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Certified that the document is admitted to
Registration. The endorsement sheet's and
Signature sheet's attached to this document
are the part of this document.

Adol. Dist. Sub-Registrar
TAMLUK

8 MAY 2023

- Anir-Rakshil -

- Indira Rakshil -

- Chandana Sinha -

ARU CONSTRUCTION

Anandaram Nayan

Raj Kumar Singh

Contractor

DEVELOPMENT AGREEMENT

ক্রমিক নং ২০ তারিখ ৪/৫/২৬
মূল্য ৫০০০/-

মোঃ-বক্তি বাজার লাইসেন্স নং-৪/১৫

ক্রেতার নাম Ananda Kro. Nayak

গ্রাম Parobati pur

বান্ধা Tarniwall জেলা-পূর্ব মেদিনীপুর

কিঃ

স্বাক্ষর নং মই শুদ্ধ জারি হইবে



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ADD. DIST. SUB-REGISTRAR
TAMLUK

8 MAY 2023

Anil Rakshit-2

Tuhina Rakshit.

Chandana Sinha.

ARU CONSTRUCTION

Anand Kumar Nayak

Raj Kumar Singh

Partner

Utpal Maity.

THIS AGREEMENT is made on this the 8 th day May Two Thousand Twenty Three .

01. **ANIT RAKSHIT** [PAN. BNWPR1154G], son of Late Sujit Rakshit, grandson of Late Ardhendu Sekhar Rakshit, by faith - Hindu, by occupation – Business , by nationality - Indian, residing at Vill. Parbatipur, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal.
 02. **TUHINA RAKSHIT** [PAN. ADFPR5878R] , daughter of Late Ardhendu Sekhar Rakshit, by faith - Hindu, by occupation – House Wife , by nationality - Indian, residing at 13, Adwaita Mullick Lane, Liberty Cinema, P.O. Beadon Street, P.S. Beadon Street , District - Kolkata, Pin - 700006, West Bengal.
 03. **CHANDANA SINHA** [PAN. CHMPS4485E] , wife of Vivekananda Saha, daughter of Late Ardhendu Sekhar Rakshit, by faith - Hindu, by occupation – House Wife , by nationality - Indian, residing at 87 B.N. Sen Road, Khagra, P.S. Baharampore, District - Murshidabad, Pin - 742103, West Bengal. Hereinafter jointly and collectively called and referred to as the "LANDOWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representative and assigns and nominee or nominees) of the ONE PART.
- AND
04. **ARU CONSTRUCTION** [PAN. ABWFA2569H], a Partnership Firm, having its office at Vill. Parbatipur, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, represented by its Partners namely (1) **ANANDA KUMAR NAYAK** [PAN. ACPN9657D], son of Late Ranjan Kumar Nayak, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Bargabhima Temple, Ward No. 13, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636,

Anil-Rakshit

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Tuhina Rakshit.

Chandana Sinha.

ARU CONSTRUCTION

Anand Kumar Singh

Raj Kumar Singh

Partner

Utpal Maiti.

West Bengal, (2) **RAJKUMAR SINGHA** [PAN. AKIPS3663H], son of Late Haranath Singha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Bargabhma Temple, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal & (3) **UTPAL MAITI** [PAN. APEPM7235A], son Late Manas Mohan Maiti, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Chalandika Para, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal. Hereinafter called and referred to as "DEVELOPER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its/their heirs, executors, administrators, representative, and assigns) of the OTHER PART.

Landowners and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

5. Subject Matter of Development :

5.1 Development Project & Appurtenances :

5.1.1 Project Property : ALL THAT piece and parcel of Bastu land measuring undivided 3/6th share of Bastu land measuring 06.904 (Six point Nine Zero Four) Decimals more or less i.e. 3.452 (Three point Four Five Two) Decimals be the same a little more or less, comprised in R.S./L.R. Dag Nos. 662, 663 & 664, under L.R. Khatian No. 90 corressponding to L.R. Khatian Nos. 90 [in the name of (1) Anil Rakshit,, (2) Tuhina Rakshit, (3) Chandana Sinha , Landowners herein], lying and situated at Mouza - Parbatipur, J.L. No. 143, Re. Sa. No. 1194, Pargana - Tamluk, Touzi No. B-3308, P.S. Tamluk, A.D.S.R.O. Tamluk, within the local limit of Tamralipta Municipality (formerly known as Tamluk Municipality), in Ward No. 13 , in the

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Tuhina Rakshit.

Chandana Sinha.

ARU CONSTRUCTION
 Anand Kumar Nayak
 Raj Kumar Singh
 Partner
 Jt. Partner

District Purba Midnapore, Pin Code 721636, in the State of West Bengal, morefully described in the First Schedule hereinafter written.

6. BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS :

6.1 Representations and Warranties Regarding Title : The Landowners have made the following representation and given the following warranty to the Developer regarding title.

6.1.1 CHAIN OF TITLE REGARDING ABSOLUTE JOINT OWNERSHIP OF THE LANDOWNERS HEREIN, IN RESPECT OF FIRST SCHEDULED PROPERTY, IS AS FOLLOWS :

6.1.1.1 Absolute Ownership of Ardhendu Sekhar Rakshit : One Ardhendu Sekhar Rakshit was the absolute owner of Bastu land measuring 06.904 (Six point Nine Zero Four) Decimals more or less in R.S./L.R. Dag Nos. 662, 663 & 664, under L.R. Khatian No. 90, in Mouza - Parbatipur, J.L. No. 143, Re. Sa. No. 1194, Pargana - Tamluk, Touzi No. B-3308, P.S. Tamluk, in the District Medinipur, by way of a Registered Deed of Partition, which was registered on 22.02.1978, registered in the office of the Tamluk Sub Registry office , being Deed No. 1082 for the year 1978.

6.1.1.2 Demise of Ardhendu Sekhar Rakshit : While in absolute possession and absolute ownership over the aforesaid property, the said Ardhendu Sekhar Rakshit died inestate leaving behind his wife, Sarama Rakshit and also his four sons namely Sujit Rakshit, Amit Rakshit, Anil Rakshit & Soumit Rakshit and also two daughters namely Tuhina Rakshit & Chandana Sinha , as his heirs and successors in interest in respect of his aforesaid property, left by the said Ardhendu Sekhar Rakshit, since deceased.

[Signature]

Amit Rakshit

Tuhina Rakshit.

Chandana Sinha.

ARU CONSTRUCTIONAnand Kumar Singh
Raj Kumar Singh
Partner

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- 6.1.1.3. Demise of Sarama Rakshit : The said Sarama Rakshit, wife of Late Ardhendu Sekhar Rakshit died intestate on 08-01-2010, leaving behind her aforesaid his four sons namely Sujit Rakshit, Amit Rakshit, Anit Rakshit & Soumit Rakshit and also two daughters namely Tuhina Rakshit & Chandana Sinha , as her heirs and successors in interest in respect of her undivided share out of the aforesaid property, left by the said Ardhendu Sekhar Rakshit, since deceased.
- 6.1.1.4. Demise of Sujit Rakshit : The said Sujit Rakshit, son of Late Ardhendu Sekhar Rakshit died intestate leaving behind his wife, Jharna Rakshit and his two daughters, Moonmoon Das & Kumkum Rakshit, as his heirs and successors in interest in respect of his undivided share out of the aforesaid property, left by the said Ardhendu Sekhar Rakshit, since deceased.
- 6.1.1.5. Absolute Joint Ownership of Amit Rakshit & Others : Thus on the basis of the aforesaid facts and circumstances, the said (1) Amit Rakshit, (2) Anit Rakshit, (3) Soumit Rakshit, (4) Tuhina Rakshit, (5) Chandana Sinha, (6) Jharna Rakshit, (6a) Munmun Das & (6b) Kumkum Rakshit have jointly become the absolute owners of Bastu land measuring 06.904 (Six point Nine Zero Four) Decimals more or less in R.S./L.R. Dag Nos. 662, 663 & 664, under L.R. Khatian No. 90, in Mouza - Parbatipur, J.L. No. 143, Re. Sa. No. 1194, Pargana - Tamluk, Touzi No. B-3308, P.S. Tamluk, in the District Medinipur.
- 6.1.1.6. Absolute Ownership of Anit Rakshit & Others : Thus on the basis of the aforesaid facts and circumstances, the said (1) Anit Rakshit, (2) Tuhina Rakshit, (3) Chandana Sinha , have jointly become the absolute undivided owner of $\frac{3}{6}$ th share of Bastu land measuring 06.904 (Six point Nine Zero Four) Decimals more or less i.e 3.452 (Three point Four Five Two) Decimals more or less, in R.S./L.R. Dag Nos. 662, 663 & 664, under L.R. Khatian No. 90, in Mouza - Parbatipur, J.L. No. 143, Re. Sa. No. 1194, Pargana - Tamluk, Touzi No. B-3308, P.S. Tamluk, in the District Medinipur.



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ARU CONSTRUCTION

Anand Kumar Singh

Partner

Chopal Maiti

6.1.1.7. L.R. Records : After having absolute possession and absolute ownership over the aforesaid property, the said (1) Anil Rakshit, (2) Tuhina Rakshit, (3) Chandana Sinha , Landowners herein, duly recorded their names in the record of the L.R. Settlement, in following ways :

L.R. Dag	L.R. Khatian	Land Of Area	Nature of Land
662	90	3.320 Dec.	Bastu
663	90	0.078 Dec.	Bastu
664	90	0.054 Dec.	Bastu

Total --- 3.452 Decimal .

6.1.1.8. Sanction of Building Plan : The said (1) Anil Rakshit, (2) Tuhina Rakshit, (3) Chandana Sinha , Landowners herein, duly sanctioned a building plan on the said plot and which is morefully described in the First Schedule hereunder written, from the concerned Tamralipta Municipality, vide Sanctioned Building Plan No. 4019 dated 03-01-2023 .

7. DESIRE OF DEVELOPMENT & REGISTERED DEVELOPMENT POWER OF ATTORNEY :

7.1. Desire of Development of the Land & Acceptance : The said (1) Anil Rakshit, (2) Tuhina Rakshit, (3) Chandana Sinha , Landowners herein, have expressed their desire to develop their ALL THAT piece and parcel of Bastu land measuring 3.452 (Three point Four Five two) Decimals be the same a little more or less, comprised in R.S./L.R. Dag Nos. 662, 663 & 664, under L.R. Khatian No. 90 corressponding to L.R. Khatian Nos. 90 [in the name of (1) Anil Rakshit, (2) Tuhina Rakshit, (3) Chandana Rakshit , Landowners herein], lying and situated at Mouza - Parbatipur, J.L. No. 143, Re. Sa. No. 1194, Pargana - Tamluk, Touzi No. B-3308, P.S. Tamluk, A.D.S.R.O. Tamluk, within the local limit of Tamralipta Municipality (formerly known as Tamluk Municipality), in Ward No. 13 , in the District Purba Midnapore, Pin Code 721636, in the State of West Bengal, which is morefully described in the First Schedule hereunder written in accordance with sanctioned building plan, by constructing a multi storied building thereon, and the present Developer accepted the said proposal and the Landowners have jointly decided to enter into this present Development Agreement



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Shiva Rakesh

Chandana Sinha

ARU CONSTRUCTION

Anand Kumar Singh
Raj Kumar Singh

Partner

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with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written.

7.1.1. Registered Development Power of Attorney : For the smooth running of the said project, the Landowners herein, have also jointly agreed to execute a Registered Development Power of Attorney After Registered Development Agreement, by which the Landowners herein, have appointed and nominated the Developer herein, as their Constituted Attorney, to act on behalf of the Landowners.

8. DEFINITION :

8.1. Building : Shall mean multi storied building so to be constructed on the first schedule property in accordance with the sanctioned building plan duly sanctioned by the concerned Tamralipta Municipality.

8.1.1. Common Facilities & Amenities : Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

8.1.2. Saleable Space : Shall mean the space within the building, which is to be available as an unit/flat/shop/garage for independent use and occupation in respect of Landowners' Allocation and Developer's Allocation as mentioned in this Agreement.

8.1.3. Landowners' Allocation : Shall mean the consideration against the project by the Landowners, which is morefully described in Second Schedule hereunder written.

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Amil Pokshil-

Julina Pokshil-

Shandana Sinha,

ARU CONSTRUCTION
 Anand Kumar Singh
 Raj Kumar Singh, Partner
 Jitpal Naiti.

- 8.1.4. **Developer's Allocation** : Shall mean all the remaining area of the proposed multi storied building excluding Landowners' Allocation including the proportionate share of common facilities, common parts and common amenities of the building, which is morefully described in Third Schedule written hereinbelow.
- 8.1.5. **Architect/Engineer** : Shall mean such person or persons being appointed by the Developer.
- 8.1.6. **Transfer** : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowners as a transfer of space in the said building to intending purchasers thereof.
- 8.1.7. **Building Plan** : Shall mean such sanctioned building plan vide Plan No. 04019 dated 03.01.2023 duly sanctioned by the concerned Tamralipta Municipality and/or revised sanctioned plan for the construction of the multi storied building, which will be sanctioned by the concerned authority.
- 8.1.8. **Built Up Area/Lockable Area** : Here Built up area/Lockable area means, the area in which the unit has been built. It includes carpet area of the unit plus cent percent of internal walls area plus fifty percent of the common partition wall between two units plus cent percent area covered by the individual wall for the said unit.
- 8.1.9. **Total Covered Area** : Here total covered area means, built up/lockable area of the unit plus proportionate area of common spaces like stairs, lift & lobby areas of that particular floor.



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Anand Kumar Sinha
Raj Kumar Sinha.

Partner

Chitpal Mehta.

8.1.10. Super Built Up Area (For any Individual Unit) : Here super built up area means the total covered area plus service area.

09. LANDOWNERS' RIGHT & REPRESENTATION :

9.1. Indemnification regarding Possession & Delivery : The Landowners are now seized and possessed of and/or otherwise well and sufficiently entitled to the schedule property in as it is condition and deliver physical as well as identical possession to the Developer to develop the schedule property.

9.1.1. Free From Encumbrance : The Landowners herein jointly indemnify that the schedule property is free from all encumbrances and the Landowners have marketable title in respect of the said premises.

10. DEVELOPER'S RIGHTS :

10.1. Authority of Developer : The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement.

10.1.1. Right of Construction : The Landowners hereby grant permission an exclusive rights to the Developer to build new building upon the schedule property.



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Randana Sinha,

ARU CONSTRUCTION
Anand Kumar Singh
Raj Kumar Singh
Official Seal, Partner

10.1.2. Construction Cost : The Developer shall carry total construction work of the present building at their own costs and expenses. No liability on account of construction cost will be charged from Landowners' Allocation.

10.1.3. Sale Proceeds of Developer's Allocation : The Developer will take the sale proceeds of Developer's Allocation exclusively.

10.1.4. Booking & Agreement for Sale : Booking from intending purchaser/s for Developer's Allocation as per terms of Development Agreement the said possession/area will be taken by the Developer and the agreement with the intending purchasers will be signed by the Developer and on behalf of the Landowners as a Registered Power of Attorney Holder. All the sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Landowners.

10.1.5. Selling Rate : The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowners.

10.1.6. Profit & Loss : The profit & loss earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

10.1.7. Possession to the Landowners : On completion of the project, the Developer will handover undisputed possession of the Landowners' Allocation Together With all rights of the common facilities and amenities to the Landowners with Possession Letter and will take release from the Landowners by executing a Deed of Release.

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ARU CONSTRUCTION

Anand Kumar Singh

Raj Kumar Singh

Partner

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10.1.8. Possession to the intending purchaser/s : On completion of the project, the Developer will handover possession to the intending purchasers, possession letters will be signed by the Developer as the representative and Power of Attorney holder of the Landowners.

10.1.9. Deed of Conveyance : The Deed of Conveyance of Developer's Allocation will be signed by the Developer on behalf of and as representative and registered Power of Attorney Holder of the Landowners.

11. CONSIDERATION :

11.1. Permission against Consideration : The Landowners grant permission for exclusive right to construct the proposed building in consideration of Landowners' Allocation to the Developer.

12. DEALING OF SPACE IN THE BUILDING :

12.1 Exclusive Power of Dealings of Landowners : The Landowners shall be entitled to transfer or otherwise deal with Landowners' Allocation in the building and the Developer shall not in anyway interfere with or disturb the quiet and peaceful possession of the Landowners' Allocation.

12.1.1 Exclusive Power of Dealings of Developer : The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowners and the Landowners



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ARU CONSTRUCTION

Anand Kumar Singh

Raj Kumar Singh

Partner

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shall not in anyway interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

13. NEW BUILDING :

13.1. Completion of Project : The Developer shall at their own costs construct, and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.

13.1.1. Installation of Common Amenities : The Developer shall install and erect in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, permanent electric connection from the W.B.S.E.D.C.L and until permanent electric connection will be obtained, temporary electric connection shall be provided in a residential building having self contained apartments and constructed for sale of flats/shops/garages/units therein on ownership basis and as mutually agreed upon.

13.1.2. Architect Fees etc. : All costs, charges and expenses including Architect's fees, Engineer's fees, plan/revised plan charges, supervision charges etc. shall be discharged and paid by the Developer and the Landowners shall bear no responsibility in this context and in this respect as well as on that accounts.

13.1.3. Municipal Taxes & Other Taxes of the Property : The Developer shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said property upto the date of this agreement. And after that the Developer will pay/will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation. From the date of completion and allocation of the floor area between the Landowners and the Developer, the

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Chandana Sinha.

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Raj Kumar Singh
Partner
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Municipal taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Landowners, by the Developer and/or their nominees and the Landowners and/or their nominee/nominees respectively.

13.1.4. Upkeep Repair & Maintenance : Upkeep repair and maintenance of the said building and other erection and/or structure and common areas including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer/s and occupiers of the said premises or any part or portions thereof.

14. PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNERS :

14.1. Delivery of Possession : As soon as the building will be completed, the Developer shall give written notice to the Landowners requiring the Landowners to take possession of the Landowners' Allocation in the building and certificate of the Architect/L.B.S of the Municipality being provided to that effect.

14.1.1. Payment of Municipal Taxes : Within 30 days from the receive possession of Landowners' Allocation and at all times there after the Landowners shall be exclusively responsible for payment of all Municipal and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowners' Allocation only. From the date of completion and allocation of the floor area between the Landowners and the Developer, the Developer will pay Municipal Tax, GST and/or any other taxes as levied by the State Government/Central Government and/or any other statutory authority/authorities on Developer's Allocation only AND on the contrary, the Landowners will pay Municipal Tax, GST and/or any other taxes as

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Shandana Sinha

ARU CONSTRUCTION

Anand Kumar Singh

Raj Kumar Singh

Partner



levied by the State Government/Central Government and/or any other statutory authority/authorities on Owner's Allocated Portion or Owner's Allocation only.

- 14.1.2. Share of Common Expenses & Amenities : As and from the date of delivery of possession to be received, the Landowners shall also be responsible to pay and bear and shall pay to the Developer/Flat Owners Association, the service charges for the common facilities in the new building payable in respect of the Landowners' Allocation such charges is to include proportionate share of premium for the insurances of the building, water, fire and damaging charges and taxes, light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

15. COMMON RESTRICTION :



- 15.1. Restriction of Landowners and Developer in common : The Landowners' Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building, which shall include as follows :-
- 15.1.1. Neither party shall use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

Anil-Rakshi

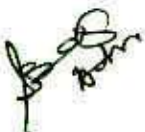
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Julina Rakshi

Chandana Sinha

ARU CONSTRUCTION
Anand Kumar Singh
Raj Kumar Singh
Partner
Capital Realty

- 15.1.2. Neither party shall demolish any wall or other structures in their respective allocation or any portion hereof or make any structural alteration therein without the previous written consent of the other in this behalf.
- 15.1.3. Neither party shall transfer or permit to transfer of their respective allocation or any portion thereof unless (s) such party shall have observed and performed all to terms and conditions on their respective part to be observed and/or performed and the proposed transferee shall have given a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.
- 15.1.4. Both parties shall abide by all laws, byelaws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.
- 15.1.5. The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other of them and/or the occupation of the building indemnified from and against the consequence of any breach.
- 15.1.6. No goods of other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.



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Indira Lakshmi.

Rhondana Sinha.

ARU CONSTRUCTION

Anand Kumar Singh

Raj Kumar Singh

Partner

Chopal Naiti.

15.1.7. Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or in the compound corridor or any other portion or portions of the building.

15.1.8. The Landowners shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon the Landowners' Allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

16. LANDOWNERS' OBLIGATION :

16.1 No Interference :



The Landowners hereby agree and covenant with the Developer :

- (i) not to cause any interference or hindrance in the construction of the building by the Developer.
- (ii) not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building.

Anil-Rakesh

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Sukra Rakesh

Randana Singh

ARU CONSTRUCTION

Anand Singh

Partner

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- (iii) not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

17. DEVELOPER'S OBLIGATIONS :

17.1. Time Schedule of Handing Over Landowners' Allocation : The Developer hereby agree and covenant with the Landowners to handover Landowners' Allocation (morefully described in the Second Schedule hereunder written) within 36 (Thirty Six) months from the date of vacating the schedule premises by the landowners. The Landowners also permit the Developer a grace period of 6 (Six) months more to handover the Landowners' Allocation within the stated period.

17.1.1. Penalty : If the Landowners' Allocation is not delivered within the stated period, then the Developer shall be liable to pay Rs.2,000/- (Rupees Two Thousand only) per month to each of the Landowners as demurrage.

17.1.2. No Violation : The Developer hereby agrees and covenants with the Landowners :

- (i) not to violate or contravenes any of the provisions of rules applicable to construction of the said building.
- (ii) not to do any act, deed or thing, whereby the Landowners are prevented from enjoying, selling, assigning and/or disposing of any Landowners' Allocation in the building at the said premises vice versa.



18. LANDOWNERS' INDEMNITY :

Anil - Rakshit -
 Juhina Prashant,
 Chandana Sinha,
ARU CONSTRUCTION
 Anandaram Singh -
 Raj Kumar Singh -
 Partner
 Capital Naiti.

- 18.1. Indemnity : The Landowners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated/allotted space without any interference or disturbances provided the Developer perform and fulfil the terms and conditions herein contained and/or its part to be observed and performed.

19. DEVELOPER'S INDEMNITY :

The Developer hereby undertake to keep the Landowners :

- (i) indemnified against third party claiming and actions arising out of any sort of act of omission or commission of the Developer in relation to the construction of the said building.
- (ii) against all actions, suits, costs, proceedings and claims that may arise out of the Developer's actions with regard to the development of the said premises and/or for any defect therein.

20. MISCELLANEOUS :

- 20.1. Contract Not Partnership : The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.


 Anil

Anil-Rakshit-

Dilina Rakshit.

Chandana Singh.

ARU CONSTRUCTION

Amarendra Singh

Partner

Chitra Mariti.

20.1.1. Not specified Premises : It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners related to which specific provisions may not have been mentioned herein. The Landowners hereby undertake to do all such legal acts, deeds, matters and things as and when required and the Landowners shall execute any such additional power of attorney and/or authorisation as may be required by the Developer for any such purposes and the Landowners also undertake to sign and execute all such additional applications and other documents as the cause may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowners and/or against the spirit of these presents.

20.1.2. Not Responsible : The Landowners shall not be liable for any income tax, wealth tax or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowners indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

20.1.3. Process of Issuing Notice : Any notice required to be given by the Developer to the Landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledged or sent by prepaid registered post with due acknowledgment and shall likewise be deemed to have been served on the Developer by the Landowners if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.



Anil-Rakshit-20

Silva Rakshit
Shandana Sinha

ARU CONSTRUCTION
Anand Kumar Singh
Raj Kumar Singh
Partner
Uttar Naiti

20.1.4. Formation of Association : After the completion of the said building and receiving peaceful possession of the allocation, the Landowners hereby agree to abide by all the rules and regulations to be framed by any society/association/holding organisation and/or any other organisation, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given their consent to abide by such rules and regulations.

20.1.5. Name of the Building : The name of the building shall be given by developer in due course.

20.1.6. Right to borrow fund : The Developer shall be entitled to borrow money at their risk and responsibility from any bank or banks or any financial institution without creating any financial liability of the Landowners or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the Landowners nor any of her estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the Landowners indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

20.1.7. Documentation : The Landowners delivered all the photocopies of the original title deeds relating to the said premises. If it is necessary to produce original documents before any authority for verification, the Landowners will bound to produce documents in original before any competent authority for inspection.

20.1.8. Project Loan : The Landowners will co operate with the Developer with all the original documents and signature, if needed, for taking Loan from any financial institution, for the building so to be constructed.



Anil Rakesh-21

Sudha Rakesh

Shandana Sinha

ARU CONSTRUCTION
Anand Kumar Singh
Raj Kumar Singh
Partner
Chopal Marti

21. **FORCE MAJEURE :**

The parties shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relating obligations are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

22. **DISPUTES :**

Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modifications made from time to time. In this regard, the Parties irrevocably agree that :

Constitution of Arbitral Tribunal : The Arbitral Tribunal shall consist of one arbitrator, who shall be an Advocate, to be nominated jointly/separately by the Legal Advisors of the Developer and Landowners.

Place : The place of arbitration shall be Kolkata/Tamluk only.

Handwritten signature

Anil Rakshit (22)

Tuhina Rakshit

Chandana Rakshit

ARU CONSTRUCTION
Anand Kumar Singh
Raj Kumar Singh
Opal Nishi. Partner

Binding Effect : The Arbitral Tribunal shall have summary powers and be entitled to give interim awards/directions regarding the Dispute and shall further be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The interim/final award of the Arbitral Tribunal shall be binding on the Parties.

23. JURISDICTION :

In connection with the aforesaid arbitration proceeding, only the District Judge, Purba Medinipur, and the Hon'ble High Court at Kolkata shall have jurisdiction to entertain and try all actions and proceedings.

THE FIRST SCHEDULE ABOVE REFERRED TO

[Description of Plot of Land & Premises]

ALL THAT piece and parcel of undivided 3/6th share of Bastu land measuring 06.904 (Six point Nine Zero Four) Decimals more or less i.e. 3.452 (Three point Four Five Two) Decimals be the same a little more or less, comprised in R.S./L.R. Dag Nos. 662, 663 & 664, under L.R. Khatian No. 90 corresponding to L.R. Khatian Nos. . [in the name of (1) Anil Rakshit, (2) Tuhina Rakshit, (3) Chandana Rakshit, Landowners herein], lying and situated at Mouza - Parbatipur, J.L. No. 143, Re. Sa. No. 1194, Pargana - Tamluk, Touzi No. B-3308, P.S. Tamluk, A.D.S.R. Office Tamluk, within the local limit of Tamralipta Municipality (formerly known as Tamluk Municipality), in Ward No. 13, in the District Purba Midnapore, Pin Code 721636, in the State of West Bengal. The said plot of land is butted & bounded as follows :-

THE SECOND SCHEDULE ABOVE REFERRED TO

[Handwritten signature]

Anil - Rakshit

Tuhina Rakshit

Chandana Sinha

ARU CONSTRUCTION

Anand Kumar Singh

Raj Kumar Singh

Partner

Jyoti Majhi

LANDOWNERS' ALLOCATION : The Landowners hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-

The Landowners' Allocation will be allotted as follows :-

1. The said (1) Anil Rakshit, (2) Tuhina Rakshit, (3) Chandana Rakshit, will get as follows :
 - (i) Each Landowner One numbers of self contained residential flats, measuring 676 (Six Hundred Seventy Six) Square feet be the same a little more or less of super built up area, to be allotted on the Second Floor, respectively of the proposed building.
 - (ii) Each Landowner One numbers of shops, measuring 60 (Sixty) Square feet be the same a little more or less of super built up area, to be allotted on the Ground Floor of the proposed building.
2. Later on, after preparation of the Floor Plan; the units will be demarcated in the Floor Plan, and a copy of the said demarcated Floor Plan will be supplied to the Landowners along with a Supplementary Development Agreement denoting the units within the purview of the Landowners' Allocation.



Anit Rakshit 24

Ilina Rakshit

Shandana Sinha

ARU CONSTRUCTION
Anand Kumar Nayak
Raj Kumar Singh Partner
Chennai, India

3. The Landowner only Anit Rakshit will also get shifting charges, not exceeding Rs.5,000/- (Rupees Five Thousand only) per month, the owners namely Anit Rakshit will get the aforesaid shifting charges. The existing structure, if any, will be demolished by Developer and the said developer will take the residue after demolition of the existing building.
4. It has also mutually been decided that if the developer will construct any floor over and above B+G+4 floors, then each landowner will get One numbers of shops, each measuring 25 (Twenty Five) Square feet more or less on the Ground Floor.
5. It is also settled that except the Landowners' Allocation as described above, the Landowners will not get any area for the construction of the multi storied building, so to be constructed by the present Developer on the land of the present owners. The other areas will exclusively be treated as Developer's Allocation.
6. The units will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.
7. The Landowners herein hereby give permission to amalgamate the land with their neighbour's plot of land. The area of Landowners' Allocation receivable by the Landowners as described above will be calculated on the basis of the proportionate holding by the Landowners on the project land.

THE THIRD SCHEDULE ABOVE REFERRED TO

[Developer's Allocation]

Anil Rakshit

Sulena Rakshit

Shandana Sinha.

ARU CONSTRUCTION

Anand Kumar Nayan

Raj Kumar Sinha Partner

Chopal Mohiti,

DEVELOPER'S ALLOCATION : Shall mean all the remaining portion of the entire constructed building (excluding Landowners' Allocation as described above) including the common facilities common parts and common amenities of the buildings and the said property absolutely shall be the property of the Developer and together with the absolute right of the part of the developer to enter into agreement for sale, deed of conveyance and/or any other instruments with intending purchaser/purchasers teamsters, by and mode of Transfer of Property Act and/or lease, let out, or in any manner may with the same.

THE FOURTH SCHEDULE ABOVE REFERRED TO

[Specifications]

1. **STRUCTURE :** Building designed with R.C.C. Frame structure which rest on individual column, design approved by the competent authority.
2. **EXTERNAL WALL :** 8" thick Hollow brick wall and plastered with cement mortar.
3. **INTERNAL WALL :** 5"/3" thick brick wall and plastered with cement mortar.
4. **FLOORING :** All bed Rooms, Dining-Living and Balcony, Kitchen would be finished with Vitrified Tiles flooring and Bathroom would be finished with Ceramic tiles flooring. The walls of the Bathroom would finish with glazed tiles. Roof would be finished with roof tiles.
5. **SANITARY & PLUMBING :** Standard Toilet would be provided with commodes, P.V.C. Cistern of standard brand with standard C.P. Fitting.
6. **DOORS & WINDOWS :** All door frames would be made of Malaysian Sal Wood. Internal doors shutter would be flush doors made of commercial ply, all doors

Anil Rakshit

Julia Ratella

Shandana Sinha

ARU CONSTRUCTION

Anand Kumar Singh

Raj Kumar Singh Partner

Utpal Maiti

thickness 32mm. fitted with Godrej locks. Main door made of CP wood panel door, would be fitted with Godrej lock. All windows would be made of natural colour aluminium sliding with plain white glass. All doors would be painted with white enamel paint.

7. ELECTRICAL WORKS : Concealed wiring in all flats (copper electrical wire). All switches modular type.
8. KITCHEN : Granite counter top, Stainless steel sink.
9. STAIR : Standard quality stone, distemper over POP.
10. LIFT : 5/6 passenger lift.
11. MAIN GATE & OTHERS : Main Gate, Caretaker Room and Service Toilet at Ground Floor. Cost of formation of Association to be borne by the flat owners of the building in proportionately. The purchaser/s will pay proportionate cost of installation of Transformer and Generator.
12. WATER : 24 hours water supply from overhead water tank through filtration plant.
13. PAINTING : Plaster of Paris inside walls. Outside painting will be finished with Weather coat.
14. INTERNAL ROAD : Internal road finished with Paver block.

EXTRA WORK : Any work other than specified above would be regarded as extra work for which separate payment is required to be paid.

Anil Rakesh

Sonia Rakesh

Shandana Sinha.

ARU CONSTRUCTION

Anand Kumar Rakesh

Raj Kumar Rakesh Partner

Utpal Rakesh

IN WITNESS WHEREOF the parties hereto have set and subscribe their respective hands and seals on the day, month and year first above written.

Drafted By :-

Soumitra Kumar Bag

(Soumitra Kumar Bag)

Advocate

Enrolment No :-

F1887/1985 of 1995

Bar Council of West Bengal

WITNESSES :-

1. Tapan Kumar Rakesh.
S/o. Late Gourhari Rakesh
73, Sister Asha Devi Sarani
Kolkata - 700006.

2. Panchanan Das.
Late Jamini Ranjan Das.
40/B-2 Keshi mittra ghat st
Kolkata - 3.



Anil-Rakshit-

Tuhina Rakshit

Chandana Sinha

ARU CONSTRUCTION

Anandarama Rajan

Raj'la Sinha. Partner

Utpal Hathi.

Photo, Signature and Thumb Impression ANIT RAKSHIT :-

LEFT HAND	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND	THUMB	FORE	MIDDLE	RING	LITTLE



Anil-Rakshit

Photo, Signature and Thumb Impression TUHINA RAKSHIT :-

LEFT HAND	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND	THUMB	FORE	MIDDLE	RING	LITTLE



Tuhina Rakshit.

Photo, Signature and Thumb Impression CHANDANA SINHA :-

LEFT HAND	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND	THUMB	FORE	MIDDLE	RING	LITTLE



Chandana Sinha.

BOS
Raj

(29)

Anil-Rakshit-

Shina Kabele

Randana Sinha.

ARU CONSTRUCTION
Anandakumar Nayak
Raj Kumar Singh Partner
Utpal Maity.

Photo, Signature and Thumb Impression ANANDA KUMAR NAYAK :-

	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Anandakumar Nayak

Photo, Signature and Thumb Impression RAJKUMAR SINGHA :-

	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Raj Kumar Singh.

Photo, Signature and Thumb Impression UTPAL MAITY :-

	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Utpal Maity.



Anil Rakesh

Julina Keshav

Randana Singh

ARU CONSTRUCTION

Arun Kumar Nayak

Raj Kumar Singh

Partner

Chennai

Photo, Signature and Thumb Impression of Identifier - Arun Kumar Nayak :-

	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Arun Kumar Nayak





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



192023240044534921

GRN Details

GRN:	192023240044534921	Payment Mode:	Online Payment
GRN Date:	08/05/2023 14:59:27	Bank/Gateway:	State Bank of India
BRN :	CKW8612060	BRN Date:	08/05/2023 15:00:06
GRIPS Payment ID:	080520232004453491	Payment Init. Date:	08/05/2023 14:59:27
Payment Status:	Successful	Payment Ref. No:	2001118062/8/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	ANIT RAKSHIT AND OTHERS
Address:	PARBATIPUR
Mobile:	9547399260
Contact No:	9734217841
Depositor Status:	Buyer/Claimants
Query No:	2001118062
Applicant's Name:	Mr Arun Kumar Nayak
Identification No:	2001118062/8/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 8
Period From (dd/mm/yyyy):	08/05/2023
Period To (dd/mm/yyyy):	08/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001118062/8/2023	Property Registration- Stamp duty	0030-02-103-003-02	6000
2	2001118062/8/2023	Property Registration- Registration Fees	0030-03-104-001-16	2000
Total				8000

IN WORDS: EIGHT THOUSAND ONLY.



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



192023240044193858

GRN Details

GRN:	192023240044193858	Payment Mode:	SBI Epay
GRN Date:	08/05/2023 13:03:31	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	3576064308533	BRN Date:	08/05/2023 13:04:13
Gateway Ref ID:	312830527387	Method:	State Bank of India UPI
GRIPS Payment ID:	080520232004419384	Payment Init. Date:	08/05/2023 13:03:31
Payment Status:	Successful	Payment Ref. No:	2001118062/3/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr ANIT RAKSHIT AND OTHERS
Address:	PARBATIPUR
Mobile:	9734217841
Period From (dd/mm/yyyy):	08/05/2023
Period To (dd/mm/yyyy):	08/05/2023
Payment Ref ID:	2001118062/3/2023
Dept Ref ID/DRN:	2001118062/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001118062/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	5060
2	2001118062/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	49
Total				5109

IN WORDS: FIVE THOUSAND ONE HUNDRED NINE ONLY.

PAID

11

Major Information of the Deed

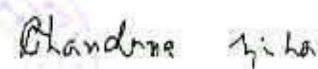
Deed No :	I-1103-02684/2023	Date of Registration	08/05/2023
Query No / Year	1103-2001118062/2023	Office where deed is registered	
Query Date	03/05/2023 1:55:54 PM	A.D.S.R. TAMLUK, District: Purba Midnapore	
Applicant Name, Address & Other Details	Arun Kumar Nayak Dharinda,Thana : Tamluk, District : Purba Midnapore, WEST BENGAL, PIN - 721636, Mobile No. : 9734217841, Status :Attorney of Executant		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4306] Other than Immovable Property, Sale [Rs : 2,00,000/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 6]	
Set Forth value		Market Value	
		Rs. 63,79,658/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 16,060/- (Article:48(g))		Rs. 2,049/- (Article:E, A(1).)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Midnapore, P.S:- Tamluk, Municipality: TAMLUK, Road: Panskura Bus Stand to Barobazar Road (Parbat pur), Road Zone : (Bus Stand -- PC. Chandra) , Mouza: Parbatipur, JI No: 143, Pin Code : 721636

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-662	RS-90	Commercial	Bastu	3.32 Dec		61,40,621/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L2	RS-663	RS-90	Commercial	Bastu	0.078 Dec		1,44,267/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
L3	RS-664	RS-90	Commercial	Bastu	0.054 Dec		94,770/-	Width of Approach Road: 18 Ft.,
		TOTAL :			3.452Dec	0 /-	63,79,658 /-	
	Grand Total :				3.452Dec	0 /-	63,79,658 /-	

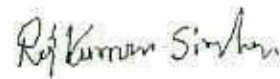
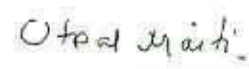
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Anit Rakshit (Presentant) Son of Late Sujit Rakshit Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office	Photo  08/05/2023	Finger Print  LTI 08/05/2023	Signature  08/05/2023
Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN 721636 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bnxxxxx4g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office				
2	Name Tuhina Rakshit Daughter of Late Ardhendu Sekhar Rakshit Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office	Photo  08/05/2023	Finger Print  LTI 08/05/2023	Signature  08/05/2023
13 Adwaita Mullick Lane Liberty Cinema, City:- Not Specified, P.O:- Beadon Street, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: adxxxxxx8r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office				
3	Name Chandana Sinha Daughter of Late Ardhendu Sekhar Rakshit Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office	Photo  08/05/2023	Finger Print  LTI 08/05/2023	Signature  08/05/2023
B.n Sen Road Khagra, City:- Not Specified, P.O:- Berhampore, P.S:-Berhampore, District:- Murshidabad, West Bengal, India, PIN:- 742103 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: chxxxxxx5e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office				

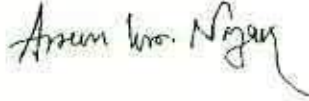
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Aru Construction Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 PAN No.:: abxxxxxx9h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Ananda Kumar Nayak Son of Late Ranjan Kumar Nayak Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office				
		May 8 2023 3:30PM	LTI 08/05/2023	08/05/2023
Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxxx7d, Aadhaar No: 45xxxxxxxx9989 Status : Representative, Representative of : Aru Construction (as developer)				
2	Name	Photo	Finger Print	Signature
RajKumar Singha Son of Late Haranath Singha Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office				
		May 8 2023 3:33PM	LTI 08/05/2023	08/05/2023
Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxxx3h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Aru Construction (as developer)				
3	Name	Photo	Finger Print	Signature
Utpal Maiti Son of Late Manas Mohan Maiti Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office				
		May 8 2023 3:34PM	LTI 08/05/2023	08/05/2023
Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: apxxxxxx5a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Aru Construction (as developer)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arun Kumar Nayak Son of Mr Bharat Chandra Nayak Village:- Dharinda, P.O:- Tamluk, P.S:- Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636			
	08/05/2023	08/05/2023	08/05/2023
Identifier Of Anit Rakshit, Tuhina Rakshit, Chandana Sinha, Ananda Kumar Nayak, RajKumar Singha, Utpal Maiti			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Anit Rakshit	Aru Construction-1.10667 Dec
2	Tuhina Rakshit	Aru Construction-1.10667 Dec
3	Chandana Sinha	Aru Construction-1.10667 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Anit Rakshit	Aru Construction-0.026 Dec
2	Tuhina Rakshit	Aru Construction-0.026 Dec
3	Chandana Sinha	Aru Construction-0.026 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Anit Rakshit	Aru Construction-0.018 Dec
2	Tuhina Rakshit	Aru Construction-0.018 Dec
3	Chandana Sinha	Aru Construction-0.018 Dec



On 08-05-2023

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 15:08 hrs on 08-05-2023, at the Office of the A.D.S.R. TAMLUK by Anit Rakshit , 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 63,79,658/-

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

Execution is admitted on 08/05/2023 by 1. Anit Rakshit, Son of Late Sujit Rakshit, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business, 2. Tuhina Rakshit, Daughter of Late Ardhendu Sekhar Rakshit, 13 Adwaita Mullick Lane Liberty Cinema, P.O: Beadon Street, Thana: Bowbazar, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 3. Chandana Sinha, Daughter of Late Ardhendu Sekhar Rakshit, B.n Sen Road Khagra, P.O: Berhampore, Thana: Berhampore, , Murshidabad, WEST BENGAL, India, PIN - 742103, by caste Hindu, by Profession Others

Indetified by Mr Arun Kumar Nayak, , , Son of Mr Bharat Chandra Nayak, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 08-05-2023 by Ananda Kumar Nayak, developer, Aru Construction, Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Mr Arun Kumar Nayak, , , Son of Mr Bharat Chandra Nayak, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-05-2023 by RajKumar Singha, developer, Aru Construction, Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Mr Arun Kumar Nayak, , , Son of Mr Bharat Chandra Nayak, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Law Clerk

Execution is admitted on 08-05-2023 by Utpal Maiti, developer, Aru Construction, Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Mr Arun Kumar Nayak, , , Son of Mr Bharat Chandra Nayak, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,049.00/- (A(1) = Rs 2,000.00/- ,E = Rs 49.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,049/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/05/2023 1:04PM with Govt. Ref. No: 192023240044193858 on 08-05-2023, Amount Rs: 49/-, Bank: SBI EPay (SBIEPay), Ref. No. 3576064308533 on 08-05-2023, Head of Account 0030-03-104-001-16

Online on 08/05/2023 3:00PM with Govt. Ref. No: 192023240044534921 on 08-05-2023, Amount Rs: 2,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW8612060 on 08-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,060/- and Stamp Duty paid by Stamp Rs. 5,000.00/-, by online = Rs 11,060/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 20, Amount: Rs.5,000.00/-, Date of Purchase: 04/05/2023, Vendor name: Madhusudan Adhikary

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/05/2023 1:04PM with Govt. Ref. No: 192023240044193858 on 08-05-2023, Amount Rs: 5,060/-, Bank:

SBI EPay (SBlePay), Ref. No. 3576064308533 on 08-05-2023, Head of Account 0030-02-103-003-02

Online on 08/05/2023 3:00PM with Govt. Ref. No: 192023240044534921 on 08-05-2023, Amount Rs: 6,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW8612060 on 08-05-2023, Head of Account 0030-02-103-003-02



Kaushik Bhattacharya

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. TAMLUK

Purba Midnapore, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1103-2023, Page from 49355 to 49394
being No 110302684 for the year 2023.



Digitally signed by KAUSHIK
BHATTACHARYYA
Date: 2023.05.08 16:44:27 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 2023/05/08 04:44:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
West Bengal.

(This document is digitally signed.)