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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL Qno- 2/3061092/25

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Certified that the document is admitted to registration and the Signature Sheet/ Sheets and the endorsement Sheet/ Sheets attached with this document are the Part of this document.

Additional District Sub-Registrar.  
Contai-I.

02 DEC 2025

Ganaks Housing Development Pvt. Ltd.

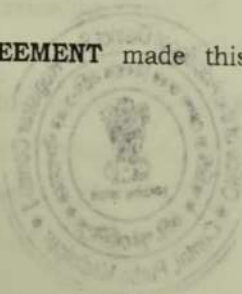
Ganesh Chandra Chosh

Director.

Ganesh Chandra Chosh

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this SECOND DAY OF DECEMBER, 2025.



Additional District Sub-Registrar  
Contai-I

02 DEC 2025

G. N. Sanyal  
S.No. 10-1549/2002

**BETWEEN**

**SRI GANESH CHANDRA GHOSH**, (PAN No. ADEPG3145M), (AADHAAR No. 5604 5499 9966), Son of Late Kshudiram Ghosh, by faith: Hindu, by Nationality: Indian, by Occupation: Business, residing at H-9/1 KAILASHPATI APARTMENT, Saratpally, Midnapore, Post Office: Midnapore, Police Station: Kotwali, District: Paschim Medinipur, Pin: 721101, hereinafter called "the **OWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and/or assigns) of the **FIRST PART**

**AND**

**"GANAKS HOUSING DEVELOPMENT PRIVATE LIMITED"** (PAN No. AALCG3655M AND CIN No. U68200WB2024PTC271969), a Private Limited Company, registered under Company Act, 2013, having its office address at Mallika Enclave, Manoharchak, Post Office and Police Station: Contai, District: Purba Midnapur, Pin: 721401, being represented by one of its Director namely **SRI GANESH CHANDRA GHOSH**, (PAN No. ADEPG3145M), (AADHAAR No. 5604 5499 9966), son of Late Kshudiram Ghosh, by faith: Hindu, by Nationality: Indian, by Occupation: Business, residing at H-9/1 KAILASHPATI APARTMENT, Saratpally, Midnapore, Post Office: Midnapore, Police Station: Kotwali, District: Paschim Medinipur, Pin: 721101, (hereinafter referred and called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include of its legal representatives, assignor, heirs, executors, administrators and representatives) of the **OTHER PART**.

Ganaks Housing Development Pvt. Ltd.

Ganesh Chandra Ghosh

Director.

Ganesh Chandra Ghosh

Ganesh

**WHEREAS** SRI GANESH CHANDRA GHOSH, the First Part herein, is Owner and Occupier and/or otherwise well and sufficiently entitled **ALL THAT** piece or parcel of Bastu Land measuring about 38.0835 Decimals lying and situated at R.S. Dag No. 705 corresponding to L.R. Dag No. 934 under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 210, 258/1, 4363, 4364, 4365, 4366, 4367, 4386, 4548 and 4549 corresponding to New L.R. Khatian No. 4653, situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore, alongwith all other easement and quasi easement rights, amenities, facilities and other privileges thereto within the jurisdiction of District Sub Registrar at Tamluk and Additional District Sub Registrar, Contai, within the limit of Contai Municipality District: Purba Midnapore. The land is morefully and particularly described in the First Schedule herein under and the above referred land hereinafter called and referred as the Said Land.

**AND WHEREAS** one Ramchandra Das was recorded owner and occupier of above referred land alongwith other land and his name was recorded in C.S Record of Rights (recorded in C.S. Khatian No. 221 in Mouza: Athllagori). Said Ram Chandra Das died leaving behind two sons namely Haripada Das and Shyamapada Das as his legal heirs and successors.

**AND WHEREAS** said Haripada Das died on 07.12.1998, leaving behind his wife namely Smt. Bijali Das, his three sons namely Ashis Kumar Das, Ashim Kumar Das and Ashoke Kumar Das and a daughter namely Gita Das (Bhadra) as his legal heirs and successors.

**AND WHEREAS** said Bijali Das died on 07.06.2003, leaving behind her three sons namely Ashis Kumar Das, Ashim Kumar Das and Ashoke

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Ganesh Chandra Ghosh

Director

Ganesh Chandra Ghosh

G. Ramprasad

Kumar Das and a daughter namely Gita Das (Bhadra) as his legal heirs and successors.

**AND WHEREAS** said Ashoke Kumar Das died on 04.12.2010 leaving behind his wife namely Smt. Asita Das and his two daughters namely Smt. Debashri Maiti and Debasmita Das as his legal heirs and successors.

**AND WHEREAS** said Ashim Kumar Das died on 14.03.2021 leaving behind his brother namely Asish Kumar Das as his legal heirs and successors. It is pertinent to mention that Aditi Das, wife of Ashim Kumar Das, also died on 16.03.2009. Said Ashim Kumar Das and Aditi Das have no Children.

**AND WHEREAS** said Gita Das (Bhadra) died on 21.03.2017 leaving behind her only son namely Sri Alope Bhadra as her legal heirs and successors. It is pertinent to mention that husband of Gita Das (Bhadra) namely Nirmal Bhadra also died.

**AND WHEREAS** said Shyamapada Das died on 08.06.2005, leaving behind his wife namely Smt. Reba Das, his two sons namely Sri Amitava Das and Sri Arunava Das as his legal heirs and Successors. Smt. Reba Das died on 20.12.2022 leaving behind her two sons namely Sri Amitava Das and Sri Arunava Das as his legal heirs and Successors.

**AND WHEREAS** thus the property of Late Ramchandra Das has been devolved upon his legal heirs namely Sri Ashis Kumar Das, Smt. Asita Das, Smt. Debashri Maiti, Debasmita Das, Sri Amitava Das, Sri Arunava Das and Sri Alope Bhadra.

Ganaks Housing Development Pvt. Ltd.

*Ramchandra Das*

Director.

*Ramchandra Das*

*Ramchandra*

**AND WHEREAS** after becoming the joint owner of the said land, Sri Ashis Kumar Das, Ashim Kumar Das, Smt. Asita Das, Smt. Debashri Maiti, Debasmita Das, Sri Amitava Das, Sri Arunava Das and Sri Alope Bhadra applied before the concerned authority to record their name in the present L.R. Record of Rights in respect of the said land. After considering all the relevant documents, the office of the Block Land and Land Reforms Officer, Contai I, recorded their names in respect of the said land after opening a separate new L.R. Khatian.

**AND WHEREAS** (i) L.R. Khatian No. 210 was allocated in the name of Ashim Kumar Das. (ii) L.R. Khatian No. 258/1 was allocated in the name of Ashis Kumar Das. (iii) L.R. Khatian No. 4363 and 4548 were allocated in the name of Amitava Das. (iv) L.R. Khatian No. 4364 and 4549 were allocated in the name of Arunava Das. (v) L.R. Khatian No. 4365 was allocated in the name of Asita Das. (vi) L.R. Khatian No. 4366 was allocated in the name of Debasshri Das. (vii) L.R. Khatian No. 4367 was allocated in the name of Debasmita Das. (viii) L.R. Khatian No. 4386 was allocated in the name of Alope Bhadra.

**AND WHEREAS** thus Sri Ashis Kumar Das, Smt. Asita Das, Smt. Debashri Maiti, Debasmita Das, Sri Amitava Das, Sri Arunava Das and Sri Alope Bhadra became the joint owners of **ALL THAT** piece or parcel of Land measuring about .146.50 Decimals lying and situated at R.S. Dag No. 705, 709, 706, .707, 708 and 712 corresponding to L.R. Dag No. 934, 938, 935, 936, 937 and 941 under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 210, 258/1, 4363, 4364, 4365, 4366, 4367, 4386, 4548 and 4549 situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore, alongwith all other easement and quasi easement

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Ganesh Chandra Ghosh  
Director.

Ganesh Chandra Ghosh

Ganesh

rights, amenities, facilities and other privileges thereto within the jurisdiction of District Sub Registrar at Tamluk and Additional District Sub Registrar, Contai, within the limit of Contai Municipality District: Purba Midnapore. They possessed the said land without any interruption from any corner whatsoever after paying khajna before the concerned authority.

**AND WHEREAS** Sri Ashis Kumar Das, Smt. Asita Das, Smt. Debashri Maiti, Debasmita Das, Sri Amitava Das, Sri Arunava Das and Sri Alope Bhadra transferred their right, title and interest in respect of **ALL THAT** piece or parcel of Bastu Land measuring about 21.536 Decimals lying and situated at R.S. Dag No. 705 corresponding to L.R. Dag No. 934 under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 210, 258/1, 4363, 4364, 4365, 4366, 4367, 4386, 4548 and 4549 situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore, alongwith all other easement and quasi easement rights, amenities, facilities and other privileges thereto within the jurisdiction of District Sub Registrar at Tamluk and Additional District Sub Registrar, Contai, within the limit of Contai Municipality District: Purba Midnapore, in favour of Sri Ganesh Chandra Ghosh, by way of Deed of Sale. The Deed of Sale was executed on 7<sup>th</sup> November, 2023. The Deed of Sale was registered before the office of the Additional District Sub Registrar, Contai I and recorded in Book No. I, Volume No. 1102-2023, Page from 157079 to 157109, being No. 110209852 for the year 2023.

**AND WHEREAS** again on 7<sup>th</sup> November, 2023, Sri Ashis Kumar Das, Smt. Asita Das, Smt. Debashri Maiti, Debasmita Das, Sri Amitava Das, Sri Arunava Das and Sri Alope Bhadra, entered into an Agreement for

Ganaks Housing Development Pvt Ltd.

Ganesh Chandra Ghosh

Director.

Ganesh Chandra Ghosh

G. Anjan

Sale with Sri Ganesh Chandra Ghosh to sale **ALL THAT** piece or parcel of Land measuring about total 94.920 Decimals (i.e. **ALL THAT** piece and parcel of 31.956 Decimal of Jal land lying in R.S. Dag No. 709 corresponding to L.R. Dag No. 938; and **ALL THAT** piece and parcel of 04 Decimal of Pukur land lying in R.S. Dag No. 712 corresponding to L.R. Dag No. 941; and **ALL THAT** piece and parcel of 18.604 Decimal of Bastu lying in R.S. Dag No. 705 corresponding to L.R. Dag No. 934; and **ALL THAT** piece and parcel of 15 Decimal of Pukur land lying in R.S. Dag No. 706 corresponding to L.R. Dag No. 935; and **ALL THAT** piece and parcel of 18.576 Decimal of Faler Bagan land lying in R.S. Dag No. 707 corresponding to L.R. Dag No. 936; and **ALL THAT** piece and parcel of 6.784 Decimal of Khana or Khai land lying in R.S. Dag No. 708 corresponding to L.R. Dag No. 937, under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 210, 258/1, 4363, 4364, 4365, 4366, 4367, 4386, 4548 and 4549 lying and situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore, alongwith all other easement and quasi easement rights, amenities, facilities and other privileges thereto within the jurisdiction of District Sub Registrar at Tamluk and Additional District Sub Registrar, Contai, within the limit of Contai Municipality District: Purba Midnapore. The said Agreement for Sale was registered before the office of the Additional District Sub Registrar, Contai I and recorded in Book No. I, Volume No. 1102-2023, Pages from 157050 to 157078, being No. 110209854 for the year 2023.

**AND WHEREAS** on 28<sup>th</sup> September, 2024, SMT. DEBASMITA DAS, Daughter of Late Ashok Kumar Das, residing at Village: Haripada Pahari Lane Sarani, Athllagori, Post Office and Police Station: Contai, District: Purba Midnapore, Pin: 721401, have appointed and/or engaged said SMT. ASITA DAS, (PAN No. AZVPD1687Q), (AADHAAR No. 5584 0326

Ganaks Housing Development Pvt. Ltd.

Ganesh Chandra Ghosh

Director.

Ganesh Chandra Ghosh

Ganesh Chandra Ghosh

2248), wife of Late Ashok Kumar Das, by faith: Hindu, by National: Indian, by Occupation: House wife, residing at D308/304/SP Sukhobristi Complex, AA-3, Post Office and Police Station: New Town, District: North 24 Parganas, Pin: 700135, as her Lawful Attorney to sale her undivided and undermarketed **ALL THAT** piece or parcel of Land measuring about total 5.2197 Decimals i.e. **ALL THAT** piece and parcel of 1.6512 Decimal of Jal land lying in R.S. Dag No. 709 corresponding to L.R. Dag No. 938; and **ALL THAT** piece and parcel of 0.243 Decimal of Pukur land lying in R.S. Dag No. 712 corresponding to L.R. Dag No. 941; and **ALL THAT** piece and parcel of 1.1385 Decimal of Bastu lying in R.S. Dag No. 705 corresponding to L.R. Dag No. 934; and **ALL THAT** piece and parcel of 0.729 Decimal of Pukur land lying in R.S. Dag No. 706 corresponding to L.R. Dag No. 935; and **ALL THAT** piece and parcel of 0.972 Decimal of Faler Bagan land lying in R.S. Dag No. 707 corresponding to L.R. Dag No. 936; and **ALL THAT** piece and parcel of 0.3402 Decimal of Khana or Khai land and lying in R.S. Dag No. 708 corresponding to L.R. Dag No. 937, and **ALL THAT** piece and parcel of 0.1458 Decimal of Khana or Khai land and lying in L.R. Dag No. 952, all Dags are under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 4367 lying and situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore, alongwith all other easement and quasi easement rights, amenities, facilities and other privileges thereto within the jurisdiction of District Sub Registrar at Tamluk and Additional District Sub Registrar, Contai, within the limit of Contai Municipality District: Purba Midnapore, and to do all the acts, deeds and things which are mentioned in the Power of Attorney. The said Power of Attorney was registered before the office of the Additional Registrar of Assurance - II,

Ganaks Housing Development Pvt. Ltd.

Ganesh Chandra Choudhary  
Director

Ganesh Chandra Choudhary

Ganesh

Kolkata and recorded in Book No. I, being No. 190211633 for the year 2024.

**AND WHEREAS** Sri Ashis Kumar Das, Smt. Asita Das, Smt. Debashri Maiti, Debasmita Das, Sri Amitava Das, Sri Arunava Das and Sri Alope Bhadra transferred their right, title and interest in respect of **ALL THAT** piece or parcel of Land measuring about total 94.920 Decimals (i.e. **ALL THAT** piece and parcel of 31.956 Decimal of Jal land lying in R.S. Dag No. 709 corresponding to L.R. Dag No. 938; and **ALL THAT** piece and parcel of 04 Decimal of Pukur land lying in R.S. Dag No. 712 corresponding to L.R. Dag No. 941; and **ALL THAT** piece and parcel of 18.604 Decimal of Bastu lying in R.S. Dag No. 705 corresponding to L.R. Dag No. 934; and **ALL THAT** piece and parcel of 15 Decimal of Pukur land lying in R.S. Dag No. 706 corresponding to L.R. Dag No. 935; and **ALL THAT** piece and parcel of 18.576 Decimal of Faler Bagan land lying in R.S. Dag No. 707 corresponding to L.R. Dag No. 936; and **ALL THAT** piece and parcel of 6.784 Decimal of Khana or Khai land lying in R.S. Dag No. 708 corresponding to L.R. Dag No. 937, under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 210, 258/1, 4363, 4364, 4365, 4366, 4367, 4386, 4548 and 4549 lying and situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore, alongwith all other easement and quasi easement rights, amenities, facilities and other privileges thereto within the jurisdiction of District Sub Registrar at Tamluk and Additional District Sub Registrar, Contai, within the limit of Contai Municipality District: Purba Midnapore in favour of Sri Ganesh Chandra Ghosh, by way of Deed of Sale. The Deed of Sale was executed on 30<sup>th</sup> September, 2024. The Deed of Sale was registered before the office of the Additional District Sub Registrar, Contai I and recorded in Book No. I, Volume No.

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Ganesh Chandra Ghosh

Director.

Ganesh Chandra Ghosh

Ganesh

1102-2024, Page from 141104 to 141140, being No. 110208777 for the year 2024.

**AND WHEREAS** after becoming the owner of the above referred land, Sri Ganesh Chandra Ghosh, the First Part herein, applied before the concerned authority to record his name in the present L.R. Record of Rights in respect of the said land. After considering all the relevant documents, the office of the Block Land and Land Reforms Officer, Contai 1, recorded their names in respect of the said land after opening a separate new L.R. Khatian, being L.R. Khatian No. 4653 in the name of Ganesh Chandra Ghosh.

**AND WHEREAS** thus by virtue of two Deed of Sale, being No. 110209852 for the year 2023 and being No. 110208777 for the year 2024, both the Deed are registered before the office of the Additional District Sub Registrar, Contai I, Sri Ganesh Chandra Ghosh becomes the owner and occupier of **ALL THAT** piece or parcel of Land measuring about 116.456 Decimals lying and situated at R.S. Dag No. 705, 709, 706, 707, 708 and 712 corresponding to L.R. Dag No. 934, 938, 935, 936, 937 and 941 under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 210, 258/1, 4363, 4364, 4365, 4366, 4367, 4386, 4548 and 4549 corresponding to New L.R. Khatian No. 4653, situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore, alongwith all other easement and quasi easement rights, amenities, facilities and other privileges thereto within the jurisdiction of District Sub Registrar at Tamluk and Additional District Sub Registrar, Contai, within the limit of Contai Municipality District: Purba Midnapore. He possesses the said land without interruption from any corner whatsoever.

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Ganesh Chandra Ghosh

Director.

Ganesh Chandra Ghosh

R. N. Ghosh

**AND WHEREAS** the First Part and/or Owner herein willing to construct a commercial cum residential building on his own above referred land i.e. **ALL THAT** piece or parcel of Bastu Land measuring about 37 Decimals out of 40.14 Decimals lying and situated at R.S. Dag No. 705 corresponding to L.R. Dag No. 934 under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 210, 258/1, 4363, 4364, 4365, 4366, 4367, 4386, 4548 and 4549 corresponding to New L.R. Khatian No. 4653 situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore. The owner has good right, marketable title and peaceful possession and enjoying the same without any interruption or interference from any person or persons whomsoever free from all encumbrances.

**AND WHEREAS** the Owner represented to the Developer of his intention to develop **ALL THAT** piece or parcel of Bastu Land measuring about 37 Decimals out of 40.14 Decimals lying and situated at R.S. Dag No. 705 corresponding to L.R. Dag No. 934 under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 210, 258/1, 4363, 4364, 4365, 4366, 4367, 4386, 4548 and 4549 corresponding to New L.R. Khatian No. 4653, situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore, through the Developer herein. It is further clarified that the Owner shall empower the Developer to prepare a new building Plan by their Architect at his own cost and expenses on the said land of the entire premises and shall submit the same before the Contai

Ganaks Housing Development Pvt. Ltd.

*Ganesh Chandra Choudhary*

Director.

*Ganesh Chandra Choudhary*

*G. M. S. M.*

Municipality for sanction in the name of the present Owner and the title of the Owner is free, clear, marketable and free from all encumbrances.

**AND WHEREAS** relying on the aforesaid representation of the owner herein and being fully satisfied with the title of the property, the Developer agreed to develop **ALL THAT** piece or parcel of Bastu Land measuring about 37 Decimals out of 40.14 Decimals lying and situated at R.S. Dag No. 705 corresponding to L.R. Dag No. 934 under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 210, 258/1, 4363, 4364, 4365, 4366, 4367, 4386, 4548 and 4549 corresponding to New L.R. Khatian No. 4653, situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore.

**AND WHEREAS** in the resolution dated 2<sup>nd</sup> September, 2025, has been resolved that Sri Ganesh Chandra Ghosh, one of the Director of GANAKS HOUSING DEVELOPMENT PVT. LTD., has been duly authorized to sign this agreement on behalf of GANAKS HOUSING DEVELOPMENT PVT. LTD.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties hereto as follows:

**ARTICLE - I**  
**DEFINITIONS**

A. In this agreement unless it be contrary or repugnant to the subject or context the following words and/or expressions shall mean as follows:

Ganaks Housing Development Pvt. Ltd

Ganesh Chandra Ghosh  
Director.

Ganesh Chandra Ghosh

G. Mohan

i. "The **OWNER**" shall mean **SRI GANESH CHANDRA GHOSH**, (PAN No. ADEPG3145M), (AADHAAR No. 5604 5499 9966), Son of Late Kshudiram Ghosh, by faith: Hindu, by Nationality: Indian, by Occupation: Business, residing at H-9/1 KAILASHPATI APARTMENT, Saratpally, Midnapore, Post Office: Midnapore, Police Station: Kotwali, District: Paschim Medinipur, Pin: 721101 and his heirs, executors, administrators, successors, legal representatives, nominees and assigns.

ii. "The **DEVELOPER**" shall mean "**GANAKS HOUSING DEVELOPMENT PRIVATE LIMITED** " (PAN No. AALCG3655M AND CIN No. U68200WB2024PTC271969 ), a Private Limited Company, registered under Company Act, 2013, having its office address at Mallika Enclave, Manoharchak, Post Office and Police Station: Contai, District: Purba Midnapur, Pin: 721401, being represented by one of its Director namely **SRI GANESH CHANDRA GHOSH**, (PAN No. ADEPG3145M), (AADHAAR No. 5604 5499 9966), Son of Late Kshudiram Ghosh, by faith: Hindu, by Nationality: Indian, by Occupation: Business, residing at H-9/1 KAILASHPATI APARTMENT, Saratpally, Midnapore, Post Office: Midnapore, Police Station: Kotwali, District: Paschim Medinipur, Pin: 721101 and its legal representatives, assignor, heirs, executors, administrators and representatives).

iii. "The **LAND**" shall means **ALL THAT** piece or parcel of Bastu Land measuring about 37 Decimals out of 40.14 Decimals lying and situated at R.S. Dag No. 705 corresponding to L.R. Dag No. 934 under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 210, 258/1, 4363, 4364, 4365, 4366, 4367, 4386, 4548 and 4549 corresponding to New L.R. Khatian No. 4653 situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore, as morefully described in the FIRST SCHEDULE hereunder

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Ganesh chandra Ghosh

Director

Ganesh chandra Ghosh

written on which the new proposed building is to be constructed as per sanctioned building plan to be obtained from the Contai Municipality.

iv. "**ARCHITECT**" shall mean such Architect or firm of Architects whom the Developer may, from time to time appoint as Architect for the new building.

v. "The **BUILDING PLAN**" shall mean the map or plan as to be sanctioned by the Contai Municipality or revised modified building plan as to be sanctioned in respect of the said premises and shall also wherever the context permits, includes such plans modified or revised, drawings, designs, elevations and specifications as are prepared by the Architect including variations/modification therein if any.

vi. "The **NEW BUILDING**" shall mean the building would be the Basement plus Ground plus Seven (B+G+7) Storied building or multi-storied building/buildings to be constructed as per sanctioned building plan to be obtained from the Contai Municipality on the premises by the Developer in pursuance hereof on the land described hereinabove.

vii. "The **CONSTRUCTIONAL HABITABLE AREA**" herein shall mean the habitable and/or saleable areas of the entirety constructed area of the new building including the lobbies, staircase, car parking of the Basement appurtenant thereto but excluding the ultimate roof.

viii. "**SUPER BUILT UP AREA**" shall mean the total area of a property including the buildup area and a proportionate share of common areas of the building.

ix. "The **OWNER'S ALLOCATION**" shall **mean 30% of** the constructed area of the said building out of total constructed area

Ganaks Housing Development Pvt. Ltd

*Chandru Chandra Chokk*  
Director.

*Chandru Chandra Chokk*

*Chandru*

together with all rights of facilities and amenities within common areas and proportionate share in the land comprised in the said building.

x. "The **DEVELOPER'S ALLOCATION**" shall **mean 70% of the** constructed area of the said building out of total constructed area excluding owner's allocated portion together with all rights of facilities and amenities within common areas and proportionate share in the land comprised in the said building.

xi. "**COMMON EXPENSES**" shall mean and include all expenses to be incurred by the Owner for the management and maintenance of the building and the premises after obtaining peaceful possession of the new proposed building by the individual Flat Owner.

xii. "**COMMON PORTIONS, FACILITIES & AMENITIES**" shall mean all the common areas and installations to comprise in the new building and the premises, after the development including staircases, lobbies, the ultimate roof, passages, path ways, lift, boundary walls, durwan's room and other facilities which may be mutually agreed upon and between the parties as required for the establishment location enjoyment provisions maintenance and/or management of the building.

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

xiv. "**PROJECT**" shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the development of the premises be completed and possession of the completed units is taken over by the unit owner.

Ganaks Housing Development Pvt. Ltd.

*Ganesh Chandra Wadh*

Director.

*Ganesh Chandra Wadh*

*Ganesh Chandra Wadh*

xv. "UNIT" shall mean any flat, commercial unit or other covered area in the new building, which is capable of being exclusively owned, used and/or enjoyed by any unit owner and which is not the common portions.

xvi. "UNIT OWNER" shall mean any person who acquires holds and/or owns any unit in the new building and shall include the owner and the developer, for the units held by them, from time to time.

xvii. "TIME" the building shall be completed **within 31<sup>st</sup> December, 2027**, with a grace period of additional six months but subject to obtaining necessary clearance from any statutory body or clearance being impediment to construction, save and except delay due to Force Majeure reasons.

xviii. "**SOCIETY**" shall mean the Society or Associations 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 would be entitled to manage and/or maintain the new building and the premises and to collect the common expenses. Association shall be formed after the sale of the entire unit of the project.

xix. "**SPECIFICATIONS**" shall mean the specifications to complete the new building as stated in the SECOND SCHEDULE hereto.

xx. "The TITLE DEED" shall mean all the deeds and documents referred to hereinabove in the recital in respect of **ALL THAT** piece or parcel of Bastu Land measuring about 37 Decimals out of 40.14 Decimals lying and situated at R.S. Dag No. 705 corresponding to L.R. Dag No. 934 under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 210, 258/1, 4363, 4364, 4365, 4366,

Ganaks Housing Development Pvt. Ltd

*Ganesh Chandra Choudhary*  
Director

*Ganesh Chandra Choudhary*

*G. Anjan*

4367, 4386, 4548 and 4549 corresponding to New L.R. Khatian No. 4653 situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore.

xxi. "ADVOCATE" to the project shall mean Advocate whom the Developer may, from time to time, appoint as the Advocate for the Project.

**A. THE OWNER HAS REPRESENTED TO THE DEVELOPERS AS FOLLOWS:**

- i) That the Owner absolutely seized and possessed of and/or otherwise well and sufficiently entitled to land mentioned in the First Schedule herein below.
- ii) That the right, title and interest of the owner in the said land mentioned in the First Schedule is free from all encumbrances and owner has a marketable title to the same.
- iii) That the entirety of the said land mentioned in the First Schedule is in actual has physical possession of the owner.
- iv) That the owner has not received any notice for acquisition or requisition of the said land mentioned hereinabove or any part or portion thereof under any of laws for the time being in force.
- v) That Neither the schedule mentioned land nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of law.

Ganaks Housing Development Pvt. Ltd.

*Ganesh Chandra Chakrabarti*

Director

*Ganesh Chandra Chakrabarti*

*G. M. P. M.*

vi) That the owner has not entered into any Agreement for Sale, Lease, Development or otherwise for transfer and/or development of the said land mentioned hereinabove or any part or portion thereof in favour of any one other than in favour of the Developer herein.

vii) That the owner is not aware of any impediment affecting the said land mentioned hereinabove whereby he is in any way barred from entering into this Agreement.

viii) That the owner is fully and sufficiently entitled to deal with, develop and/or dispose off proportionate share in the First Schedule mentioned herein below and thus enter into this Agreement.

**B. THE DEVELOPER HAS REPRESENTED TO THE OWNER AS FOLLOWS:**

That the owner has already prepared a map or plan to be submitted to the Contai Municipality for construction, erection and completion of the new building consisting of various self-contained flat/apartments/units constructed portions capable of being held and/or enjoyed independent of each other. For the purpose of sale and transfers of the Developer's allocation the developer has formulated the following scheme:

That the Developer has full rights to execute any agreement for sale, transfer and convey in respect of Developers allocated portion constructed, sealable space/portion in the proposed building for residential/commercial purposes according to their own choice.

Ganaks Housing Development Pvt. Ltd

Ganesh Chandra Choudhary  
Director

Ganesh Chandra Choudhary

Rampam

**ARTICLE - II**  
**COMMENCEMENT**

2.1 This Agreement shall be in force from the date hereof and subsequently time may be extended during the duration of the "FORCE MAJURE".

2.2 This Agreement shall cease to operate only in the event of complete transfer and registration of entire constructed sealable space in the new proposed building by the Developer in the manner as provided herein.

**ARTICLE - III**

**OWNER'S RIGHT & REPRESENTATION**

3.1 The owner absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and shall retain symbolic possession during the time of construction work as per sanctioned plan by the Contai Municipality with standard building materials.

3.2 The said land is free from all encumbrances and the owner has a marketable title in respect of the premise.

3.3 The owner shall deliver or hand over all original copies against accountable receipt and all the documents relating to the said property which are in possession and control of the owner at the time of execution of these presents to the Developer and the Developer shall retain all originals and all other relating documents regarding the said property till completion of the building.

Canaks Housing Development Pvt. Ltd  
Cankh Chandra Choth  
Director

Cankh Chandra Choth

*[Handwritten signature]*

**ARTICLE - IV****DEVELOPER'S RIGHT & REPRESENTATION**

4.1 The Owner hereby grants exclusive right to the Developer to develop the said land and construct building at the said land in accordance with the plan or plans and/or revised plan or plans as sanctioned and/or to be sanctioned by the Contai Municipality and/or by any other appropriate authority with or without any amendment and/or modification.

4.2 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 Contai Municipality, shall be prepared and submitted by the Owner at the cost and expenses of the Developer and the Owner 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 required to be paid or deposited for obtaining sanction of plan and development of the said premises. The Owner shall have no responsibilities to bear any cost whatsoever.

4.3 That the Developer has full rights to execute any agreement for sale, transfer and convey in respect of Developers allocated portion constructed, sealable space/portion in the proposed building for residential/commercial purposes according to their own choice.

Ganaks Housing Development Pvt. Ltd

Gauri Chandra Chohli

Director

Gauri Chandra Chohli

Gauri Chandra Chohli

**ARTICLE - V**  
**DEVELOPER'S OBLIGATIONS**

5.1 The Developer shall use and/or cause to be used such standard building materials as shall be specified by the Architect and/or Site Engineer of the Building PROVIDED HOWEVER proportion and quality of such materials shall confirm to the accepted standard of I.S.I Specification and the building rules and regulations.

5.2 The building shall be created, constructed and completed by the Developer shall consist of the specification provided in the SECOND SCHEDULE hereunder written and all Flats/Units as well as common areas and facilities shall consist of and be provided with materials, fixtures, fittings and facilities. The Developer shall not be entitled to claim or demand any payment of whatsoever nature from the Owner in respect of erection, construction and completion of the said building.

5.3 The Developer shall construct and complete the Building under its direct supervision and control and with the best workmanship and shall comply with all statutory Regulations, Building Rules and statutory stipulations from time to time to be imposed or as would be made applicable, in the event the Developer assigns or sub - contracts any part of the work and/or entire construction work, it shall ensure incorporating of the above restrictions and compulsory stipulations for record and full compliance, Notwithstanding the above, the Developer shall remain responsible and liable for fulfillment of the terms and obligations contained herein.

5.4 All costs, charges, fees, levies, impositions, statutory payments, taxes and expenses of whatever name called for erection, construction and completion of the said building, its materials, fittings

Ganaks Housing Development Pvt. Ltd

Ganesh Chandra Chohra  
Director

Ganesh Chandra Chohra

*Ganesh*

and fixtures in all respect, including temporary and residential connections of water, sewerage, electricity in accordance with law and other amenities for the building shall be paid and borne by the Developer and the Owner has no responsibility and/or liability towards payment of any dues, liabilities, costs, charges and expenses by whatever name called relating to and/or arising there from in any manner of whatsoever nature. However to avoid any future doubts, it is made clear that the costs, deposit and charges for individual and separate Electricity Meters for the respective Flat/Unit and proportionate cost and expenses for main 440 Volt. Supply, Transformer and Generator shall be borne by the concerned Unit Owner, the Developer shall assist for the same.

5.5 The Developer shall be responsible and liable for payment of and/or meeting all costs, charges, fees, levies and expenses of the building materials, all permissions, licenses, quota as and other requirements for erections, construction and completion of the building in totality. Under no circumstances the Owner shall be responsible or liable for payment of any amount of whatsoever nature or on any account either to the Developer or to any other persons or otherwise for erection, construction and completion of the said newly proposed building or any part thereof or on any other account or for any other acts, deeds, obligations and things by whatever name called that may be done executed or performed by the Developer. The Developer shall at its own costs and expenses, cause to be required for supply of standard building materials so as to ensure the progress of erection, construction and ultimate completion of the building within the time specified herein.

5.6 While dealing with and/or entering into any Agreements and/or dealing with commitments relating to the Developers allocated portion constructed, sealable space or any part thereof, the Developer shall fully

Ganaks Housing Development Pvt. Ltd.

Cranthi Chandra Chohok  
Director

Cranthi Chandra Chohok

G. N. J. J. J.

comply with, observe, fulfill and perform the requirements under the law and while incorporate and ensure fulfillment and compliance of all restrictive conditions and covenants contained herein, save as provided hereinafter, the Owner shall not be responsible or liable for any commitments that may be made by the Developer.

5.7 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 erection, construction and completion of the said newly proposed building and every part thereof and the Owner shall under no circumstances be deemed to be the employer and no responsibility and/or liability will shift upon him.

5.8 The Owner shall not be answerable or liable for any mode, part or nature of construction or for any material to be used in course of or relating to erection construction and completion of the building or any part thereof provided standard materials.

5.9 The Developer shall be duty bound to complete the building in all respect including permanent domestic water and sewerage connection but the Unit Owner shall pay for individual electric meter connection for each Unit/Flat which shall be arranged by the Developer at extra cost and make the same fully habitable for user as per law within **31<sup>st</sup> December, 2027**, with a grace period of additional six months but subject to obtaining necessary clearance from any statutory body or clearance being impediment to construction which unless prevented by Force Majure reasons at the said premises without default, save and except for the reasons mentioned hereinabove .

Ganaks Housing Development Pvt Ltd

*Crank Chandra Choh*  
Director

*Crank Chandra Choh*

*G. Rajan*

**ARTICLE - VI**  
**OWNER'S OBLIGATIONS**

6.1 The owner herein 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 licence 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.

6.2 To provide the Developer with appropriate powers 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 Owner before all concerned authorities and to make sign and execute applications, declarations and other relevant papers and documents to appropriate authorities for obtaining all quotas, entitlements, permits, licences and other allocations of building materials and/or for temporary and permanent connections of water, sewerage and electrically or as may require from time to time, in accordance with law and/or otherwise concerning negotiations for transfer of flats to the intending purchasers of developer's allocations thereof and all cost and expenses in that respect shall be borne by the Developer and also the owner shall grant a Power of Attorney in favour of the Developer for the purpose of sale of Developers allocated portion constructed, sealable space of the said proposed multi-storied building. The Developer herein as his Attorneys to do all the acts, deeds and things for completion of the newly proposed building in and upon the aforesaid premises.

Ganaks Housing Development Pvt Ltd  
Ganesh Chandra Chohli

Director.

Ganesh Chandra Chohli

G. Nijam

6.3 The Owner shall at the request of the Developer, if required considering the viability of the project and for construction of additional floor, execute any further deed, agreement and documents including Deed of Exchange required for amalgamation of the Schedule below property with one or more adjoining and contiguous premises, at the cost and expenses of the Developer and shall be irrespective of the entitlement of the Developers' allocation of area as aforesaid which shall remain the same.

**ARTICLE - VII**  
**MISCELLANEOUS**

- 7.1 This Agreement shall always be treated as an agreement by and between "Principal" to "Principal". The Owner and the Developer have entered into this Agreement purely as a Contract and nothing contained herein shall be deemed to construed or constitute as Partnership between the Owner and the Developer or an Association or persons. 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 Owner 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 same there under subject to the terms and conditions of these presents.
- 7.2 Simultaneously with execution of this agreement the Owner shall handover peaceful and vacant possession of the aforesaid premises to the Developer.

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Ganesh Chandra Chohli

Director.

Ganesh Chandra Chohli

Ganesh Chandra Chohli

- 7.3 It is also agreed and accepted between the parties hereto that the Owner shall have the right to egress and ingress during the time of construction in and upon the Premise for observation and supervision of the constructional work of the new proposed building.
- 7.4 All the dues, arrears or outstanding in respect of the said Premises on account of all taxes, levies whatsoever till the date of execution of this agreement shall be to the account of the Owner and as from this date shall be borne and paid by the Developer or their nominee or nominees being the prospective Flat/Unit Purchasers either in respect of the aforesaid Premises or the entire constructed area after obtaining the completion and/or occupancy certificate from the Contai Municipality.
- 7.5 It is hereby agreed to and consented by the Owner that the Developer if required considering the financial viability of the project if situation prevails may amalgamate the Schedule below property with its adjoining premises at its own cost and expenses and for which the Owner shall without any objection sign and execute any further Deeds and documents including Deed of Exchange for amalgamation and in such case the Developer under no circumstances shall change the ratio stated herein above which shall remain constant.
- 7.6 That the loan from any Commercial Bank and or from any Co-Operative Bank including Balageria Central Co-Op. Bank Ltd. for construction of the multistoried building should be the sole liability of the developer and should be repaid by the developer as

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*Ganakh Chandra Chohli*  
 Director

*Ganakh Chandra Chohli*

*A. Mishra*

per terms and conditions of the Loan Agreement with the said Bank.

- 7.7 The Pathway and Driveway as mentioned in the East side and West side of the building shall be use as a common passage in respect of R.S. Dag No. 705, 709, 706, 707, 708 and 712 corresponding to L.R. Dag No. 934, 938, 935, 936, 937 and 941 situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore. The Developer herein as well as intending purchasers shall not create any obstruction and/or objection and/or restrain under any circumstances to the land owner and/or user of land of R.S. Dag No. 705, 709, 706, 707, 708 and 712 corresponding to L.R. Dag No. 934, 938, 935, 936, 937 and 941 situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore, from their right to use as a common passage through the Pathway and Driveway as mentioned in the East side and West side of the building. Furthermore, the land owner/First Part herein and Smt. Shila Ghosh are owners of the adjacent land wherein this project is situated. If the land owner and Smt. Shila Ghosh and the Developer herein will decide to extend this project and/or agreed to new project with other Developer in their adjacent land and/or decide to extend this project in the adjacent land, in that situation, the parties herein agreed that the driveway and/or pathway herein mentioned lying in east side and west side in the newly constructed building shall become common with new project. The intending purchasers of the extended project as well as the intending purchasers of this project shall use the said pathway and/or Driveway without any objection of any party of

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*Ganesh Chandra Ghosh*  
 Director

*Ganesh Chandra Ghosh*

*Ganesh*

this project as well as extended project. Above all the Pathway and Driveway as mentioned in the East side and West side of the building shall remain as a common passage in respect the Owners as well as users of R.S. Dag No. 705, 709, 706, 707, 708 and 712 corresponding to L.R. Dag No. 934, 938, 935, 936, 937 and 941 situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore.

- 7.8 The developer shall have exclusive and uninterrupted right and authority to raise further floor than it is sanctioned presently subject to the revised sanction plan and approval of the competent authority and also has the right to extend the project to adjacent plot. In that event the land owner as well as intending purchaser shall not raise any objection.
- 7.9 It is clarified that all works of development shall be done by the Developer at its own costs and expenses.
- 7.10 All taxes and other outgoings in respect of the said land upto the date of handing over possession of the said premises to the Developer shall be borne and paid by the Owner and thereafter shall be borne by the Developer and after the completion of the new building and after the hand over the possession of the Flat/Shop to the intending purchaser, the purchaser shall pay all the taxes and other liabilities in respect of purchaser's Allocation would cease to continue.
- 7.11 Till such time the Association or body is not formed, the premises shall be managed and maintained by the Developer and the cost thereof would be borne and paid by the Owner, Developer and intending purchaser and/or purchasers or their respective

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*Ganesh Chandra Chakrabarti*  
 Director

*Ganesh Chandra Chakrabarti*

*Ganesh Chandra Chakrabarti*

nominees in their respective proportionate share. The rules and regulations for such management and maintenance shall be as such as may be duly agreed upon by the Owner herein and the Developer.

7.12 The Developer and intending Purchaser/Purchasers shall be responsible and liable for their respective share of taxes and impositions relating to their respective allocations.

7.13 The certificate of the Architect relating to completion of construction/ development and the costs incurred therefore shall be final.

7.14 The notice of completion issued by the Developer by registered post or e-mail or by such similar acceptable mode addressed to the Owners and sent to their respective last known address or addresses intimating that the entire saleable portions are completed in the manner stated herein and the Developer has fulfilled its obligation to the Owner under this Agreement.

**ARTICLE - VIII**  
**FORCE MAJURE**

8.1 The parties hereto shall not be considered to be liable for any obligation herein under to the extent that the performance of the relative obligations prevented by the existence of the "FORCE MAJURE" which shall mean and include flood, earth quake, riot, war, storm, tempest, civil commotion, strike, lock out, labour unrest, Court proceedings and/or Court order and/or any other acts or commission beyond the control of the Developer affected thereby and also non-availability of essential materials like

Ganaks Housing Development Pvt. Ltd.

Ganesh Chandra Chohra  
Director.

Ganesh Chandra Chohra

*Ganesh*

cement, steel etc. and shall be suspended from the obligation during the duration of the "FORCE MAJURE".

### ARBITRATION - IX

1. All disputes and differences between the parties hereto regarding the construction in interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability shall be referred to the arbitration. Any person nominated by them and the same shall be deemed to be a reference within the meaning of the Arbitration & Conciliation Act, 1996 (previously the Indian Arbitration Act, 1940) or any statutory enactment or modification there under.
2. The Arbitrator shall have summary power.
3. The Arbitrator shall have the right to give interim Awards and directions.

### FIRST SCHEDULE

#### (THE LAND AS REFERRED TO ABOVE)

**ALL THAT** piece or parcel of Bastu Land measuring about 37 Decimals lying and situated at R.S. Dag No. 705 corresponding to L.R. Dag No. 934 under C.S. Khatian No. 221 corresponding to R.S. Khatian No. 221/2 corresponding to L.R. Khatian No. 210, 258/1, 4363, 4364, 4365, 4366, 4367, 4386, 4548 and 4549 corresponding to New L.R. Khatian No. 4653, situated in Mouza: Athllagori, J.L. No. 370, under Police Station: Contai, under the jurisdiction of Contai Municipality, Ward No. 16, District: Purba Midnapore, alongwith all other easement and quasi easement rights, amenities, facilities and other privileges thereto within the jurisdiction of District Sub Registrar at Tamluk and Additional

Ganaks Housing Development Pvt. Ltd

Ganaki Chandra Chakrabarti

Director

Ganaki Chandra Chakrabarti

Ganaki Chandra Chakrabarti

District Sub Registrar, Contai, within the limit of Contai Municipality  
District: Purba Midnapore, together with all rights of ingress and egress  
rights and the land is butted and bounded in the following manner:-

ON THE NORTH : R.S. PLOT NO. 706 and 707,  
ON THE EAST : R.S. PLOT NO. 717 , 718 and 719,  
ON THE SOUTH : MUNICIPALITY ROAD,  
ON THE WEST : HOUSE OF ASHIS KUMAR DAS AND PRAVAS JANA,

### SECOND SCHEDULE

#### (SPECIFICATION OF WORK/MANNER OF COMPLETION OF THE NEW BUILDING)

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

- 1. STRUCTURE:** Earthquake resistance R.C.C framed Structure  
with Column, beam and brick wall. Materials are to be used like  
cement ACC, Ultratech, Ambuja, JSW, RAMCO, TMT BAR like  
Tharmocon /Elegant, TATA Tiscon, Jindal, SRMB.
- 2. WALL:** 10" (outside) and 5" (inside) brick wall with Plaster.

Ganaks Housing Development Pvt. Ltd.

*Ceante Chandra Chhorth*  
Director

*Ceante Chandra Chhorth*

*R. M. M. M.*

**3. WALL FINISHING:**

Interior: Putty over the plaster surface.

Exterior: anti fungal external grade paints

Grill painted with synthetic enamel.

**4. FLOORING:** Living Dining and Bed room flooring Vitrified Tiles.

**5. KITCHEN:** i. Floor: Anti skid ceramic Tiles. ii. Wall: Glazed ceramic Tiles upto 4' height in front of the counter. iii. Granite top on cooking platform with stainless steel sink.

**6. BATHROOM:** I. W.C.: European type - white, II. Wash Basin: Hindware/Parryware/Jonson/any other ISI Standard. III. Hardware Fitting: CP fitting reputed brand.

**7. DOOR:** Sal wood Frame, 32 MM Flush Door in all room and Fiber door in all bathroom.

**8. WINDOW:** Aluminum glass window with M.S. Grill fitted, one in each room or as per drawing.

**9. ELECTRIC:** Concealed wiring with PVC conduits and modular switches of reputed brand, A.C points in Master Bed room.

**10. BALCONY:** 3'-0" height stainless steel railing/MS railing outside.

Ganaks Housing Development Pvt. Ltd.

*Aradhya Chandra Choudhary*

Director.

*Aradhya Chandra Choudhary*

*Aradhya*

**IN WITNESSES WHEREOF** the parties hereto set, sealed and subscribed their respective hands and seal on this day, month and year above first above written.

SIGNED AND DELIVERED

by the OWNER and the DEVELOPER at Contai in presence of following witness:

*Cemuh Indra Choh*

1. Sandip Kumar Dharra (Signature of the **OWNER/FIRST PART**)

s/o- Late Sudhangshu Sekhar Dharra  
At + P.O. - Athilageri P.S. - Contai  
Dist. - Purba Medinipur - 721401

Ganaks Housing Development Pvt. Ltd.

2. Prabir Pradhan  
s/o Late Sukumar Pradhan  
At + P.O. - Aranga, P.S. - Sgra  
Dist. - Purba Medinipur  
721448

*Cemuh Indra Choh*  
Director.

(Signature of the **DEVELOPER/OTHER PART**)

Drafted by:

*Anit Mishra*  
E.No. 0-1549/2002  
Advocate.

**SPECIMEN FORM FOR TEN FINGER PRINTS**



Gaurav Chandra Chohli

Gaurav Chandra Chohli	Left Hand					
	Right Hand					



Gaurav Chandra Chohli

Gaurav Chandra Chohli Director.	Left Hand					
	Right Hand					



Sandip Kumar Dhara

Sandip Kumar Dhara	Left Hand					
	Right Hand					

		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
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सत्यमेव जयते

**GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS**

Central Registration Centre

**Certificate of Incorporation**

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that GANAHS HOUSING DEVELOPMENT PRIVATE LIMITED is incorporated on this NINETH day of JULY TWO THOUSAND TWENTY FOUR under the Companies Act, 2013 (18 of 2013) and that the company is Company limited by shares

The Corporate Identity Number of the company is **U68200WB2024PTC271969**

The Permanent Account Number (PAN) of the company is **AALCG3655M\***

The Tax Deduction and Collection Account Number (TAN) of the company is **CALG14599E\***

Given under my hand at Manesar this NINETH day of JULY TWO THOUSAND TWENTY FOUR

**Signature Not Verified**

Digitally signed by  
DS MINISTRY OF CORPORATE  
AFFAIRS, CRC MANESAR 1  
Date: 2024.07.09 21:05:26 IST

PRAMOD MEENA

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

**Disclaimer:** This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on [mca.gov.in](http://mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

**GANAHS HOUSING DEVELOPMENT PRIVATE LIMITED**

C/O GANESH CHANDRA GHOSH, AMALLIKA ENCLAVE BLOCK A, Monoharchak, Contai, East Midnapore- 721401, West Bengal

\*as issued by Income tax Department



**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE GANAK HOUSING DEVELOPMENT PRIVATE LIMITED HELD ON SECOND SEPTEMBER, 2025 AT THE REGISTERED OFFICE OF THE COMPANY AT MALLIKA ENCLAVE, MANOHARCHAK, CONTAI, EAST MIDNAPORE, PIN-721401.**

"RESOLVED THAT the Board of Directors of the Company hereby accords its approval to enter into a Development Agreement with the landowner, Mr./Mrs. GANESH CHANDRA GHOSH, in respect of the land situated at Athllagori, Mouza: Athllagori, J.L. No.370, R.S. Plot No.705, L.R. Plot No.934, Land Area 37 Decimal under C.S. Khatian No.221 Corresponding to R.S. Khatian No.221/2 corresponding to new L.R.Khatian No. 4653 under Contai Municipality, for the purpose of development of a real estate project, on such terms and conditions as may be mutually agreed between the parties.

RESOLVED FURTHER THAT Mr. Ganesh Chandra Ghosh, Director of the Company, be and is hereby authorised to negotiate, finalize, execute and sign the Development Agreement and all other deeds, documents, writings, applications, affidavits, undertakings and related papers on behalf of the Company, and to do all such acts, deeds, and things as may be necessary or incidental for giving effect to this resolution.

RESOLVED FURTHER THAT a certified true copy of this resolution be provided to any authority, person, or institution as may be required."

For Ganaks Housing Development Private Limited

Ganaks Housing Development Pvt. Ltd.

*Ganesh Chandra Ghosh*

Director

*Director.*

DIN: 07254791

### Major Information of the Deed




Deed No :	I-1102-10226/2025	Date of Registration	02/12/2025
Query No / Year	1102-2003061092/2025	Office where deed is registered	
Query Date	12/11/2025 12:16:38 PM	A.D.S.R. CONTAI-I, District: Purba Midnapore	
Applicant Name, Address & Other Details	Ganesh Chandra Ghosh H 9/1khilashpati Apartment,Thana : Kotwali , District : Paschim Midnapore, WEST BENGAL, PIN - 721101, Mobile No. : 7407634878, Status :Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 2,21,40,800/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,010/- (Article:48(g))	Rs. 400/- (Article:E, E)		
Remarks			

### Land Details :

District: Purba Midnapore, P.S:- Contai, Municipality: CONTAI, Mouza: Athilagory, , Ward No: 16 JI No: 370, Pin Code : 721401

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	LR-934 (RS :-)	LR-258/1	Commercial Use	Bastu	37 Dec		2,21,40,800/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>37Dec</b>	<b>0/-</b>	<b>221,40,800 /-</b>	

### Land Lord Details :



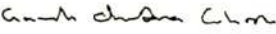
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Ganesh Chandra Ghosh (Presentant )</b> Son of Late Kshudiram Ghosh Executed by: Self, Date of Execution: 02/12/2025 , Admitted by: Self, Date of Admission: 02/12/2025 ,Place : Office		 Captured	
		02/12/2025	LTI 02/12/2025	02/12/2025

H 9/1 Kalishpati Apartment, Village:- Saratpally, P.O:- Midnapore, P.S:-Kotwali  
 , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu,  
 Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: adxxxxxx5m, Aadhaar  
 No: 56xxxxxxx9966, Status :Individual, Executed by: Self, Date of Execution: 02/12/2025  
 , Admitted by: Self, Date of Admission: 02/12/2025 ,Place : Office




**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>GANAKS HOUSING DEVELOPMENT PRIVATE LIMITED</b> Village:- Manoharchak, P.O:- Contai, P.S:-Contai, District:-Purba Midnapore, West Bengal, India, PIN- 721401 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Ganesh Chandra Ghosh</b> Son of Late Kshudiram Ghosh Date of Execution - 02/12/2025, , Admitted by: Self, Date of Admission: 02/12/2025, Place of Admission of Execution: Office		 Captured	
		Dec 2 2025 11:34AM	LTI 02/12/2025	02/12/2025
H 9/1 Kailashpati Apartment, Village:- Saratpally, P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: adxxxxxx5m, Aadhaar No: 56xxxxxxx9966 Status : Representative, Representative of : GANAKS HOUSING DEVELOPMENT PRIVATE LIMITED (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Sandip Kumar Dhara</b> Son of Sudhangshu Sekhar Dhara Village:- Athilagari, P.O:- Contai, P.S:- Contai, District:-Purba Midnapore, West Bengal, India, PIN:- 721401		 Captured	
	02/12/2025	02/12/2025	02/12/2025
Identifier Of Shri Ganesh Chandra Ghosh, Shri Ganesh Chandra Ghosh			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Shri Ganesh Chandra Ghosh	GANAKS HOUSING DEVELOPMENT PRIVATE LIMITED-37 Dec

## Land Details as per Land Record

District: Purba Midnapore, P.S.- Contai, Municipality: CONTAI, Mouza: Athilagory, , Ward No: 16 JI No: 370, Pin Code : 721401

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No- 934, LR Khatian No- 258/1	Owner: অক্ষয় কুমার দাস, Gurdian: হরিপদ , Address: মিডা , Classification: বঙ্গ, Area: 0.03000000 Acre,	Shri Ganesh Chandra Ghosh

Endorsement For Deed Number : I - 110210226 / 2025

On 02-12-2025

**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 10:33 hrs on 02-12-2025, at the Office of the A.D.S.R. CONTAI-I by Shri Ganesh Chandra Ghosh ,Executant.

**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 2,21,40,800/-

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

Execution is admitted on 02/12/2025 by Shri Ganesh Chandra Ghosh, Son of Late Kshudiram Ghosh, H 9/1 Kalishpati Apartment, P.O: Midnapore, Thana: Kotwali

, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business

Indetified by Shri Sandip Kumar Dhara, , Son of Sudhangshu Sekhar Dhara, P.O: Contai, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721401, by caste Hindu, by profession Cultivation

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

Execution is admitted on 02-12-2025 by Shri Ganesh Chandra Ghosh, Director, GANAKS HOUSING DEVELOPMENT PRIVATE LIMITED (Private Limited Company), Village:- Manoharchak, P.O:- Contai, P.S:-Contai, District:-Purba Midnapore, West Bengal, India, PIN:- 721401

Indetified by Shri Sandip Kumar Dhara, , Son of Sudhangshu Sekhar Dhara, P.O: Contai, Thana: Contai, , Purba Midnapore, WEST BENGAL, India, PIN - 721401, by caste Hindu, by profession Cultivation

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 400.00/- ( E = Rs 400.00/- ) and Registration Fees paid by by online = Rs 400/-, by POS = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2025 11:36AM with Govt. Ref. No: 192025260366502238 on 30-11-2025, Amount Rs: 400/-, Bank: SBI EPay ( SBIEPay), Ref. No. 7029781317817 on 30-11-2025, Head of Account 0030-03-104-001-16

Description of Payment

By POS on 02/12/2025 11:45AM with Govt. Ref. No: 192025260369335886 on 02-12-2025, Amount Rs: 0/-, Bank: SBI, Ref. No. 11022003061092/01/2025 on 02-12-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by , by Stamp Rs 1,000.00/-, by online = Rs 39,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15929, Amount: Rs.1,000.00/-, Date of Purchase: 01/12/2025, Vendor name: Biren Bayen

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 30/11/2025 11:36AM with Govt. Ref. No: 192025260366502238 on 30-11-2025, Amount Rs: 39,010/-, Bank: SBI EPay ( SBIEPay), Ref. No. 7029781317817 on 30-11-2025, Head of Account 0030-02-103-003-02

Ehteshamul Haque

Ehteshamul Haque  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. CONTAI-I  
Purba Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1102-2025, Page from 161869 to 161908  
being No 110210226 for the year 2025.



Ehteshamul Haque

Digitally signed by EHTESHAMUL HAQUE  
Date: 2025.12.02 12:50:14 +05:30  
Reason: Digital Signing of Deed.

(Ehteshamul Haque) 02/12/2025  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. CONTAI-I  
West Bengal.