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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 204583

Q. 2002679080/2024

12.24pm
22/10/2024

is admitted to registration. The signature and the Endorsement sheet attached to this document are part of the document.

Additional District Sub Registrar
Sadar Paschim Medinipur

22 NOV 2024
22 OCT 2024

SHREE SHYAM DEVELOPER

Shyam
PARTNER

SHREE SHYAM DEVELOPER

Arosh
PARTNER

Smrajit Maiti

শ্রী সুব্রজি সর্মা

DEVELOPMENT AGREEMENT

THIS INDENTURE OF DEVELOPMENT AGREEMENT MADE THIS
22nd DAY OF OCTOBER, 2024

Sumita Maiti



Sumita Maiti



ଶ୍ରୀ ସ୍ମରାଜିତ ମୈତ୍ର



ଶ୍ରୀ ସୁରାଜିତ ମୈତ୍ର



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BETWEEN

1. SRIMATYA SUMITA MAITI

W/o Late Satyendra Kumar Maiti
Of Mahatabpur, P.O. – Midnapore, P.S. – Kotwali,
Dist. – Paschim Medinipur, PIN – 721101,
By Faith – Hindu, Nationality – Indian
PAN – ECHPM7268H, Aadhar No. 472714666886

2. SRI SURAJIT MAITI

S/o Late Satyendra Kumar Maiti
Of Mahatabpur, P.O. – Midnapore, P.S. – Kotwali, Dist.
– Paschim Medinipur, PIN – 721101,
By Faith – Hindu, Nationality – Indian
PAN – GDUPM6929P, Aadhar No. 390192999236

3. SRI SMARAJIT MAITI

S/o Late Satyendra Kumar Maiti
Of Mahatabpur, P.O. – Midnapore,
P.S. – Kotwali, Dist. – Paschim Medinipur,
PIN – 721101,
By Faith – Hindu, Nationality – Indian

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ଶ୍ରୀ ସୁରାଜିତ ମୈତ୍ର

SHREE SHYAM DEVELOPER

ଅରୋଧ୍ୟ ସୁସେନାଲୀ PARTNER

Sumita Maiti

SHREE SHYAM DEVELOPER

ଅରୋଧ୍ୟ ସୁସେନାଲୀ PARTNER

ଶ୍ରୀ ଶ୍ରୀ ଶ୍ୟାମ ଡେଭଲପର

PAN – AOYPM6559C, Aadhar No.277285261580

4. SRI SATYAJIT MAITI

S/o Late Satyendra Kumar Maiti
Of Mahatabpur, P.O. – Midnapore,
P.S. – Kotwali, Dist. – Paschim Medinipur,
PIN – 721101,

By Faith – Hindu, Nationality – Indian

PAN – AWRPM6968N, Aadhar No.772397964835

Hereinafter called the OWNER FIRST PARTY

Hereinafter called the OWNER FIRST PARTY which expression unless repugnant to the context shall mean and include his respective representatives, heirs, assigns, administrators and executors.

AND

SHREE SHYAM DEVELOPERS,

A Partnership firm, having office at Ramkrishna Nagar,
near Colonelgola, P.O. – Midnapore, P.S. – Kotwali, Dist. –
Paschim Medinipur, PIN – 721101,

PAN – AFFFS9291B

represented by its partners :-

1. SRI SHIB KUMAR AGARWAL

S/o Sri Sarwan Agarwala

Of Tantigeria, P.O. – Vidyasagar University, P.S. – Kotwali,

Dist. – Paschim Medinipur, PIN – 721102,

Both by Faith – Hindu, Nationality – Indian

PAN – BIUPA0067L

Aadhaar No. 2945 0736 7821

2. SRI AKASH MURARKA

S/o Late Kamal Kumar Murarka

SHREE SHYAM DEVELOPER
Partner
Sri Satyajit Maiti
Sumanita Maiti
Partner
Sri Satyajit Maiti

SHREE SHYAM DEVELOPER
Partner
Sri Shikhar Agarwal
Partner
Sri Akash Murarka





Of Colonelgola, P.O. – Midnapore, P.S. – Kotwali,
 Dist. – Paschim Medinipur, PIN – 721101,
 Both by Faith – Hindu, Nationality – Indian
 PAN – AIIPM2937Q
 Aadhaar No. 2650 5532 3722

Hereinafter called the DEVELOPER SECOND PARTY which expression unless repugnant to the context shall mean and include its representatives, heirs, assigns, successors in office, administrators and executors.

WITNESSETH -

That the OWNER FIRST PARTY are the owners of their land measuring 0.0825 Acre equal to 0825 Dec. equal to 3594 Sq. ft. within Mouza – Narampur, J.L. No. - 174 R.S. Plot No. 34 corresponding to L.R. Plot No. 963 as in schedule below hereinafter referred as 'Said Property'. The 0.1650 acre in the Plot No. 34 previously belonged to Subimal Bandopadhyay. He sold specific demarcated 0.1650 acre to Satyendra Kumar Maity, Sailendra Kumar Maity and Urmila Bala Maity by a registered deed of sale being No.2525 of 1966 and delivered possession. They got the same partitioned amicably. Sailendra Kumar Maity sold out specific demarcated 0.0275 acre to Satyendra Kumar Maity by a registered deed of sale being No.849/1996. He also transferred his remaining 0.0275 Acre to Urmila Maity by separate Deed of transfer of the same day. In this way Satyendra Kumar Maity became the owner of specific 0.0825 acre of land in R.S. Plot No. 34. While he was in possession of his specific demarcated 0.0825 acre he died leaving behind the OWNER FIRST PARTY.

NOW the OWNER FIRST PARTY are the owners having good valid right, title and interest and is possessing in the

Smrajit Maity
Sumita Maity
Subimal Bandopadhyay

SHREE SHYAM DEVELOPER
Subimal Bandopadhyay
 PARTNER

SHREE SHYAM DEVELOPER
Subimal Bandopadhyay
 PARTNER

schedule properties. They mutated their names with the State of West Bengal under Khatian Nos. 2788, 2791, 2789, 2790 and have been paying Government Rent and Municipal Taxes under Holding No. 1035 against receipt till day

AND

THAT the OWNER FIRST PARTY declared to develop the property as in 'Schedule-I' below by engaging Developer and promoter and they requested the DEVELOPER SECOND PARTY being the Developer and Promoter for the purpose by investing their own money and the DEVELOPER SECOND PARTY have agreed to develop the land by making construction of multi-storied residential building on the land by taking permissions from authorities and agreed to do the work on the terms and conditions as specifically mentioned below. Accordingly, the parties hereunto do hereby agree to the follow terms and conditions for construction of the multi-storied building:

Definition Clause:-

AND WHEREAS in this indenture, unless there something contrary or repugnant to the subject or context.

- i) **Developer:** shall mean **SHREE SHYAM DEVELOPER**, a Partnership Firm and its successors in office, administrators, representative, nominees and assigns as the case may be.
- ii) **Building** shall mean the residential multi-storied building or buildings to be constructed at the '**Said Property**' with necessary structures in accordance with the plan to be sanctioned by Midnapur Municipality and other appropriate authorities for construction on the said premises and shall include the two & four wheeler parking and other space intended for the building to be

Smaranjit Maiti
Sumanika Maiti
Smt. Sumanika Maiti

SHREE SHYAM DEVELOPER
PARTNER
Sumanika Maiti

SHREE SHYAM DEVELOPER
PARTNER
Sumanika Maiti

enjoyed by the occupants and as per such terms and conditions as may be agreed upon with them. There shall be no four wheeler parking space as common amongst owners.

- iii) **Owner** and developer shall include their respective transferees and nominees.
- iv) Architect, Surveyor, Civil Engineer etc. shall be appointed by the DEVELOPER SECOND PARTY.
- v) **Premises** shall mean all that piece and parcel of land measuring 0.0825 Acre more fully described in the First Schedule hereunder written.
- vi) **Common Facilities and Amenities:** shall include staircase, landing, passage including both front and rear space, ways, pump room, Drain side spaces, driveways etc. which shall be required for the establishment and management of the building as shall be determined by the architect/Civil Engineer but shall not include four wheeler garages and/or four wheeler parking spaces in the ground floor.
- vii) **Constructed space** shall mean the space in the building available for the independent use and occupation including the space demarcated for common facilities and services as per Sanctioned plan.
- viii) **Maintenance Charges:** shall mean all proportionate share of maintenance of the common areas and facilities as hereunder written to be borne by the Flat Owners of the said building.
- ix) **Flats** shall mean the carpet area (saleable area) consisting of bed room, living room, bathroom, kitchen, balcony etc. and other common portions which consists super built up area.

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SHREE SHYAM DEVELOPER
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Smrajit Maiti
Smita Maiti

SHREE SHYAM DEVELOPER
Dhruv

- x) **Owner's allocation** shall mean the share of constructed area of the Owners in the building to be constructed and the amount of money to be given by the DEVELOPER SECOND PARTY to the OWNER FIRST PARTY and as specifically described and mentioned in a separate schedule as Schedule II below.
- xi) **Developers' allocation** shall mean the rest of the saleable area (excluding the Owners allocation) along with undivided proportionate share in the land comprised in the premises and right over the land underneath and the common areas and facilities.
- xii) **Bank** shall mean the financial institution (as per Banking regulation act 1949) that provide various banking service such as accepting for the purpose of lending or investment or deposit the money from the public, repayable on demand or otherwise and the withdrawal by cheque, draft, cash, order or otherwise,
- xiii) **Transfer** with its grammatical variation shall include transfer of space in multistoried building as defined in the Transfer of Property Act, 1882;
- xiv) **Prospective Transferee** shall mean a person or persons to whom constructed space in the building has been agreed to be transferred;
- xv) **Common Areas and Installations:** shall mean and include the common areas installations and facilities comprised in and for the premises for common use and enjoyment of the co-owners;
- xvi) **Common Expenses:** shall mean and include all costs charges expenses and remuneration for the maintenance management up keeping and administration of the premises and in particular the

Smragnit Maiti
 (Partner)
 Sumita Maiti
 27/11/2018

SHREE SHYAM DEVELOPER
 Partner
 PARTNER

SHREE SHYAM DEVELOPER
 Partner
 PARTNER

common areas and installations, rendition of common services in common to the co-owners and/or expenses for the common purposes including proportionate Share in Municipal Taxes and other statutory charges relating to the land and building of the instant property;

- xvii) **Saleable Area:** shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and all spaces required thereof.
- xviii) **Common Purposes:** shall mean and include corridors, staircase ways passages, shafts, drain, septic tanks, electrical room, watchman room and other space, spaces and facilities for the purpose of managing maintaining up keeping and administering the premises and in particular the common areas and installations, rendition of common services in common to the co-owners, collection and disbursement of the common expenses and dealing with the matters of common interest of the co-owners and relating to their mutual rights and obligations for the beneficial exclusively and the common areas and installations in common and the housing complex in common.
- xix) **Carpet Area:** According to the context shall mean the actual available floor area wall to wall within the internal area of each Flat Unit.
- xx) **Words importing SINGULAR NUMBER** shall include the PLURAL NUMBER and vice versa.

TERMS AND CONDITIONS :

1. That the DEVELOPER SECOND PARTY is satisfied about the absolute ownership of the land as in the

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PARTNER

SHREE SHYAM DEVELOPER

PARTNER

PARTNER

Smayjit Naiti

Smayjit Naiti

Smayjit Naiti

SMAYJIT NAITI 24/6

Schedule below of the OWNER FIRST PARTY and the DEVELOPER SECOND PARTY have agreed to construct the residential building on the said property and to invest their money for the said purpose out of their own.

2. That the OWNER FIRST PARTY duly have delivered the possession of the land in question as specifically mentioned in the Schedule below for construction of multistoried building to the DEVELOPER SECOND PARTY and to enable the Developer to carry out the work of construction.
3. That the land in question has not been transferred either by sale or gift or mortgage by the OWNER FIRST PARTY and the same is not encumbered in anyway and the same stands free from encumbrances and also it is not vested by the State of West Bengal or any concern under any provisions of law.
4. That the DEVELOPER SECOND PARTY with the right to construct the multistoried building take delivery of possession of the land as in the Schedule-'1' below with all rights of making permanent construction therein at their own expenses exclusively. They are also entitled to demolish the old constructions over the instant property if any. The DEVELOPER SECOND PARTY shall bear all the costs of such demolition.
5. That the DEVELOPER SECOND PARTY in consultation with the owner first part shall appoint architect/Civil Engineer for the purpose of drawing and preparing plans, designs, drains, elevations of the intended building complex with the specifications of the works to be done and of the materials to be provided for the said building complex of good quality of ISI standard.

Smrajit Maiti

Signature

Sumita Maiti

Signature

SHREE SHYAM DEVELOPER

Signature

PARTNER

SHREE SHYAM DEVELOPER

Signature

PARTNER

6. That all expenses to be incurred for the construction of building with or without basement till its completion in all respects shall be borne by the builder DEVELOPER SECOND PARTY including owner's allocation as mentioned below in clause No.10.

7. That the DEVELOPER SECOND PARTY with the written consent of OWNER FIRST PARTY shall submit the building plan prepared by the said architect/Civil Engineer to development authority, Municipality and other appropriate or proper authorities. The plan of the proposed construction shall be submitted to the development authority, Municipality and other appropriate authorities in the name of the OWNER FIRST PARTY. If becomes necessary, the OWNER FIRST PARTY shall have no objection in the matter of signing of all relating papers necessary for the project and in the matter of obtaining sanction of the said building plan before development authority, Municipality and/or other authorities provided the documents are not unlawful. All the costs and expenses relating to the above works shall be borne and shall be paid by the DEVELOPER SECOND PARTY. The OWNER FIRST PARTY have also agreed to execute required Power of Attorney in this respect and for other purposes of transfer et cetera in favor of the DEVELOPER SECOND PARTY.

8. That in case of any unfortunate event of death of any of the Parties to this Agreement, the Development Work shall not be hampered in any manner and the force of this Development Agreement shall remain and the legal heirs of the Parties shall be bound vice versa to continue with the clauses of this Agreement. The said legal heirs also shall

Smarejit Maiti

(Signature)

Sumita Maiti

(Signature)

SHREE SHYAM DEVELOPER

(Signature)

PARTNER

SHREE SHYAM DEVELOPER

(Signature)

PARTNER

remain bound to issue and grant fresh Power of Attorney in favour of the DEVELOPER SECOND PARTY and also to execute supplementary Development Agreement in continuation with this Agreement, if necessary. If the legal heirs deny or neglect to cooperate with the DEVELOPER SECOND PARTY in this matter then the DEVELOPER SECOND PARTY shall have the right to claim damages and compensation along with costs and charges as they deem fit and proper.

9. As per term of the partnership agreement amongst the partner of the Developer, second party (Shree Shyam Developers) during the continuation of the present development agreement, on the event of retirement or in case of death of any partner the sole remaining partner and the nominated legal heir of deceased partner who will be agreed to join in the partnership firm will jointly represent the partnership firm and bound to execute all the acts as per the terms of the present development agreement

If any of the legal heirs of the deceased partner does not agree to join in the partnership firm, the other sole partner can appoint a partner or partners or solely represent the partnership firm and liable to finish all the activities of the present development agreement within the stipulated time.

In any situation the partnership firm does not dissolve till the clauses of agreement is fulfilled within the stipulated period.

10. If the construction is lawful then the OWNERS FIRST PARTY shall not be able to cause or create any kind of obstruction or objection in the construction of multi-storied

Smrzejit Marik

Smrzejit Marik

SHREE SHYAM DEVELOPER

Partner

PARTNER

SHREE SHYAM DEVELOPER

Partner

Sumanita Maiti

Sumanita Maiti

building by the DEVELOPER SECOND PARTY. If made and if the construction is delayed due to any unnecessary objection and obstruction by the OWNERS FIRST PARTY or their men, then they will be liable to compensate the DEVELOPER SECOND PARTY with damages as claimed.

11. That no litigation is pending in any Court of law or anywhere over the land in question and it is also further agreed that from this date of execution of this agreement in case any litigation is filed or started the same will be fought by the DEVELOPER SECOND PARTY and all costs and expenses for such litigation shall be borne by the Developer alone. In case of any legal dispute raised by anybody after execution of the development agreement in respect of the instant property, the DEVELOPER SECOND PARTY will be able to contest in any of such legal proceedings in any Court of law or before any other authority. The OWNER FIRST PARTY has agreed to execute separate Power of Attorney for that purpose and for other purposes in favor of the DEVELOPER SECOND PARTY.

12. That the parties will take their share of construction as follows:

- The OWNER FIRST PARTY will get 40% in each of the floors. The FIRST PARTY OWNER shall have every right to transfer the same and to receive the consideration money on the basis of the instant agreement.
- Apart from the owner's allocated area, the entire rest portion of the constructed areas shall be the Developer's allocation and the DEVELOPER SECOND PARTY shall have every right to transfer the same and to receive the consideration money on the basis of the instant agreement and the Power of Attorney.

SHREE SHYAM DEVELOPER PARTNER
 SHREE SHYAM DEVELOPER PARTNER
 SHREE SHYAM DEVELOPER PARTNER
 Sumerjit Maiti
 Sumanita Maiti
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- Demarcation of allocation of both the parties in the building shall be specified after sanction of building plan by a separate supplementary agreement.
13. That for the purpose of transfer of the Builder's allocation, the DEVELOPER SECOND PARTY shall have their every right to enter into agreement for sale with the purchasers and to receive advance consideration money;
 14. That the OWNER FIRST PARTY shall be treated as one of the joint owners of the building along with other flat owners and he shall not have any special right as previous owner;
 15. The OWNER FIRST PARTY shall not be able to claim any further advance money from the DEVELOPER SECOND PARTY except their share of allocation to be received. In case they decide to convert or redeem their allocation to money value then same shall be mentioned in separate supplementary agreement in future;
 16. That regarding income tax or any other statutory taxes to the parties shall be liable to pay their own. None of the parties shall have the liability of payment of the tax of other;
 17. The OWNERS shall be entitled to use the roof as common area along with other co-owners or other purchasers of the flat;
 18. That at, the time of execution of agreement to the prospective buyers by the DEVELOPER SECOND PARTY in respect of Developer's allocation, the OWNER FIRST PARTY shall not be able to raise any objection.
 19. That in developing the land and construction of building the DEVELOPER SECOND PARTY shall be entitled to do the following acts and the OWNER FIRST PARTY do hereby

Smarajit Nair
 Sumanita Maiti
 SHREE SHYAM DEVELOPER PARTNER
 SHREE SHYAM DEVELOPER PARTNER
 SHREE SHYAM DEVELOPER PARTNER
 श्री सुशोभि गान्धि

grants power to the DEVELOPER SECOND PARTY in this respect and also appoints and nominates them as his Constituted Attorney to do and perform in the following acts in consultation with the owner first party

- a. To appoint surveyors, engineers, contractors, architect and other persons;
- b. To make application to the concerned authorities for obtaining electric, water and other connections and for the permits or quotation for cement, steel and other building materials;
- c. To make applications before the development authority, Municipality, Fire Brigade, B.L. & L.R.O., D.L.& L.R.O. and before other authorities for necessary permissions. The OWNER FIRST PARTY shall have no objection in such matter;
- d. To accept any Writ of summons or other legal processes or notice and to appear and/or represent the OWNER FIRST PARTY before any Court of Law or before any statutory authority or any other authority;
- e. To construct building therein as aforesaid and to enter into agreement for sale of the building or any part thereof;
- f. To execute agreements with the prospective buyers and to receive money in respect of Developer's allocation;
- g. To execute Deeds of transfer and to receive consideration money in respect of Developer's allocation;
- h. To give possession and ownership to the buyers or purchasers;
- i. The Developer shall be entitled to allot and sell and let out in rent directly their share in the property and shall be entitled to execute and register the deeds of transfer

Smarajit Maiti

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Sumita Maiti

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SHREE SHYAM DEVELOPER

Atul Kumar

PARTNER

SHREE SHYAM DEVELOPER

Dr. M. Anand

PARTNER

in respect of Developer's allocation on the basis of the power of attorney;

j. In case of necessity in future the OWNERS shall be able to execute separate General Power of Attorney in respect of Owner's allocation in favour of the DEVELOPER.

20. That the OWNER FIRST PARTY do hereby declare that the land in question has not been acquired by the State of West Bengal and no notice for requisition or acquisition under has been received by them and there is no notice or order passed by the development authority or Municipality or any other body or authority and that no statutory claims or demands or attachment or prohibitory order made by taxation authority or any other Govt. body or authority or authorities and that there is no subsisting agreement in respect of the said property and also that in case the DEVELOPER SECOND PARTY finds any such arrangement they shall be entitled to get compensation.

21. That the DEVELOPER SECOND PARTY shall develop the said property in the name of their Firm and the name of the project building shall be '**Basudha Enclave**'.

22. That all costs, charges and legal expenses incidental to this Development Agreement including stamp duty and registration charges of the conveyance or conveyances shall be borne by the Developers or its nominees.

23. That the Developer shall comply with the provisions of relevant laws, bye laws, rules and regulations and shall always keep the owners absolutely indemnified and harmless against the action, Claims and demands whatsoever.

24. That the Developer shall provide for all civil, electrical plumbing and sanitary works including installation of

Sumita Meiti
SHRIGANESH

Smrati Meiti

SHREE SHYAM DEVELOPER PARTNER
SHREE SHYAM DEVELOPER PARTNER

SHREE SHYAM DEVELOPER PARTNER
SHREE SHYAM DEVELOPER PARTNER

overhead tank provision of water supply, house pumps, house service lifts, drainage, compound wall, internal passage, sewerage etc.

25. As it is necessary to arrange fund for completing the project and to take finances from financing bank or financial institution by deposit of title deeds so for that purpose the OWNER FIRST PARTY have empowered the DEVELOPER SECOND PARTY by a registered power of Attorney to do all such acts of depositing title deeds to create mortgage and to take finance in the name of the firm and the DEVELOPER also undertakes liability to pay the financial liability along with interest and costs in full well within the time as agreed upon with the Bank. In default or otherwise owner first party will be indemnified by the developer second party. In no case the owners shall be made liable for the dues of the firm on account of the loan taken by developer second party. In all cases the owners shall get their allocation as agreed upon.
26. The DEVELOPER SECOND PARTY have been empowered to enter into the premises to pull down the existing structures, if any, remove garbage, Earth and start construction as per sanctioned plan. DEVELOPER SECOND PARTY and their men shall be able to stay in the premises by making sheds for completing the work after getting the premises in vacant position;
27. The OWNER FIRST PARTY shall always remain liable to execute and/or register appropriate documents for effective implementation of the work/project.
28. That the owner and the developers have agreed upon the specification and construction of the proposed new building as described in schedule below;

Sumita Mehta

श्री श्याम डेवेलपर पार्टनर

Sumit Mehta

SHREE SHYAM DEVELOPER

पार्टनर

PARTNER

SHREE SHYAM DEVELOPER

पार्टनर

PARTNER

29. That subject to the provisions of this present the OWNER FIRST PARTY hereby grant to the DEVELOPER SECOND PARTY exclusive right to construct a multistoried, residential building upon the land as mentioned in the Schedule below as per sanctioned plan;
30. That the Developers shall be entitled to vary or modify the said Plan of construction in consultation with the owner first party subject to sanction of such modified plan by the appropriate authorities;
31. That there shall be a time frame of 36 months from the date of approval of plan and revised plan for construction by the civic authority and competent authority and the appropriate authority. Such time frame may be extended up to 06 months further. Further extension may be allowed due to delay beyond control of the DEVELOPER SECOND PARTY;
32. That the above-mentioned timeframe shall be subject to force majeure;
33. That the Developer shall have the exclusive prerogative to choose prospective buyers and to fix the price of the units and to fix the terms and conditions;
34. That the Owner shall be liable to clear up all the dues of rents and taxes etc. in respect of the instant property till delivery of possession of the premises and property to the Developers in respect of Developers Allocation;
35. That the Owners do hereby agree that they will not do anything which will prejudicially affect the right of the Developer in peaceful completion of the building and in selling out the same to the prospective buyers;
36. That after completion of the building, the Developer and the Owner along with the new purchasers shall form an

Suonita Maite
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Shreyashree Maite
 Shreyashree Maite

SHREE SHYAM DEVELOPER
 Partner
 SHREE SHYAM DEVELOPER
 PARTNER

SHREE SHYAM DEVELOPER
 Partner
 SHREE SHYAM DEVELOPER
 PARTNER

Owners Association and a Society as per law to be formed by the purchasers and the Developer. The control and management of the building shall be handed over to the Said Society/ Association;

- 37. That the Developers hereby agree that they will keep the owner indemnified against all third party claims or actions arising out of any act or omission on the part of the Developer or its agent or men;
- 38. That the instant Agreement has been executed purely on Principal to Principal basis and nothing contained in these presents shall be construed as Partnership business or agreement or joint venture between the OWNER AND THE DEVELOPER;
- 39. That the OWNER FIRST PARTY shall not object to any construction or laying of drainage water pipes or cables or other provisions made in accordance with the law and scheme of construction of the said building, the drinking water and other water for the household use will be provided with the deep tube well or from Municipal sources for the Complex. All such provisions shall be constructed within the project area and not outside the project area or over the vacant land, if any remain, outside the project areas;
- 40. Each term of this agreement will form consideration of the other;
- 41. That the OWNER FIRST PARTY will handover all the necessary documents as and when necessary to the DEVELOPER SECOND PARTY;
- 42. That in case of any dispute or difference arises relating to the land or construction of the intended building thereon covered by this agreement or relating to the interpretation

Sumita Maite

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Smazjit Maite

SHREE SHYAM DEVELOPER
PARTNER

SHREE SHYAM DEVELOPER
PARTNER

of any one or more of the clauses and conditions herein contained or any matter whatsoever arising out of this Development Agreement, such differences and disputes shall be referred to the Arbitrator;

43. That only the Court at Midnapore within District Paschim Medinipur shall have the exclusive jurisdiction to try any legal dispute in between the parties. That the original Development Agreement shall remain with the Developer;

Sumita Maite
ASIBSBN

In witness whereof the Parties hereunto subscribe their hands and seals on the 22nd day of OCTOBER, 2024 stated at the outset

Sumita Maite
Sumita Maite

SCHEDULE 'I'

Total Land of the OWNER FIRST PARTY which is handed over to the DEVELOPER SECOND PARTY as mentioned Above.

Within Dist Paschim Medinipur, P.S.- Kotwali,
Mouza - Narampur, J.L. No.174,
L.R. Khatian Nos. - 2788, 2791, 2789, 2790
R.S. Plot No. - 34
L.R. Plot No. - 963
Holdig No- 1035
Measuring = 0.825 Acre = 0825 Dec. = 3594 Sq. ft.
Shown specifically in the map annexed

SHREE SHYAM DEVELOPER
PARTNER
Shree Shyam

Butted and Bounded

To the North : Road
To the South : Property of Shyamal Baran Maity
To the East : Residential double storey house
To the West : Road

SHREE SHYAM DEVELOPER
PARTNER
Shree Shyam

SCHEDULE 'II'

OWNER'S ALLOCATION

- The OWNER FIRST PARTY will get 40% in each of the floors. The owner FIRST PARTY shall get the same share i.e. 40 % in each of the said additional floors. The FIRST PARTY OWNER shall have every right to transfer the same and to receive the consideration money on the basis of the instant agreement. *No advance payment has been done to the owners.*
- Apart from the owner's allocated area, the entire rest portion of the constructed areas shall be the Developer's allocation and the DEVELOPER SECOND PARTY shall have every right to transfer the same and to receive the consideration money on the basis of the instant agreement and the Power of Attorney.
- Demarcation of allocation of both the parties in the building shall be specified after sanction of building plan by a separate supplementary agreement.
 1. *The Ground Floor of this building will be used for residential parking.*
 2. *Total Constructed building will be used for only residential purpose.*
 3. *There will be no commercial use of any part of this building.*

Sumita Maiti
श्री सुमिता मयि

Chiranjit Maiti
समरजित मयि

SHREE SHYAM DEVELOPER
श्री श्री श्याम डेवलपर
PARTNER

SPECIFICATION OF BUILDINGS TO BE CONSTRUCTED

(Nature of construction and fitting to the Flat)

1. Foundation R.C.C Column and pedestal with both in foundation and in plinth.
2. Structure: Reinforced cement concrete framed structure with R. C. C. columns, Beams and Slabs.

SHREE SHYAM DEVELOPER
श्री श्री श्याम डेवलपर
PARTNER
श्री श्री श्याम डेवलपर

R.C.C. framed structure with 10" outside and 5" inside brick wall with plaster.

3. Flooring: Entire floor are finished with marble or Vitrified Tiles.
4. Toilet & Bath : Anti skid tile flooring with Glazed Tiles up to 5' (five) ft. inside wall of bath and toilet with 4 (Four) water points with shower and commode . Concealed Pipeline.
5. Kitchen: Vitrified tiles Flooring, Blackstone gas table top (cooking table), Glazed tiles up to the height of 2'0" from the table top level around the wall, 1 (One) Water Point with concealed pipeline.
6. Electrical wiring: Concealed Electrical wiring in each room. hall, kitchen, bath and privy, verandah, etc four electric points per room, four electric points in hall, one point in Balcony, two points in kitchen, one point in Bath room, one point in main gate, one power points of 15 ampere in hall.
7. Door & Windows: Flush door with fittings and wood primer finish, Aluminum window fitted with M.S. grill and glass panes one in each room.
8. Grill: Outside window grill covered by 8 mm. square bar box type or other type of design.
9. Stair Marble or tiles finish.
10. Stair Steel or iron railing.
11. Lift 4/6 passenger lift of good quality (Branded).
12. Painting of walls: Internal walls and ceiling shall have wall putty finish.
13. Electrical equipment: All electrical fitting of ISI mark with shock proof.

Sumita Maite

श्रीश्याम डेवेलपर

अभिषेक
सुमरित माते

SHREE SHYAM DEVELOPER

अभिषेक सुमरित

PARTNER

SHREE SHYAM DEVELOPER

श्रीश्याम डेवेलपर
अभिषेक सुमरित

PARTNER

14. Overhead tank Overhead tank should be provide on roof of stair along with CPVC Pipeline.
15. Water 24 Hours water to be supplied through common pipe line is overhead water tank operated by electric motor there is sinking deep tube well for supply of water to the over head tank.
16. Plaster: Putty finished inside walls and weather coat finished outside walls.
17. Other Electrical wiring and switches, electrical fitting like light in common areas.

Sumita Maiti

ଶ୍ରୀ ଶ୍ରୀ ଶ୍ରୀ ୨-୫୩୧୧୧୧୧୧

Sumita Maiti
 Smarajit Maiti
 ଶ୍ରୀ ଶ୍ରୀ ଶ୍ରୀ ୨-୫୩୧୧୧୧୧୧
 Chiranjib Maiti

Chiranjib Maiti
 Smarajit Maiti

Signature of the OWNER FIRST PARTY

SHREE SHYAM DEVELOPER
 PARTNER

Shri M. Ayaz

SHREE SHYAM DEVELOPER,
 PARTNER

Musil Uswala

SHREE SHYAM DEVELOPER
 PARTNER
 Musil Uswala

Signatures of the DEVELOPER SECOND PARTY

SHREE SHYAM DEVELOPER
 PARTNER

Shri M. Ayaz

WITNESSES:

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

Sumita Maiti

2. Anwar Krishna Das
Baisshakhipally,
Paschim Medinipur

Smazajit Maiti

DRAFTED BY:

Chandan Roy
Deed writer, Paschim Medinipur
Lic. No. 1234/89

SHREE SHYAM DEVELOPER
Anshu Kumar PARTNER

TYPED BY:

Anvek Roy
S-14/1, Saratpally,
Paschim Medinipur

SHREE SHYAM DEVELOPER
Anshu Kumar PARTNER

SHREE SHYAM DEVELOPER
Anshu Kumar PARTNER

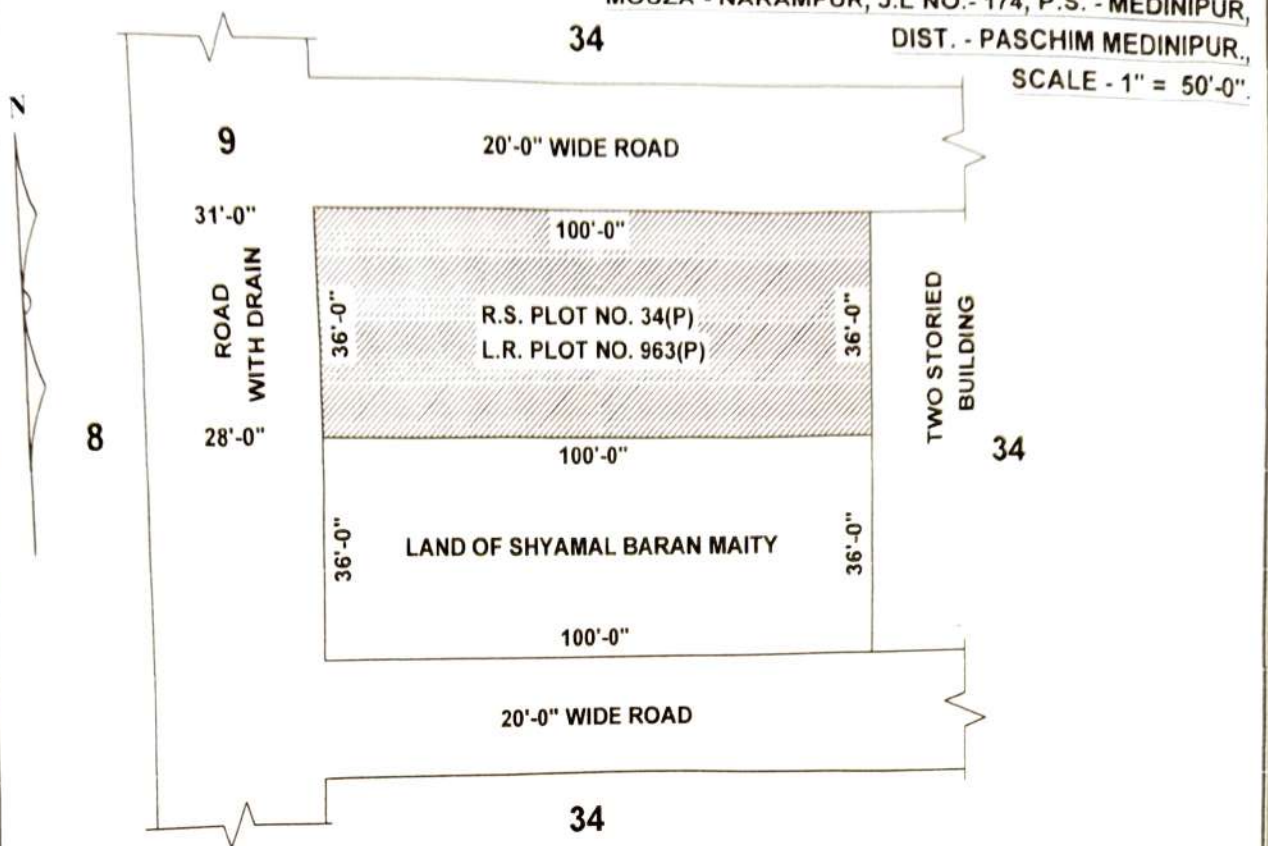
SHREE SHYAM DEVELOPER
Anshu Kumar PARTNER

Smazajit Maiti

Sumita Maiti

শ্রী সত্যজিৎ কুমার

শ্রী সত্যজিৎ কুমার



DETAILS OF THE LAND FOR DEVELOPER AGREEMENT

AGREEMENT BETWEEN	R.S. PLOT NO.	L.R. PLOT NO.	AREA OF THE LAND (AS PER ROR)		MARK
			SQ.FT.	ACRE	
1) SRIMATYA SUMITA MAITI, W/O- LT. SATYENDRA KUMAR MAITI, 2) SRI SURAJIT MAITI, S/O- LT. SATYENDRA KUMAR MAITI, 3) SRI SMARAJIT MAITI, S/O- LT. SATYENDRA KUMAR MAITI, 4) SRI SATYAJIT MAITI, S/O- LT. SATYENDRA KUMAR MAITI, BOTH AT- MAHATABPUR, P.O.- MIDNAPORE, P.S.- KOTWALI, DIST.- PASCHIM MEDINIPUR, PIN.- 721101. AND SHREE SHYAM DEVELOPERS, A PARTNERSHIP FIRM, HAVING OFFICE AT- RAMKRISHNA NAGAR, NEAR COLONELGOLA, P.O.- MIDNAPORE, P.S. KOTWALI, DIST.- PASCHIM MEDINIPUR, PIN - 721101, REPRESENTED BY ITS PARTNERS: 1. SRI SHIB KUMAR AGARWALA, S/O- SRI SARWAN AGARWALA, OF TANTIGERIA, P.O.- VIDYASAGAR UNIVERSITY, P.S.- KOTWALI, DIST. - PASCHIM MEDINIPUR - 721102, 2. SRI AKASH MURARKA, S/O- LATE KAMAL KUMAR MURARKA, OF COLONELGOLA, P.O. - MIDNAPORE, P.S.- KOTWALI, DIST. - PASCHIM MEDINIPUR- 721101,	34 (PART)	963 (PART)	3594	0.0825	

DRAWN BY :- (AS DIRECTED)

P. Sahoo
P. Sahoo
 Surveyor
 Midnapore

Dr. K. Agarwal
Surajit Maiti
Sumita Maiti

Shree Shyam Developers
Surajit Maiti
Sumita Maiti

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Shil Kumar Agarwal

.....
Signature

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



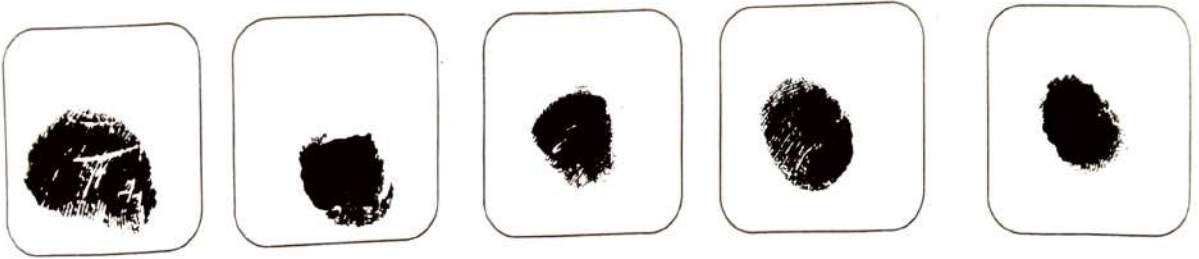
Amal Kumar

.....
Signature

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Sumita Maiti

Signature

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



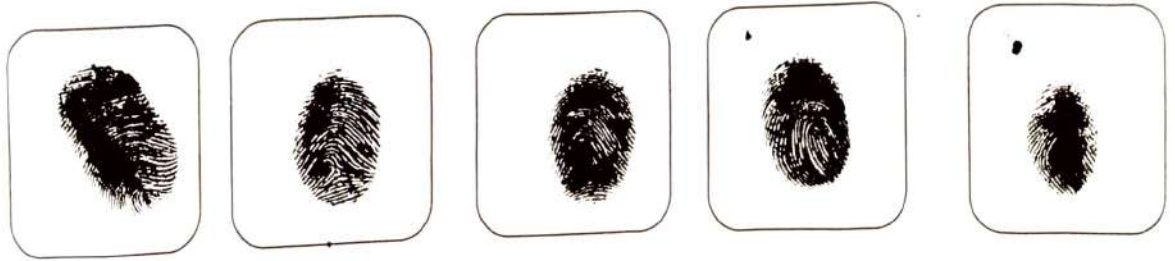
সৌমিত্রা মৈত্রী

Signature

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Smarajit Maiti
.....

Signature

LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



Smarajit Maiti
.....

Signature



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



192024250251439368

T-2627/2024

GRN Details

GRN:	192024250251439368	Payment Mode:	SBI Epay
GRN Date:	22/10/2024 13:18:19	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3621042032319	BRN Date:	22/10/2024 13:18:32
Gateway Ref ID:	242961354146	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	221020242025143935	Payment Init. Date:	22/10/2024 13:18:19
Payment Status:	Successful	Payment Ref. No:	2002679080/16/2024

[Query No/*Query Year]

Depositor Details

Depositor's Name:	Mr Chandan Roy
Address:	Collectorate Compound
Mobile:	9153647594
Period From (dd/mm/yyyy):	22/10/2024
Period To (dd/mm/yyyy):	22/10/2024
Payment Ref ID:	2002679080/16/2024
Dept Ref ID/DRN:	2002679080/16/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002679080/16/2024	Property Registration- Stamp duty	0030-02-103-003-02	5020
2	2002679080/16/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

Major Information of the Deed



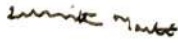


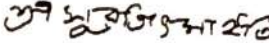



Deed No :	I-1003-02627/2024	Date of Registration	22/10/2024
Query No / Year	1003-2002679080/2024	Office where deed is registered	
Query Date	21/10/2024 12:14:04 PM	A.D.S.R. MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	C Roy Midnapore,Thana : Medinipur, District : Paschim 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. 72,51,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (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: NARAMPUR, JI No: 174, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-963 (RS -34)	LR-2788	Vastu	Vastu	2.06 Dec		18,12,800/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road,
L2	LR-963 (RS -34)	LR-2791	Vastu	Vastu	2.06 Dec		18,12,800/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road,
L3	LR-963 (RS -34)	LR-2789	Vastu	Vastu	2.06 Dec		18,12,800/-	Width of Approach Road: 27 Ft.,
L4	LR-963 (RS -34)	LR-2790	Vastu	Vastu	2.06 Dec		18,12,800/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road,
TOTAL :					8.24Dec	0 /-	72,51,200 /-	
Grand Total :					8.24Dec	0 /-	72,51,200 /-	

Land Lord Details :












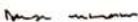


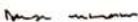


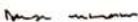
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Sumita Maiti (Presentant) Wife of Late Satyendra Kumar Maiti Executed by: Self, Date of Execution: 22/10/2024 , Admitted by: Self, Date of Admission: 22/10/2024 ,Place : Office	 22/10/2024	 Captured LTI 22/10/2024	 22/10/2024
Mahatabpur, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ecxxxxxx8h, Aadhaar No: 47xxxxxxxx6886, Status :Individual, Executed by: Self, Date of Execution: 22/10/2024 , Admitted by: Self, Date of Admission: 22/10/2024 ,Place : Office				
2	Surajit Maiti Son of Late Satyendra Kumar Maiti Executed by: Self, Date of Execution: 22/10/2024 , Admitted by: Self, Date of Admission: 22/10/2024 ,Place : Office	 22/10/2024	 Captured LTI 22/10/2024	 22/10/2024
Mahatabpur, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: gdxxxxxx9p, Aadhaar No: 39xxxxxxxx9236, Status :Individual, Executed by: Self, Date of Execution: 22/10/2024 , Admitted by: Self, Date of Admission: 22/10/2024 ,Place : Office				
3	Smarajit Maiti Son of Late Satyendra Kumar Maiti Executed by: Self, Date of Execution: 22/10/2024 , Admitted by: Self, Date of Admission: 22/10/2024 ,Place : Office	 22/10/2024	 Captured LTI 22/10/2024	 22/10/2024
Mahatabpur, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: aoxxxxxx9c, Aadhaar No: 27xxxxxxxx1580, Status :Individual, Executed by: Self, Date of Execution: 22/10/2024 , Admitted by: Self, Date of Admission: 22/10/2024 ,Place : Office				

Name	Photo	Finger Print	Signature
Satyajit Maiti Son of Late Satyendra Kumar Maiti Executed by: Self, Date of Execution: 22/10/2024 , Admitted by: Self, Date of Admission: 22/10/2024 ,Place : Office		 Captured	
22/10/2024		LTI 22/10/2024	22/10/2024
Mahatabpur, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: awxxxxxx8n, Aadhaar No: 77xxxxxxxx4835, Status :Individual, Executed by: Self, Date of Execution: 22/10/2024 , Admitted by: Self, Date of Admission: 22/10/2024 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE SHYAM DEVELOPERS Dak Bungalow Road, Block/Sector: Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101 Date of Incorporation:XX-XX-2XX4 , PAN No.: AFxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature																
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shib Kumar Agarwal Son of Shri Sarwan Agarwal Date of Execution - 22/10/2024, , Admitted by: Self, Date of Admission: 22/10/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Oct 22 2024 1:14PM</td> <td></td> <td>LTI 22/10/2024</td> <td>22/10/2024</td> </tr> <tr> <td colspan="4"> Tantigeria, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: bixxxxxx7I, Aadhaar No: 29xxxxxxxx7821 Status : Representative, Representative of : SHREE SHYAM DEVELOPERS (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shib Kumar Agarwal Son of Shri Sarwan Agarwal Date of Execution - 22/10/2024, , Admitted by: Self, Date of Admission: 22/10/2024, Place of Admission of Execution: Office		 Captured		Oct 22 2024 1:14PM		LTI 22/10/2024	22/10/2024	Tantigeria, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: bixxxxxx7I, Aadhaar No: 29xxxxxxxx7821 Status : Representative, Representative of : SHREE SHYAM DEVELOPERS (as Partner)			
Name	Photo	Finger Print	Signature														
Shib Kumar Agarwal Son of Shri Sarwan Agarwal Date of Execution - 22/10/2024, , Admitted by: Self, Date of Admission: 22/10/2024, Place of Admission of Execution: Office		 Captured															
Oct 22 2024 1:14PM		LTI 22/10/2024	22/10/2024														
Tantigeria, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: bixxxxxx7I, Aadhaar No: 29xxxxxxxx7821 Status : Representative, Representative of : SHREE SHYAM DEVELOPERS (as Partner)																	
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Akash Murarka Son of Late Kamal Kumar Murarka Date of Execution - 22/10/2024, , Admitted by: Self, Date of Admission: 22/10/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Oct 22 2024 1:13PM</td> <td></td> <td>LTI 22/10/2024</td> <td>22/10/2024</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Akash Murarka Son of Late Kamal Kumar Murarka Date of Execution - 22/10/2024, , Admitted by: Self, Date of Admission: 22/10/2024, Place of Admission of Execution: Office		 Captured		Oct 22 2024 1:13PM		LTI 22/10/2024	22/10/2024				
Name	Photo	Finger Print	Signature														
Akash Murarka Son of Late Kamal Kumar Murarka Date of Execution - 22/10/2024, , Admitted by: Self, Date of Admission: 22/10/2024, Place of Admission of Execution: Office		 Captured															
Oct 22 2024 1:13PM		LTI 22/10/2024	22/10/2024														

Coloneigola, 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.:: aixxxxxx7q, Aadhaar No: 26xxxxxxx3722 Status : Representative, Representative of : SHREE SHYAM DEVELOPERS (as Partner)

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		 Captured	
	22/10/2024	22/10/2024	22/10/2024
Identifier Of Sumita Maiti, Surajit Maiti, Smarajit Maiti, Satyajit Maiti, Shib Kumar Agarwal, Akash Murarka			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sumita Maiti	SHREE SHYAM DEVELOPERS-2.06 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Satyajit Maiti	SHREE SHYAM DEVELOPERS-2.06 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Surajit Maiti	SHREE SHYAM DEVELOPERS-2.06 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smarajit Maiti	SHREE SHYAM DEVELOPERS-2.06 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: NARAMPUR, JI No: 174, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 963, LR Khatian No:- 2788	Owner:সুমিতা মাইতি, Gurdian:সত্যজিত কুমার, Address:মহাতাপপুর , Classification:বাণ্য, Area:0.02100000 Acre,	Sumita Maiti
L2	LR Plot No:- 963, LR Khatian No:- 2791	Owner:সত্যজিত মাইতি, Gurdian:সত্যজিত কুমার, Address:মহাতাপপুর , Classification:বাণ্য, Area:0.02100000 Acre,	Satyajit Maiti
L3	LR Plot No:- 963, LR Khatian No:- 2789	Owner:সুরজিত মাইতি, Gurdian:সত্যজিত কুমার, Address:মহাতাপপুর , Classification:বাণ্য, Area:0.02100000 Acre,	Surajit Maiti

L4	LR Plot No:- 963, LR Khatian No:- 2790	Owner: समरजित माईति, Gurdian: सतेंद्र कुमर, Address: महाडावपुर Classification: बाण, Area 0.02100000 Acre,	Smarajit Maiti
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Endorsement For Deed Number : I - 100302627 / 2024

On 22-10-2024

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 12:24 hrs on 22-10-2024, at the Office of the A.D.S.R. MIDNAPORE by Sumita Maiti, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 72,51,200/-

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

Execution is admitted on 22/10/2024 by 1. Sumita Maiti, Wife of Late Satyendra Kumar Maiti, Mahatabpur, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife, 2. Surajit Maiti, Son of Late Satyendra Kumar Maiti, Mahatabpur, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Service, 3. Smarajit Maiti, Son of Late Satyendra Kumar Maiti, Mahatabpur, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Service, 4. Satyajit Maiti, Son of Late Satyendra Kumar Maiti, Mahatabpur, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Service

Identified 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 22-10-2024 by Shib Kumar Agarwal, Partner, SHREE SHYAM DEVELOPERS (Partnership Firm), Dak Bungalow Road, Block/Sector: Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101

Identified 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

Execution is admitted on 22-10-2024 by Akash Murarka, Partner, SHREE SHYAM DEVELOPERS (Partnership Firm), Dak Bungalow Road, Block/Sector: Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Identified 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 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/10/2024 1:18PM with Govt. Ref. No: 192024250251439368 on 22-10-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 3621042032319 on 22-10-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3808, Amount: Rs.5,000.00/-, Date of Purchase: 17/09/2024, Vendor name: Srikanta Kundu

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/10/2024 1:18PM with Govt. Ref. No: 192024250251439368 on 22-10-2024, Amount Rs: 5,020/-, Bank: SBI EPay (SBIPay), Ref. No. 3621042032319 on 22-10-2024, Head of Account 0030-02-103-003-02



Ashim Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1003-2024, Page from 48803 to 48839
being No 100302627 for the year 2024.



Digitally signed by ASHIM DAS
Date: 2024.11.14 15:31:50 +05:30
Reason: Digital Signing of Deed.

(Ashim Das) 14/11/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
West Bengal.