or little more or less as the absolute owners thereof free from all encumbrances and was also enjoyed and possessed by them uninterruptedly without any hindrance from any quarters with

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C/Site plan seen some correction
Mathuramunda 30-10-2018
Utpala Biswas
Lily Sen
Lily Sen
Bhoomi Nirman
Subrata Patra
Proprietor




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all rights, privileges and benefits together with all easement rights hereinafter called and referred to as the said premises

NOW THIS DEVELOPMENT AGREEMENT WITNESS AND IT IS HEREBY AGREED BY THE OWNERS AND DEVELOPER HERETO AS FOLLOWS:

ARTICLE - I

DEFINITIONS

A. Owners shall mean the above named Owners/Landlords which includes their legal heirs, successors, administrator, representative, nominees and assigns, as the case may be.

B. Developer shall mean the above named developer which includes his legal heirs, successors, administrator, representative, nominees and assigns, as the case may be.

C. Land shall mean all the piece and parcel of the schedule property District : Paschim Medinipur, P.O. & A.D.S.R.O. - Midnapore, under Municipality : Midnapore, Ward No. 03, Holding No. 639, 640 & 642 Mouza - Cantonment Barpathar, J.L. No. 168, P.S. Midnapore, L.R. Khatian No. 749, 788, 797, 923, 331, 301 and 248, and L.R. Plot No. 273 measuring 30.811 decimals equal to 13420.00 sq. ft. land out of total 35.58 decimals equal to 15497.225 sq. ft. land which has been recorded 35.43 decimals in L.R. Parcha.

D. Building shall mean the Residential/Commercial Multi-storied building complex G+4 to be constructed on the landed property in accordance with the plan to be sanctioned by the competent authority, permissions for Fire Service and incase of additional vertical expansion the land owners will not be able to claim anything in addition except the present allocation.

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@ Same Sen.
Nandini Karmakar
Utpala Biswas
From Karmakar Sen
@ Lily Sen
Lily Sen
Bhoomi Nirman
Subrata Patra
Proprietor



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E. The FIRST PART "OWNERS" desirous of getting the "Said Premises" developed through the Second Part "Developer" by way of construction of Multi-storied building subject to sanctions being obtained from the Midnapore Municipality and/or such other appropriate authority /authorities.

F. The FIRST PART represented to the SECOND PART that FIRST PART are the absolute owners of the "Said Premises" and there is no legal impediment for them to enter in to this Agreement for Joint Venture.

G. The FIRST PART herein confirm that so far as they are aware, there is no any other statutory demand of any amount by any recovery officer of authorities against the said premises or the said premises is not affected by any certificate order of any Court or authorities. The FIRST PART, further declare that the said premises is not effected by any scheme or notice or prohibitory order or notice of acquisition or requisitions. They further declares that the said premises is not charged or 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.

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

I. That the Owners have 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 favor of the proposed Developer herein.

Secara Bersama
Lily Sen
Lily Sen
Lily Sen

Opitish Sen
Madhuchandra Sen
Utpala Biswas

@ Lily Sen
Lily Sen

Bhoomi Nirman
Sudanta Patra
Proprietor



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J. That the Owners are fully and sufficiently entitled to deal with and caused development of the said premises mentioned here in above and thus entering into this Agreement.

K. The Owners shall not be liable for any income Tax, Service Tax, GST 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 /workman/ 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 HERE IN REFERRED TO AS SECOND PART HAS REPRESENTED TO THE FIRST AS FOLLOWS:-

WHEREAS the SECOND PART is a Proprietorship Firm and has financial capacity and technical skill, experience and expertise knowledge to construct the proposed building and/or develop the site landed property. The SECOND PART has capability of constructions 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 Joint Venture Agreement and develop the said premises by demolishing the existing structure.

AND WHEREAS the SECOND PART agree to develop the said premises on the basis of such representations made by the FIRST PART, same to be true and can relying upon the same.

AND WHEREAS the FIRST PART herein have agreed to allow the SECOND PART and the SECOND PART has agreed to develop the said

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Suhir Kumar Sam
Nomi In Bangalore
From Kumar Sam

Pratik Sam
Madhukhande Sam
Uppala Biswas

@ Lily Sam
Lily Sam

Bhoomi Nirman
Sud with P. L. N.
Proprietor



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premises on joint venture basis at its cost & expenses by constructing a Multi-storied building on the said "Premises" and the Owners shall be entitled to get Owners allocation Only.

1. **SRI. SUBIR KUMAR SEN** - Owner will get one three storied residential house measuring about 3072 sq.ft. area on his existing old house situated within the Plot No. 273 vide municipal Holding No. Old - 4731 and New - 661.

2. **MISS. MADHUCHHANDA SEN** - Flat No.- 4A on the **Forth Floor** in **BLOCK A** measuring 831.96 Sq. Ft. Carpet area, 974.53 Sq. Ft. Cover area, 1218.16 Sq. Ft. Super Built up area.

3. **SMT. NAMITA BANDYOPADHYAY** - Flat No.- 3D on the **Third Floor** in **BLOCK A** measuring 832.00 Sq. Ft. Carpet area, 925.57 Sq. Ft. Cover area, 1156.97 Sq. Ft. Super Built up area.

4. **SMT. UTPALA BISWAS** - Flat No.- 4D on the **Forth Floor** in **BLOCK A** measuring 832.00 Sq. Ft. Carpet area, 925.57 Sq. Ft. Cover area, 1156.97 Sq. Ft. Super Built up area.

5. **SMT. LILY SEN** - Flat No.- 3C on the **Third Floor** in **BLOCK A** measuring 634.63 Sq. Ft. Carpet area, 708.76 Sq. Ft. Cover area, 885.95 Sq. Ft. Super Built up area.

6. **SRI. ASITESH SEN** - Flat No.- 3B on the **Third Floor** in **BLOCK A** measuring 882.75 Sq. Ft. Carpet area, 978.84 Sq. Ft. Cover area, 1223.55 Sq. Ft. Super Built up area. One Small Car Parking Approx. 120 Sq Ft.

7. **SRI. ARUN KUMAR SEN** - Flat No.- 4B on the **Forth Floor** in **BLOCK A** measuring 882.75 Sq. Ft. Carpet area, 978.84 Sq. Ft. Cover area, 1223.55 Sq. Ft. Super Built up area.

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Nami Bandyopadhyay
Arun Kumar Sen

Asitesh Sen
Madhuchanda Sen
Utpala Biswas

Lily Sen
Lily Sen

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8. **SMT. SEEMA SEN** alias **SEEMA CORNELIUS** - Flat No. 3A on the **Third Floor** in **BLOCK A** measuring 831.96 Sq. Ft. Carpet area, 974.53 Sq. Ft. Cover area, 1218.16 Sq. Ft. Super Built up area. One Small Car Parking Approx. 120 Sq. Ft.

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 title of the property,

NOW THIS AGREEMENT WITNESSED AND IT IS HEREBY AGREED AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:-

ARTICLE - II

OTHER DEFINITIONS

a) "Owners" shall mean the owners below mentioned -

SRI. SUBIR KUMAR SEN

MISS. MADHUCHHANDA SEN

SMT. NAMITA BANDYOPADHYAY

SMT. UTPALA BISWAS

SMT. LILY SEN

SRI ASITESH SEN

SRI ARUN KUMAR SEN

SMT SEEMA CORNELIUS

..... hereinafter called and referred to as the **LAND OWNERS/EXECUTANTS** (which term and expression shall unless excluded by repugnant to the context be deemed to mean and include heir executors, successors in-interest, administrators, legal representatives and assigns) of the **FIRST PART**.

b) "**DEVELOPER**" shall mean

BHOOMI NIRMAN

Seema Cornelius @ Seema Sen.
Subir Kumar Sen - Son of Bandyopadhyay
Arun Kumar Sen

Asitesh Sen
Madhuchhandu Sen
Utpala Biswas

@ Lily Sen
Lilly Sen
Bhoomi Nirman
Bandyopadhyay
Proprietor



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c) **"SAID PREMISES"** shall mean all that piece and parcel of Bastu land measuring 30.811 decimals equal to 13420.00 sq. ft. land out of total 35.58 decimals equal to 15497.225 sq. ft. land which has been recorded 35.43 decimals in L.R. Parcha, which is fully described in the aforesaid part of this Development Agreement also described in the FIRST SCHEDULE here under written on which the new proposed building to be constructed. The Developer has measured the area and is satisfied with the measure mention thereof.

d) **"BUILDING PLAN"** shall be the proposed maps or plans as to be sanctioned by the Midnapore Municipality and its subsequent modification/amendment in the said plans which is to be sanctioned by the developer. The building shall be for residential as well as commercial use.

e) **"NEW BUILDING"** shall mean the Multi-storied building [G+4] and car parking space etc. to be constructed and completed in the said premises by the Developer at its cost and expenses in accordance with the building plan to be sanctioned by the Midnapore Municipality in pursuance hereof on the land and if Municipality allows further vertical expansion and gives sanction for further construction over forth floor also to be executed.

f) **"DEVELOPERS ALLOCATION"** shall mean total premises of the constructed area and/or built up area and/or super built-up excluding the Owners Allocation, TOGETHER WITH undivided proportionate common space to other occupiers/Owners in the said building.

g) **"COMMON EXPENSES"** shall mean and include all expenses to be incurred by the Unit Owner for the management and maintenance of the building and the completion/occupancy certificate from the

Seema Cornelius @ Seema Sen
Sudhir Kumar Sen @ Seema Sen
Anu Kumar Sen

Apurva Sen
Madhusudan Sen
Utpala Biswas

@ Lily Sen
Lily Sen

Bhoomi Nirman
Sudhanta Patra
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Mudrapore Municipality which to be obtained at the co stand effort of the Developer.

h) **"COMMON PORTIONS, FACILITIES & AMENITIES"** shall mean all the common areas and installations comprised in the new building and the premises, including, staircase, lobbies, passages, pathways, boundary walls, service areas and other facilities and amenities 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.

i) **"SALEABLE SPACE"** shall mean the space in the building available for independent use and occupation.

j) **"PROJECT"** shall mean the entire work of development from demolition of the existing structure, sanction of plan, constructions 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 the entire cost of the Developer save and except which are specifically agreed herein.

k) **"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.

l) **"UNIT"** shall mean any flat or other covered area 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.

m) **"UNIT OWNERS"** shall mean any person who acquires, holds and/or owns any unit in the new building as per agreed terms

Seema Desai
Nishi Desai
Seema Desai
Nishi Desai
Pratik Desai
Madhusudan Desai
Ujjwal Desai
Bhoomi Nirman
Sudhakar Patil
Proprietor
Lilly Desai
Lilly Desai



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primarily and shall include the Owners and the Developer, for the units held by them.

n) **"COMPLETION TIME"** The building shall be completed within 48 (Forty Eight) months from the date of sanction of the building plan for construction of [G+4] by the Midnapore Municipality or other appropriate authority or authorities and/ or 48 (Forty Eight) months from the date of getting vacant possession of the premises from the Owner whichever is later subjected to a grace period of another 6(Six) months. In case if Midnapore Municipality will Sanction Plan for further construction in that case this time limit would frame no effect.

o) **"SOCIETY"** shall mean the Society or Association to be formed by the purpose of maintenance of the new building and the premises and for collecting and delaying 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 association/society within six month from the date of obtaining Completion Certificate.

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

q) **"ADVOCATE"** to the project shall mean Mr. Diptendu Ghosh Advocate, Judge's Court, Midnapore.

r) **"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.

Spans Completion @ Same Site
Jalini Kumar Sen, Navin Kumar Sen
From Kumar Sen
Girish Sen
Madhusudan Sen
Utpala Biswas
@ Lily Sen
Lily Sen
Bhoomi Nirman
Sulmate Patra
Proprietor



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Paschim Medinipur

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ARTICLE - III

Commencement

1. This agreement shall be in force from the date of signing hereof.
2. This agreement shall continue full fill 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 the Learned Competent Court of the local jurisdiction of the District Paschim Medinipur.

ARTICLE - IV

DEVELOPER'S PRIMARY OBLIGATION

The Developer will incur all expenses and other out goings relating to the land for setting right the papers.

ARTICLE - V

DEVELOPER'S RIGHT & REPRESENTATION

The Owners here by grant, subject to what have been here under provided, exclusive right to the Developer to develop the said premises and construct the new building at the said premises in accordance with the new plan or plans as to be sanctioned by the Midnapore Municipality and / or by any other appropriate authority with or without any amendment and/or modification in the manner stated above.

The Owners hereby empowers and authorizes the Developer to do this project in connection with the said property as described in the schedule here under written such as to sell or any kind of transfer of the Developer's Allocation through registered deeds and to take water or electric connection therein and also to execute any

Sanjib Kumar Sen
Sudipto Kumar Sen
Anur Kumar Sen
Chaitesh Sen
Seema Cornelia
Mathurashonda Sen
Ujjala Biswas
Lilly Sen
Lilly Sen
Bhoomi Nirman
Sudipto Kumar Sen
Proprietor



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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 favor of the Developer and this power shall remain in force till the completion of registration only in respect of the Developer's Allocation in favor of the intending purchasers.

All applications, plans and other papers and documents, as may be required by the Developer for obtaining necessary sanction of plan/ revise plan from the Midnapore 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/ any other statutory fees etc. and the Owners shall have no responsibilities to be at any cost whatsoever.

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 themselves 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.

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

document -
power of
attorney
@ Same
Sudhir Kumar Sen
Anu Kumar Sen
@ Faizish Sen
Madhusudan Sen
Utpal Biswas
@ Lily Sen
Lily Sen
Bhoomi Nirman
Sudhakar Patra
Proprietor



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Paschim Medinipur

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building materials, workman, labours contractors and all permissions, license, quotas and other recruitment for erections construction and completion of the said building in totality. The developer shall at its own costs and expenses cause for progress of erection, construction and ultimate completion of the building within the time specified herein above.

viii. 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, full fill and perform the requirement under the law and ensure fulfilment and compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter.

ix. 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 title, the Developer shall be solely liable and responsible for the same and the consequences arising there from 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 negligence or mode and manner of construction, defects, deviations, damages or any proceedings if initiated by any person(s) and/or authority relating to and or arising out of erection, construction or completion of the said newly proposed building or any part thereof. All actions, suits, claims, proceedings and consequences, prosecuted and complied 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, cost and consequences, suffered or incurred there from.

x. Notwithstanding anything contained or stated herein, all labours, workers, supervisors and other employees or persons by whatever

Shruti Nirmal
Sahdevi Pater
Proprietor
Lilly Sen
Lilly Sen
Medheshwari Sen
Utpala Biswas
Chaitan Sen
Sema
Suhini
Anur Sen
Anur Sen
Nimisha Bandyopadhyay
Sen




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Paschim Medinipur
05 DEC 2024

definition employed, engaged, deputed, appointed or required for 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 Owner becomes responsible or liable on any account relating to labour, workman, etc. Developer will indemnify / reimburse the Owners there for.

xi. 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 workman, supervisors, workers, labours, employees, architects and others by whatever be 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 indemnified from all or any claim, damages, payments, costs and consequences suffered or incurred there from.

xii. 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 Period from the date of sanction of the plan and also after taking vacant possession of the said premises from the date of sanction of the plan and all so after taking vacant possession of the said premises from the Owners whichever will be later unless prevented by Force Majeure for which an additional period of 6(Six) months is allowed.

xiii. That the Developer shall make correspondence or negotiation or advertise for sale of the residential/commercial units of developer

Prakash Sen Seema Gargi @ Seema Sen
Nandkumar Sen Nishi Gargi
Vidya Bishwas Anur Sen
Bhoomi Nirman @ Lily Sen
Sudhakar Patra. Lily Sen
Proprietor



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05 DEC 2024

and other allocations of building materials and/or for temporary and permanent connections of water, sewerage and electricity or as may be require from time to time, in accordance with law concerning negotiations for transfer of flats to the intending purchasers thereof and all cost and expenses on that respect shall be borne by the Developer and in this respect the Owners shall appoint **BHOOMI NIRMAN**, 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.

Sham Cornelia @ Seema Cornelia
 Subhi Kumar Son
 Anur Kumar Son

4. The Developer shall be entitled to transfer of Developer's Allocation by way of Agreement for Sale but cannot give possession to any flat purchaser and cannot execute registered sale deed till full performance of the agreement on the part of the Developer is made and will give possession to the flats purchases only upon full completions of the Owners Allocation with the Occupancy Certificate and possession certificate.

Chitresh Son
 Madhuchandra Son
 UPDala Biswas

5. The Owners will not raise any objection for the ingress to and egress out from the premises and for the car parking spaces and for use of the common passage, common areas, staircase, roof and all other common facilities by the Co-owner of the proposed building.

6. 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 favor or with any person or persons after execution of these presents.

@ Lily Son
 Lilly Son

7. 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 incidents/relating to the benefits of the said new building and such

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 Proprietor



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charges will be mutually agreed upon until an association/society is formed by all the Co-owner of the flats / units in the new building.

ARTICLE-VIII

OTHER PROVISIONS.

1. In the event, the Owners are 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 in the specification more fully described in the Second Schedule here under 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 importable and undivided whereas the Owners have liberty to deal 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-Owner of the flats/units for use only.

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,

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Paschim Medinipur

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issues and profits arising there from. The Developer shall be liable to deliver the allocation to the Owners or their 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 favor of the Developer and/or its nominees in respect of 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 favor of the Developer and/or its nominee or nominees at Developer's or nominees cost as the case may be subject to the terms and condition provided therein. All cost and expenses including stamp duty, incidentals, registration cost therefore shall be borne and paid by the Developer and /or its nominees.

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 portion or any part thereof on such terms and conditions and stipulation it may deem fit and proper in accordance with law 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 there to 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 importable share in the land in respect of Developer's Allocations.

ARTICLE-IX

COMMON OR RESPECTIVE OBLIGATIONS

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.

Suma Cornelia @ Suma Sen.
Sukir Kumar from Suma Sen
from Kumar Sen Cornelia Cornelia
Ajitesh Sen
Madhuchandra Sen
Utpala Biswas
@ Lily Sen
Lilly Sen
Bhoomi Nirman
Sud with Patra.
Proprietor



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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 hereunder or any other act as desired and decided by the Co-owner, the Developer shall be entitled to collect service charges and provides the required services thereof.

C. To abide by all laws, rules and regulations and order 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.

D. To abide by the statutory provisions of the West Bengal Municipal Act Town & Country Planning Act 1971 (M.K.D.A.) and any violations of the statutory provisions by the Developer shall at the risk and cost.

ARTICLE - X

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 constitute as Partnership between the Owners and the Developer or and Association or person or an agency agreement. Nothing in these presents, shall be construed as a sale, demise or assignment or constructed as a sale, demise or assignment or 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

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Suman Chatterjee
Sudip Kumar Sen
Anu Kumar Sen
Bandyopadhyay
Chaitan Sen
Mathurashand Sen
Ujjala Biswas
Lily Sen
Lilly Sen
Bhoomi Nirman
Sudip Kumar Sen
Proprietor



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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.

2. The Owners shall handover possession to the Developer along with the right of the development in respect of the said premises by virtue of this presents and/or in pursuance thereof shall not be obstructed or dispute or challenged or disturbed by the Owners provided the Developer is carrying on with the project in terms of this agreement.

3. It is understood that from time to time to facilitate the construction of the building by the Developer, various act, 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 Owners 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, the Owners fully indemnified in all respect.

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

Chaitan Sen
Madhusundharan
Utpala Biswas
Lily Sen
Lily Sen
Bhoomi Nirman
Sudanta Patra
Proprietor



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

5. That handing over possession of the Owners allocation the developer shall remain liable for rectifying all defects and works of proper of any fittings, fixtures connections services or otherwise therein 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.

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. At the expiry of 30 (Thirty) days 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 month from the date of the completion of the project the Developer will and Co-operate the Owners and the other unit Owners to form an association or body of flats Owners to be formed for the keep, maintenance and management of the premises and the cost of such formation and incidentals thereto shall be borne by the individual flat Owners and the Developer or their respective nominees (unit owners) according to their proportionate right.

9. Till such the association or body is not formed, the premises shall be managed and maintained jointly by the Owners and Developer and the cost thereof as mutually agreed upon by the Developer and

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Nanda Boudhary

Chirish Sen
Nanduchanda Sen.
UPALA BISWAS

Lily Sen
Lilly Sen

Bhoomi Nirman
Sachineta Patel.
Proprietor



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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. The notice of completion issued by the Developer along with Midnapore Municipality 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 completing or occupancy certificate of the concerned or Municipal Authorities and new water & sewerage connection to deliver the Owners area to the Owners under this agreement.

11. For the purpose of sale and/or transfer of allocation of the Developer of 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.

12. The Certified copy of Title deeds and other documents relating to the aforesaid property shall be delivered to the Developer and the Land Owners cannot be mortgaged and shall be made available for inspection to the intending purchasers of the Developer's Allocations 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.

13. If required Developer shall execute and register all documents to perfect the title of the Owners of the Owners allocation, registration fees and Stamp duty, in this case shall be borne and paid by the Developer.

14. Time is the essence of this contract.

Chaitanya Sen
Madhusudan Chakrabarty
Utpal Biswas
Name: Chaitanya Sen

Lily Sen
Lily Sen

Bhoomi Nirman
Sankar Nath
Proprietor



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15. If the project is delayed owing to any order or injunction of any Court or statutory body or authority, the Developer shall not 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 land Owners shall be responsible. In such an event the time frame for completion of the project would be suitably extended.

16. It is further clarified that the Developer shall have no right title or interest in the Owner's allocation.

17. That if the Municipal authority will have sanctioned plan for further construction over forth floor of the said building then only the Developer will get the entire share of such extended construction.

ARTICLE XI

FORCE MAJEURE

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, earthquake, riot, war, storm, tempest, old commotion, strike look out, general labour unrest and/or any other acts or commission inquiry beyond the control of the Developer affected thereby and also Non-availability of 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 to the owners of delay thereof in order to obtain the benefit of such delay.

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Chitkesh Sen
Madhusudan Sen
Utpala Biswas

Namita
Bandyopadhyay

Lilly Sen
Lilly Sen

Bhoomi Nirman
Sudanta Patra
Proprietor



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ARTICLE XII

DEFAULT CLAUSE

In the event the Developer fails to complete the said proposed building within the said stipulated period of 48 (Forty Eight) months from the date obtaining vacant possession of the premises/sanction plan subjected to a grace period of another 6(Six) months and/or from the date of sanction plan of the Midnapore Municipality whichever will be later for reason beyond the control of the Developer or on account of force majeure as per Force Majeure clause mentioned above.

same direction @ same Sen.
Lalini Kumar Sen.
Madhusudan Sen.
Bandyopadhyay for Kaveri Sen.

ARTICLE - XIII

ARBITRATION

All disputes and differences between the parties arising out of and / or the meaning construction or import of the agreement or their respective rights and liabilities as per this agreement shall be referred to the Arbitration of two Arbitrators each to be appointed by the parties. In case of disagreement between the Arbitrators it shall be referred to an umpire who shall be appointed before the start of the proceeding and whose decision shall be final and binding on the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration and conciliation Act 1996 and its statutory modification and / or enactments thereof in force from time to time. The jurisdiction of court and laws to be deemed to the local jurisdiction of sadar court, Midnapore, Dist - Paschim Medinipur.

Prakash Sen
Uttala Biswas
Narita Bandyopadhyay

@ Lily Sen
Lilly Sen

SCHEDULE OF THE ABOVE REFERRED TO

ALL the piece and parcel of the land measuring 30.811 decimals equal to 13420.00 sq. ft. land out of total 35.58 decimals equal to 15497.225 sq. ft. land which has been recorded 35.43 decimals in L.R. Parcha, situated within the District : Paschim Medinipur, P.O.

Bhoomi Nirman
Sanku Patra
Proprietor



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and Municipality : Midnapore, Ward No. 03, Holding No. 639, 640 & 642 Mouza - Cantonment Barpathar, J.L. No. 168, present L.R. Khazan No. 749, 788, 797, 923, 331, 301 and 248, R.S. and L.R. Plot No. 273 be the same or title more or less on a bounded by,

Butted & bounded by:

To the North: Dhananjay Raut, Laxmikanta Hembram & Anil Chakraborty.

To the South: Municipal Road

To the East : CPIM Party Office, Parimal Majumdar

To the West : Sankar Kumar Rana & Lily Ray

SCHEDULE OF THE OWNERS ALLOCATION

1. **SRI. SUBIR KUMAR SEN** - Owner will get one three storied residential house measuring about 3072 sq.ft. area on his existing old house situated within the Plot No. 273 vide municipal Holding No. Old - 4731 and New - 661.
2. **MISS. MADHUCHHANDA SEN** - Flat No.- 4A on the **Forth Floor** in **BLOCK A** measuring 831.96 Sq. Ft. Carpet area, 974.53 Sq. Ft. Cover area, 1218.16 Sq. Ft. Super Built up area.
3. **SMT. NAMITA BANDYOPADHYAY**- Flat No.- 3D on the **Third Floor** in **BLOCK A** measuring 832.00 Sq. Ft. Carpet area, 925.57 Sq. Ft. Cover area, 1156.97 Sq. Ft. Super Built up area.
4. **SMT. UTPALA BISWAS** - Flat No.- 4D on the **Forth Floor** in **BLOCK A** measuring 832.00 Sq. Ft. Carpet area, 925.57 Sq. Ft. Cover area, 1156.97 Sq. Ft. Super Built up area.



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5. **SMT. LILY SEN - Flat No.- 3C** on the **Third Floor** in **BLOCK A** measuring 634.63 Sq. Ft. Carpet area, 708.76 Sq. Ft. Cover area, 885.08 Sq. Ft. Super Built up area.

6. **SRI. ASITESH SEN - Flat No.- 3B** on the **Third Floor** in **BLOCK A** measuring 882.75 Sq. Ft. Carpet area, 978.84 Sq. Ft. Cover area, 1223.55 Sq. Ft. Super Built up area. One Small Car Parking Approx. 120 Sq.Ft.

7. **SRI. ARUN KUMAR SEN - Flat No.- 4B** on the **Forth Floor** in **BLOCK A** measuring 882.75 Sq. Ft. Carpet area, 978.84 Sq. Ft. Cover area, 1223.55 Sq. Ft. Super Built up area.

8. **SMT. SEEMA SEN alias SEEMA CORNELIUS - Flat No.- 3A** on the **Third Floor** in **BLOCK A** measuring 831.96 Sq. Ft. Carpet area, 974.53 Sq. Ft. Cover area, 1218.16 Sq. Ft. Super Built up area. One Small Car Parking Approx. 120 Sq.Ft.

SCHEDULE OF THE DEVELOPER'S ALLOCATION

The entire rest portion except the owner's allocated partition of the said multi storied building along with the inseparable proportionate share of the said land.

COMMON RIGHTS AND LIABILITIES

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

IN WITNESS WHEREOF the parties have put their respective signature here to the day, month and year first above written.

Schedule of work:-

Seema Cornelius
Lily Sen
Arun Kumar Sen
Asitish Sen
Madhuchandra
Utpala Biswas
Narmita
Bandyopadhyay
Lily Sen
Lilly Sen
Bhoomi Nirmalan
Sankueta Patra
Proprietor



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SPECIFICATION OF THE BUILDING CONSTRUCTION:-

A. Number of Floors: Ground plus four storied building. (In case if Madhavore Municipality Sanctioned Plan for further construction, in that case the Building Height will be as per the Sanction.)

B. General: The building shall be R.C.C. framed structured design of Architect with good quality M.S. rods and according to sanctioned Building Plan.

C. Brick Work: 250 mm. - Thickness Brick work shall be done on outside walls with First class bricks in Cement-sand Mortar (1:6) 125mm (ISI marked). Thick inside partition walls between the Flats with first class bricks will be done in Cement-Sand Mortar (1:4) as necessary.

D. Flooring Skirting: In All rooms, balcony and kitchen will be laid DC tiles, Granite kitchen slab in kitchen and up to 3 ft. Height tiles over kitchen slab. In toilets tiles in floor and Skirting up to 6ft. Height.

E. Plastering: The outer side, inner side of the building will be of standard thickness and putty will be provided in bed room, living rooms, toilet, kitchen and balcony. Ceiling will be completed with Stucco and putty.

F. Painting: Inner portion of the building will be painted with 3 in 1 interior paint and weather coat paint will be provided on out side walls. The lift well will be painted with white cement.

G. Doors: Door Frames will be of Wood/PVC & doors shall be 30 mm thick membrane/flush door with oxidized steel hinges and tower bolts, door stoppers, standard make mortise lock.

H. Windows: Windows will be of sliding Aluminum/UPVC Windows with glass panels and M.S. Grill in all Windows.

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Bhoomi Nirman

Chaitesh Sen
Madhuchandra Sen
Bandyopadhyay
Utpala Biswas

Namita
@ Lily Sen
Lily Sen

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Toilet & Kitchen

I. Toilet:

i) European White Commode with Cistern and one tap of Standard make.

ii) Shower with One tap of Standard make shall be provided.

J. Kitchen : One Sink, One taps of Standard make, Granite kitchen table.

K. Stair case room and Railing: Stair case room will be provided as per design and sanctioned plan . Steel Railing from ground floor to top floor with height up to 2'-6" in one side of stair will be provided.

L. Electrical installations:

i. Three light points, one fan point and two plug point in drawing/dinning space (one 15 amp plug point and inverter point).

ii. One fan point, two light points, one A.C. point and one plug points in bed room (one 15 amp plug point).

iii. One light point in toilet and kitchen and one 15 amp plug point in toilet and kitchen each.

iv. Concealed wiring with (S) Copper wire will be provided (all switches & sockets to be of Standard make).

M. All extra work other than the standard specification shall be entertained by the Developer and charged as would be decided by the Developer of the said extra work .No outside contractor will be allowed to execute the said extra work till the possession of the flat in question is handed over to the Owner, entire payments toward 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



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05 DEC 2024

in the event the Owner changing the specification as shall be provided by Developer.

N. All materials used for the construction will be of standard quality as far as practicable confirm to established engineering specifications of all the local materials and confirming to Indian Bureau of Standard Specification.

O. Water supply:

i. Overhead water tank (PVC) will be provided at the top floor of the building connected with Boring Water Supply.

ii. Connected internal lines as necessary in kitchen & toilet. Suitable electrical pump to deliver water to overhead water tank (PVC).

iii. 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 Owner.

P. General Clause: The Owner evidenced by writing can also rise question about the standard and quality of the materials used during construction subjected to the B.S.I.S. Specification or C.P.W.D./P.W.D. Manuals.

Some correction @ same time
Lilly Sen
from home
Nanika
Chitresh Sen
Madhusudan Sen
Uttam Biswas
Bandyopadhyay
Lilly Sen
Lilly Sen
Bhoomi Mirman
Sudhakar Patra
Proprietor



W

District Sub Registrar-II
Paschim Medinipur

05 DEC 2024

WITNESSES: -

1. Aveek Roy
S/O - Chandan Roy
Add - S-14/1, Saratpally.
P.O + P.S. - Midnapore
Dist. - Paschim Medinipur

Seema Cornelius. @ Seema Sen.
Suhir Kumar Sen
Gsitesh Sen
Madhuchandra Sen
Utpala Biswas

@ Lily Sen
Lilly Sen
Anur Kumar Sen

Namita Bandyopadhyay

SIGNATURE OF THE FIRST

PART.

Seema Cornelius. @ Seema Sen.
Suhir Kumar Sen
Anur Kumar Sen

2.

Bhoomi Nirman
Subrata Patra.
Proprietor

SIGNATURE OF THE SECOND

PART.

Gsitesh Sen
Madhuchandra Sen
Utpala Biswas

Drafted By:

Diptendu Ghosh

Diptendu Ghosh (Advocate)

Judges Court, Paschim Midnapore.

Typed By:

Aveek Roy

Aveek Roy.

S-14/1, Saratpally,

Paschim Midnapore.

This deed consists of **38** pages, including **1** stamp papers and two witnesses which shall consist of this **DEED**. Anur Kumar Sen

Seema Cornelius. @ Seema Sen.
Suhir Kumar Sen Utpala Biswas
Gsitesh Sen @ Lily Sen
Madhuchandra Sen, Lilly Sen
Namita Bandyopadhyay

Namita Bandyopadhyay
Bhoomi Nirman
Subrata Patra.
Proprietor

38 | Page

Bhoomi Nirman
Subrata Patra.
Proprietor



SV

District Sub Registrar-D
Paschim Medinipur

05 DEC 2024

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Suhir Kumar Sen

Signature

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Madhuskhanda Sen

Signature



Director Sub-Registrar
Pune District

05 DEC 2004

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Homita Bandyopadhyay

Signature

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Utpala Biswas

Signature



ev

District Sub Registrar-II
Paschim Medinipur

05 DEC 2024

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Lily Sen @ Lily Sen

Signature

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Asitosh Sen

Signature



[Handwritten signature]

District Sub Registrar-II
Paschim Medinipur

05 DEC 2024

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Arjun Kumar Sen
.....

Signature

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Seema Cornelia @ Seema Sen.
.....

Signature



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಪ್ರಾಚೀನ ಮಂತ್ರಿ

05 DEC 2024

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Bhoomi Nirman

Sushanta Patra

.....Proprietor.

Signature



District Sub Registrar-II
Paschim Medinipur

05 DEC 2024

SITE PLAN SHOWING AREA FOR DEVELOPER AGREEMENT ON R.S. & L.R. PLOT No.- 273 (P)
KOLDA - CANTONMENT BARPATHAR, J.L. No.- 168, P.S.- MIDNAPORE, DIST.- PASCHIM MEDINIPUR,
WITHIN WARD No. 03, OF MIDNAPORE MUNICIPALITY.

NAME OF OWNERS:- 1) SH. SUBIR KUMAR SEN, S/O LATE SUSHIL KUMAR SEN, 2) Miss. MADHUCHHANDA SEN,
S/O LATE SUSHIL KUMAR SEN, 3) SH. NAMITA BANDYOPADHYAY, W/O LATE SAKTI BRATA BANDYOPADHYAY
4) SH. UTPALA BISWAS, W/O LATE MANOJ BISWAS, 5) SH. LILY SEN, W/O LATE ACHINTYA KUMAR SEN,
6) SH. ASHUTOSH SEN, S/O LATE ACHINTYA KUMAR SEN, 7) SH. ARUN KUMAR SEN, S/O LATE ACHINTYA KUMAR SEN,
& 8) SMT. SEEMA SEN @ SEEMA CORNELIUS, D/O LATE ACHINTYA KUMAR SEN, LOCAL ADDRESS OF
ALL - NAJURIPALLY, KUMOTA, P.O. & P.S. - MIDNAPORE, DIST. - PASCHIM MEDINIPUR, PIN - 721101.

NAME OF DEVELOPER :- 'BHOOMI NIRMAN' PROPRIETOR OF SRI SUBRATA PATRA, S/O- LATE SRIMANTA PATRA,
AT ASHUTOSH NAGAR, P.O. & P.S. - MIDNAPORE, DISTRICT - PASCHIM MEDINIPUR, PIN- 721101.

SCHEDULE OF LAND

R.S./L.R. PLOT	AREA IN	
PLOT No.	Sq.	Acres
273 (P)	13420.00	30.811

AREA OF LAND SHOWN THUS -



Bhoomi Nirman
Subrata Patra
Proprietor

DRAWN BY

P. Sahoo
P. Sahoo
Surveyor
Midnapore

Subir Kumar Sen
Ashutosh Sen
Seema Cornelius/Seema Sen.
Madhuchhanda Sen,
Utpala Biswas

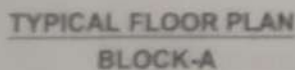
Lily Sen @ Lilly Sen
Namita Bandyopadhyay
Arun Kumar Sen



N

District Sub Registrar-B
Paschim Medinipur

05 DEC 2024



Subir Kumar Sen
Chitrak Sen

Madhuchhanda Sen,

Utpala Biswas

Lily Sam @ Lilly Sam

Normita Bandyopadhyay

P. Sahoo
Surveyor
Midnapore



[Handwritten signature]

District Sub Registrar - D
Paschim Medinipur

05 DEC 2024



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



GRN Details

GRN:	102024280303645498	Payment Mode:	SBIP Epay
GRN Date:	05/12/2024 15:19:39	Bank/Gateway:	SBIPay Payment Gateway
BRN:	4608976091415	BRN Date:	05/12/2024 15:19:53
Gateway Ref ID:	243408699133	Method:	HDFC Retail Bank NIB
GRIPS Payment ID:	051220242030384548	Payment Init. Date:	05/12/2024 15:19:39
Payment Status:	Successful	Payment Ref. No:	2003080805/7/2024

(Query No*Query Year)

Depositor Details

Depositor's Name:	Mr Chandan Roy
Address:	Collectorate Compound, Paschim Medinipur
Mobile:	9153647594
Period From (dd/mm/yyyy):	05/12/2024
Period To (dd/mm/yyyy):	05/12/2024
Payment Ref ID:	2003080805/7/2024
Dept Ref ID/DRN:	2003080805/7/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003080805/7/2024	Property Registration- Stamp duty	0030-02-103-003-02	70020
2	2003080805/7/2024	Property Registration- Registration Fees	0030-03-104-001-16	33
Total				70073

IN WORDS: SEVENTY THOUSAND SEVENTY THREE ONLY.

PAID



District Sub Registrar-B
Paschim Medinipur

05 DEC 2024

Major Information of the Deed

Deed No.	1-1002-08484/2024	Date of Registration	05/12/2024
Query No. / Year	1002-2003080805/2024	Office where deed is registered	
Query Date	04/12/2024 8:22:18 PM	D.S.R. - II PASCIM MIDNAPORE, District Paschim Midnapore	
Applicant Name, Address & Other Details	C Roy Midnapore, Thana Medinipur, District Paschim Midnapore, WEST BENGAL, PIN - 721101. Mobile No. 8918981622. Status: Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 3,73,24,507/-		
Stamp duty Paid(50)	Registration Fee Paid		
Rs. 75,000/- (Article 48(g))	Rs. 53/- (Article E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

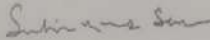
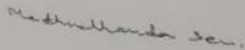
Land Details :

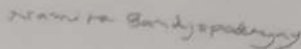
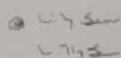
District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Cantanment Barpathar, JI No: 168, Pin Code: 721101

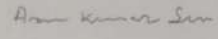
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-273	RS-749	Commercial	Vastu	5.131 Dec		62,15,704/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	RS-273	RS-788	Commercial	Vastu	5.13 Dec		62,14,492/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	RS-273	RS-797	Commercial	Vastu	5.13 Dec		62,14,492/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L4	RS-272	RS-923	Commercial	Vastu	5.12 Dec		62,02,378/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L5	RS-331	RS-331	Commercial	Vastu	2.74 Dec		33,19,241/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L6	RS-273	RS-301	Commercial	Vastu	2.75 Dec		33,31,356/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L7	RS-273	RS-248	Commercial	Vastu	2.75 Dec		33,31,356/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,

LS RS-331	RS-331	Commercial	Vastu	2.06 Dec		24,95,488/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.
TOTAL :				30.811Dec	0 /-	373,24,507 /-	
Grand Total :				30.811Dec	0 /-	373,24,507 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Subir Kumar Sen (Presentant) Son of Late Sushil Kumar Sen Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office	Photo  05/12/2024	Finger Print  LTI 05/12/2024	Signature  05/12/2024
Najrulpally, Kuikota, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Christian, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: akxxxxxx9c, Aadhaar No: 30xxxxxxx3130, Status :Individual, Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office				
2	Name Madhuchhanda Sen Daughter of Late Sushil Kumar Sen Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office	Photo  05/12/2024	Finger Print  LTI 05/12/2024	Signature  05/12/2024
92/A,Jaigir Ghat Road, Block/Sector: Neel Deep Apartment, Flat No: e, City:- Kolkata, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Female, By Caste: Christian, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: alxxxxxx8e, Aadhaar No: 60xxxxxxx4643, Status :Individual, Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office				

Name	Photo	Finger Print	Signature
Namita Bandyopadhyay Wife of Late Saktibrata Bandyopadhyay Executed by: Self, Date of Execution: 05/12/2024 Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office		 Captured	
05/12/2024	LTJ	05/12/2024	05/12/2024
4A, Ramaniyam Pushkar Phase 1, Dr Kalignar Salai, City:- Not Specified, P.O:- Shollinganallur, P.S:-NEELANGARAI, District:-Kancheepuram, Tamil Nadu, India, PIN:- 600119 Sex: Female, By Caste: Christian, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: adxxxxxx8j, Aadhaar No: 66xxxxxxxx1683, Status :Individual, Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office			
Utpala Biswas Wife of Late Manoj Biswas Executed by: Self, Date of Execution: 05/12/2024 Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office		 Captured	
05/12/2024	LTJ	05/12/2024	05/12/2024
38/1, Nainan Para Lane, City:- Baranagar, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Christian, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: azxxxxxx5k, Aadhaar No: 90xxxxxxxx5515, Status :Individual, Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office			
Lily Sen, (Alias: Lilly Sen) Wife of Late Achintya Kumar Sen Executed by: Self, Date of Execution: 05/12/2024 Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office		 Captured	
05/12/2024	LTJ	05/12/2024	05/12/2024
Amarnath Apartment, Budha Bathe Road, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Female, By Caste: Christian, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: gxxxxxxx1l, Aadhaar No: 91xxxxxxxx3291, Status :Individual, Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office			

Name	Photo	Finger Print	Signature
Asitesh Sen Son of Late Achintya Kumar Sen Executed by: Self, Date of Execution: 05/12/2024 Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office		 Captured	
Amarnath Apartment, Budha Bathe Road, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: avxxxxxx7j, Aadhaar No: 84xxxxxxxx7874, Status :Individual, Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office			
Arun Kumar Sen Son of Late Achintya Kumar Sen Executed by: Self, Date of Execution: 05/12/2024 Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office		 Captured	
11/1B, RBC Road, Block/Sector: Stephens Enclave, Flat No: 2C, 1st Floor, City:- Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Christian, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.: ajxxxxxx5q, Aadhaar No: 51xxxxxxxx3107, Status :Individual, Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office			
Seema Cornelius, (Alias: Seema Sen) Wife of Lesley Cornelius Executed by: Self, Date of Execution: 05/12/2024 Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office		 Captured	
Amarnath Apartment, Phase II, Budha Bathe Road,, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 Sex: Female, By Caste: Christian, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.: ajxxxxxx7l, Aadhaar No: 68xxxxxxxx6745, Status :Individual, Executed by: Self, Date of Execution: 05/12/2024 , Admitted by: Self, Date of Admission: 05/12/2024 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BHOOMI NIRMAN Ashutosh Nagar, Kuikota, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Date of Incorporation:XX-XX-2XX4 , PAN No.: AJxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Subrata Patra Son of Late Shrimanta Patra Date of Execution - 05/12/2024, Admitted by: Self, Date of Admission: 05/12/2024, Place of Admission of Execution: Office	 Dec 5 2024 1:21PM	 Captured LTI 05/12/2024	 05/12/2024
	Ashutosh Nagar, Kuikota, City:- Midnapore, P.O:- Midnapore, P.S.-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No:- apxxxxxx0p, Aadhaar No: 80xxxxxxx6957 Status : Representative, Representative of : BHOOMI NIRMAN (as PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Aveek Roy Son of Shri Chandan Roy S-14/1, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S.-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101	 05/12/2024	 Captured 05/12/2024	 05/12/2024
Identifier Of Subir Kumar Sen, Madhuchhanda Sen, Namita Bandyopadhyay, Utpala Biswas, Lily Sen, Asitesh Sen, Arun Kumar Sen, Seema Cornelius, Subrata Patra			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Subir Kumar Sen	BHOOMI NIRMAL-5.121 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Madhuchandra Sen	BHOOMI NIRMAL-5.13 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Namita Bandyopadhyay	BHOOMI NIRMAL-5.13 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Utpala Bhowmik	BHOOMI NIRMAL-5.12 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Lily Sen	BHOOMI NIRMAL-2.74 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Asitish Sen	BHOOMI NIRMAL-2.75 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Arun Kumar Sen	BHOOMI NIRMAL-2.75 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Seema Cornelius	BHOOMI NIRMAL-2.06 Dec

Endorsement For Deed Number : I - 100208484 / 2024

On 05-12-2024

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 14:30 hrs on 05-12-2024, at the Office of the D.S.R. - II PASCIM MIDNAPORE by Subir Kumar Sen 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 3.73 24,507/-

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

Execution is admitted on 05/12/2024 by 1. Subir Kumar Sen, Son of Late Sushil Kumar Sen, Najrulpally, Kuikota, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Christian, by Profession Retired Person, 2. Madhuchhanda Sen, Daughter of Late Sushil Kumar Sen, 92/A, Jaigir Ghat Road, Sector: Neel Deep Apartment, Flat No: e, P.O: Thakurpukur, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700063, by caste Christian, by Profession Retired Person, 3. Namita Bandyopadhyay, Wife of Late Saktibrata Bandopadhyay, 4A, Ramaniyam Pushkar Phase 1, Dr Kalignar Salai, P.O: Sholinganallur, Thana: NEELANGARAI, , Kancheepuram, TAMIL NADU, India, PIN - 600119, by caste Christian, by Profession Retired Person, 4. Utpala Biswas, Wife of Late Manoj Biswas, 38/1, Nainan Para Lane, P.O. Baranagar, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Christian, by Profession House wife, 5. Lily Sen, Alias Lilly Sen, Wife of Late Achintya Kumar Sen, Amarnath Apartment, Budha Bathe Road, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Christian, by Profession Retired Person, 6. Asitesh Sen, Son of Late Achintya Kumar Sen, Amarnath Apartment, Budha Bathe Road, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Christian, by Profession Business, 7. Arun Kumar Sen, Son of Late Achintya Kumar Sen, 11/1B, RBC Road, Sector: Stephens Enclave, Flat No: 2C, 1st Floor, P.O: Dum Dum, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Christian, by Profession Retired Person, 8. Seema Cornelius, Alias Seema Sen, Wife of Lesley Cornelius, Amarnath Apartment, Phase II, Budha Bathe Road,, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Christian, by Profession House wife
Indetified by Aveek Roy, , Son of Shri Chandan Roy, S-14/1, Saratpally, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

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

Execution is admitted on 05-12-2024 by Subrata Patra, PROPRIETOR, BHOOMI NIRMAN (Sole Proprietorship), Ashutosh Nagar, Kuikota, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Aveek Roy, , Son of Shri Chandan Roy, S-14/1, Saratpally, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/12/2024 3:19PM with Govt. Ref. No: 192024250303845498 on 05-12-2024, Amount Rs: 53/-, Bank: SBI
EPay (SBIEPay), Ref. No. 4608976091435 on 05-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 5,000.00/- by online = Rs 70,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13416, Amount: Rs.5,000.00/-, Date of Purchase: 03/12/2024, Vendor name: Satya Charan Ghosh

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/12/2024 3:19PM with Govt. Ref. No: 192024250303845498 on 05-12-2024, Amount Rs: 70,020/-, Bank: SBI EPay (SBIPay), Ref. No. 4608976091435 on 05-12-2024, 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 1002-2024, Page from 162194 to 162249

being No 100208484 for the year 2024.



[Handwritten signature]

Digitally signed by Sudikshit Roy Barma
Date: 2024.12.06 17:15:19 +05:30
Reason: Digital Signing of Deed.

(Sudikshit Roy Barma) 06/12/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II PASCIM MIDNAPORE

West Bengal.