

Notarial Entry No.-K.N. AY 058092
6410
Date 27 APR 2026

AGREEMENT FOR DEVELOPMENT

This Agreement made on this the 27th day of April, 2026

BETWEEN

1. SRI MRINAL KANTI DAS,

S/o - Late RAM CHANDRA DAS,

PAN No. AFWPD0883K,

by nationality Indian, by faith Hindu, by occupation Business, resident of Patnabazar Chawk within P. O. Midnapore, under Police Station Kotwali, in the District of Paschim Midnapore – 721101

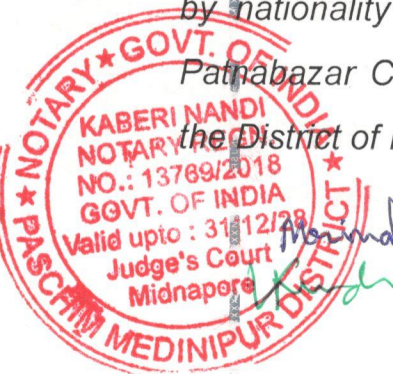
2. SRI. JISHNU DAS,

S/o - Sri MRINAL KANTI DAS,

PAN No. CEUPD2874P,

by nationality Indian, by faith Hindu, by occupation Business, resident of Patnabazar Chawk within P. O. Midnapore, under Police Station Kotwali, in the District of Paschim Midnapore – 721101,

Mrinal Kanti Das Jishnu Das Subhadra Das



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तार 21 APR 2026 जिला पश्चिम मेदिनीपुर

नाम AB Real Estate Das's Pvt. Ltd for S. Das

पेठ Patnabazar

थाना Midnapore

हस्ताक्षर 

100 x 1210

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3.SRI SUBHADEEP DAS

S/o - Sri MRINAL KANTI DAS,

PAN No. CRDPD8114L,

by nationality Indian, by faith Hindu, by occupation Business, resident of Patnabazar Chawk within P. O. Midnapore, under Police Station Kotwali, in the District of Paschim Midnapore – 721101, hereinafter for the sake of brevity jointly referred to as the OWNERS of land (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, legal representatives, administrators, assigns, etc.) of the ONE PART;

A N D

RB REAL ESTATE DAS'S PRIVATE LIMITED,

a Private limited company having its registered office at patna bazar, within Police Station Kotwali, District Paschim Midnapore, in the State of West Bengal, being represented by its Director's

1. SRI MRINAL KANTI DAS,

S/o - Late RAM CHANDRA DAS,

PAN No. AFWPD0883K,

by nationality Indian, by faith Hindu, by occupation Business, resident of Patnabazar Chawk within P. O. Midnapore, under Police Station Kotwali, in

27 APR 2026 District of Paschim Midnapore – 721101

2. SRI. JISHNU DAS,

S/o - Sri MRINAL KANTI DAS,

PAN No. CEUPD2874P,

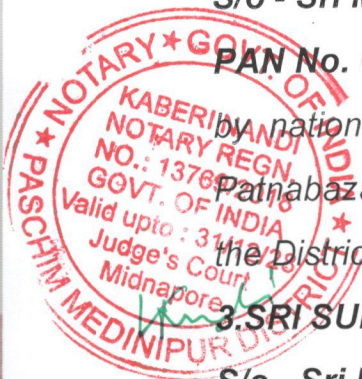
by nationality Indian, by faith Hindu, by occupation Business, resident of Patnabazar Chawk within P. O. Midnapore, under Police Station Kotwali, in the District of Paschim Midnapore – 721101,

3.SRI SUBHADEEP DAS

S/o - Sri MRINAL KANTI DAS,

Mrinal Kanti Das

Jishnu Das Subhadep Das.



PAN No. CRDPD8114L,

by nationality Indian, by faith Hindu, by occupation Business, resident of Patnabazar Chawk within P. O. Midnapore, under Police Station Kotwali, in the District of Paschim Midnapore – 721101 and hereinafter referred to as the DEVELOPER (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, legal representatives, administrators, assigns, etc.) of the OTHER PART:

WHEREAS the OWNER No. 1 of the ONE PART herein acquired ALL THAT piece and parcel of land measuring 15.90 Decimals lying and situate at Mouza Sujaganj and comprised in R.S. Dag No. 154,159,160,161&162/734(PART) to L. R. Dag No. 193,198,199,200&201(PART) under Modified. Khatian No. 1559,1570,1561, at Mouza Sujaganj and comprised R. S. Khatian No. 197; J. L. No. 182, within Police Station Kotwali, within the limits of the Midnapore Municipality, in the District of Paschim Midnapore, more fully described in the Schedule "A" hereunder written, for valuable consideration by virtue of a Gift and registered Deed of Sale dated 05.09.2024, 11.06.2019 and 14.06.2019 since been registered before the Office of the A.D.S.R. Midnapore and incorporated in Book No. 1, Volume No. 1001-2024 and 1001-2019, Pages 177925 to 177942 and 72144-72179, being No. 9462 for the Year 2024 and a 3489/2019 and 3407/2019 for the year 2019 since been registered before the Office of the A.D.S.R.

Midnapore.

AND WHEREAS the ALL OWNER of the ONE PART herein acquired ALL THAT piece and parcel of land measuring 15.90 Decimals, be the same a little more or less, lying and situate at Mouza SUJAGANJ and comprised in R.

Mouinal Kanti Das Ishnu Das. Gulibadep Das.

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S. Dag No. 154,159,160,161&162/734(PART) to L. R. Dag No. 193,198,199,200& 201(PART) under Modified Khatian No. 1559,1570,1561, J. L. No. 182, within Police Station Kotwali, within the limits of the Midnapore Municipality, in the District of Paschim Midnapore,

AND WHEREAS the OWNERS of land of the ONE PART with the intention to augment benefit from their respective plots as aforesaid and herein-after for the sake of brevity referred to as the SAID PROPERTY have decided to develop the same jointly by amalgamating the said plots into one compact plot of land and as per plan to be sanctioned by the Midnapore Municipality and/or the competent authority, but being in-experienced in such field have decided to avail the experiences, expertise and assistance of a Developer.

AND WHEREAS with such view the OWNERS of land of the ONE PART have create the company the Developer of the Other Part to develop the aforesaid premises by making necessary construction of the proposed multi-storied building according to the plan to be sanctioned by Midnapore Municipality and/or the competent authority at their (Developer) own cost and expense.

AND WHEREAS on the basis of such approach made by the Owners of land of the One Part, the Developer of the Other Part being experienced in developing property, have agreed to develop the SAID PROPERTY, morefully described in Schedule "A" & "B" hereunder written, at their (Developer) own costs and expenses on the terms and conditions hereinafter appearing.

NOW THIS DEED OF AGREEMENT WITNESSES as follows:-

Arinal Kanti Das Ishnu Das. Subho deep Das.

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1) In consideration of the Owners having agreed to grant the exclusive right of development of the SAID PROPERTY as herein provided and relying upon the representation given by the Owners of land and believing the same to be true, the Developer has agreed to obtain the exclusive right of development of the SAID PROPERTY and in consideration of the above it has been agreed that out of the total constructed area available for construction on the SAID PROPERTY, the owners of land shall each be entitled to one self contained flat each measuring approximately 89.22 & 821.481 Sq. Mt. super built up area but however, the exact area of such flats will be decided after the building plan is sanctioned by the competent authority and such allocation shall be irrespective of the area sanctioned in the building plan, together with the proportionate share in the land comprised in the SAID PROPERTY and together with the proportionate share in the common parts and portions (hereinafter called the OWNERS' ALLOCATION) and the remaining portion of the constructed space to comprise in various Shops/Flats/Units Together with the proportionate share in the land comprised in the SAID PROPERTY and together with the proportionate share in the common parts and portions and together with the proportionate share in the open spaces(hereinafter called the DEVELOPERS' ALLOCATION) shall belong to the DEVELOPER.

2) The DEVELOPER shall be entitled to construct, erect and complete one or more buildings on the said premises on basis of the Plan sanctioned by the Midnapore Municipality and/or the competent authority.

3) The DEVELOPER shall be entitled to amalgamate the said plots into one compact plot of land and to make construction over the SAID

Merinal Kanti Das

Jishnu Das. Gulilodup Das.

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PROPERTY in terms of the Plan sanctioned by and in the name of the Owners of land by the Midnapore Municipality and/or the competent authority.

4) The DEVELOPER shall be entitled to enter into Agreement for Sale, transfer, alienation, charge, mortgage or lease in respect of the Developers Allocations for which no further consent of the Owners shall be required and the Owners shall remain liable to sign and execute all such agreements, deeds and instruments for transfer, conveyance or lease or mortgage or charges as may be necessary or be required from time to time and for the said purposes the Owners shall appoint the Developer as their Constituted Attorney to sign and execute such documents, deeds and instruments as the case may be.

5) The OWNERS shall not be entitled to enter into Agreement for Sale or transfer in respect of the Owners' Allocations.

6) The DEVELOPER shall be entitled to obtain electrical, water, Telephone, Drainage, Sewerage connections and other amenities or facilities that are generally required or be necessary for the purpose of construction and thereafter for use and enjoyment of the occupiers.

27 APR 2028 7) The DEVELOPER shall be entitled to make necessary searches and investigations for the purpose of establishing a true and marketable title of the SAID PROPERTY. Be it stated that making out a true and marketable title of the Owners, free of all encumbrances and charges, in respect of the SAID PROPERTY shall be treated as the essence of the Agreement. The Owners of land undertake to supply all original documents relating to or concerning with the title of the SAID PROPERTY.



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Jishnu Das. Subhadeep Das.

8) Upon completion of construction of the new building as envisaged herein the Owners shall execute sale deeds in favour of the persons/prospective purchasers nominated by the Developer in respect of the various Shops/Flats/Units/Parking Spaces comprising in the building proposed to be constructed. Alternatively the Developer will be entitled to execute and register such Sale Deeds as Constituted Attorney of the Owners and no further consent, approval or permission by the Owners would be necessary for this purpose.

9) The OWNERS undertake to execute and/or to do and perform any further acts, deeds or things that may be necessary for the purpose of effectuating the terms of this Agreement.

10) The construction of the proposed new building will be completed by the Developer within 60 months from the date of, plan is sanctioned by the Midnapore Municipality and or the competent authority.

11) The DEVELOPER shall pay and discharge all taxes and outgoings including Municipal Taxes and all other charges, rates, cess, taxes that may be levied by any public body or Authorities in respect of the SAID PROPERTY from the date of this Agreement.

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12) The DEVELOPER shall make payment of the fees of the Architects, Engineers and other Contractors to be engaged in the construction and erection of the building as also all costs charges and expenses in the new building to be constructed, erected and completed on the SAID PROPERTY.

13) The OWNERS of land shall also execute and register a General Power of Attorney in favor of the Developer or their nominee or nominees.

Minimal Kanta Das

Jishnu Das. Subhojit Das



14) The Owners of land declare:

a. That the Owners of land are entitled to enter into this Agreement with the Developer and they have full right and authority to sign and execute the same;

b. That the Owners of land have not agreed, committed or contracted or entered into any Agreement for Sale or lease of the said premises or any part thereof to any person or persons other than the Developer and that they have not created any other encumbrances on the said premises as mentioned herein;

c. That the Owners of land have not done any act, deed, matter or thing whereby or by reason whereof, the Development of the said premises may be prevented or affected in any manner whatsoever.

15) That all out of pocket expenses incidental to this Agreement and the transactions in pursuance thereof shall be borne and paid by the Developer alone.

16) The Developer shall keep the Owners indemnified, safe and harmless against any disputes arising of the new constructions to be made by the Developer upon the SAID PROPERTY. Similarly the Owners shall keep the Developer indemnified, safe and harmless against any disputes or claims in respect of the SAID PROPERTY or any part thereof.

17) That God forbid, in case of any dispute or differences in between the parties hereto, the same shall be resolved through Arbitration and such arbitration proceedings shall be governed by the Arbitration & Conciliation Act, 1996 as amended from time to time.

Meenakshi Kanti Das

Jishnu Das . Gulab Das Das .

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THE SCHEDULE "A" ABOVE REFERRED TO:

ALL THAT piece and parcel of land total measuring area 15.90 Decimals, Mouza Sujaganj and comprised in R. S. Dag No. 154,159,160,161&162/734(PART to L. R. Dag No. 193,198,199,200& 201(PART) under Modified. Khatian No. 1559,1570,1561, at Mouza Sujaganj and comprised under R. S. Khatian No. 197, J. L. No. 182, within Police Station Kotwali, within the limits of the Midnapore Municipality, in the District of Paschim Midnapore

Read over & explain to the parties in Bengali.

WITNESSES :

1. Mantu Mandal

Meinal Kanti Das

Jishnu Das

Gulab Das

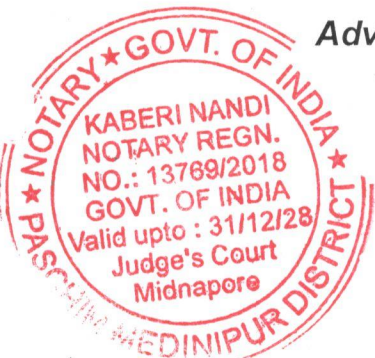
2. Kanjib Adichya

27 APR 2026

Drafted by :

Soumen Roy

Advocate



Signature of
KABERI NANDI
Notary Regn. No. 13769/2018
Govt of India
Judge's Court, Midnapore
Dist - Paschim Medinipur
27.04.26