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Certified that the document is admitted to
Registration. The endorsement, stamp and
Signature shall be attached to this document
are the part of this document.

Addl. Dist. Sub-Registrar
TAMLUK

27 JUL 2023

Pras Rishi

ARU CONSTRUCTION

Anand Kumar Nayak

Partner

Raj Kumar Singh
Chal maiti.

DEVELOPMENT AGREEMENT

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মোঃ-বকি বাজার লাইসেন্স নং-৪/৯৫

প্রায়
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কাল ৩০/০৮ ১০ জেলা-পূর্ব মেদিনীপুর

স্বাক্ষর: ডাঃ মুহাম্মদ আরিফ হোসেন

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Adm. Dist. Sub-Registrar
TAMILUK

27 JUL 2023


ARU CONSTRUCTION
 Anandakumar Nayak
 Partner
 Raj Kumar Singha
 Utpal Maiti

THIS AGREEMENT is made on this 27 th day of July Two thousand twenty three. (27-07-2023)

1. **PARTHA RAKSHIT [PAN. ADGPR1373N], [AADHAAR NO. 7752 2306 4016]**, Son of Samarendra Nath Rakshit, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, P.O. & P.S. Tamluk, Pin 721636, District Purba Medinipur, West Bengal. Hereinafter called and referred to as the **"LANDOWNER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, representative and assigns and nominee or nominees) of the **ONE PART**.

AND

2. **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], [AADHAAR NO. 4515 9317 9989]**, son of Late Ranjan Kumar Nayak, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Bargabhim Temple, Ward No. 13, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal, (2) **RAJKUMAR SINGHA [PAN. AKIPS3663H], [AADHAAR NO. 4521 1478 9624]**, son of Late Haranath Singha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Bargabhim Temple, P.O. & P.S. Tamluk, District - Purba Midnapore, Pin - 721636, West Bengal & (3) **UTPAL MAITI [PAN. APEPM7235A], [AADHAAR NO. 782871896728]**, son of Late Manas Mohan Maiti, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. Parbatipur, Near Chalantika 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 executors, administrators, representative, and assigns) of the **OTHER PART**.



Partha Rakshit

ARU CONSTRUCTION

Anand Kumar Singh

Partner

Raj Kumar Singh

Chhatra Saiti

Landowner and the Developer collectively Parties and individually Party.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS :-

3. Subject Matter of Development :

3.1 Development Project & Appurtenances :

3.1.1 Project Property : ALL THAT piece and parcel of a undivided plot of following Bastu land measuring :

R.S./L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Total Land in Dag [In Decimal]	Nature of land	Total Land Measuring [In Decimal]
662	1028	Samarendra Rakshit	34	Bastu	8.512
663	1028	Samarendra Rakshit	10	Bastu	0.411
664	1028	Samarendra Rakshit	4	Bastu	0.375
					9.298

9.298 (Nine Point Two Nine Eight) 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. 1028 [in the name of Samarendra Rakshit], 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, morefully described in the First Schedule hereinafter written.

4. Background, Representations, Warranties and Covenants :

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

4.1.1 CHAIN OF TITLE REGARDING ABSOLUTE OWNERSHIP OF PARTHA RAKSHIT, LANDOWNER HEREIN, IN RESPECT OF LAND DESCRIBED IN THE FIRST SCHEDULE, IS AS FOLLOWS :

Partha Rakshit

Partha Rakshit
ARU CONSTRUCTION
 Anand Kumar Nayak
 Partner
 Raj Kumar Singh
 Chhatra Nair.

- 4.1.1.1 **Absolute Ownership of Samarendra Nath Rakshit** : One Samarendra Nath Rakshit was the absolute owner of the following undivided Bastu land :

C.S.Dag No.	R.S Dag No.	Total Land in Dag [In Decimal]	Land Area [In Decimal]
540	662	34	8.512
532	663	10	0.411
533	664	4	0.375
			<u>9.298</u>

in total 9.298 (Nine point Two Nine Eight) more or less in C.S. Dag Nos. 532, 533 & 540, R.S. Dag Nos. 662, 663 & 664, 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 A.D.S.R. Tamluk, and recorded in Book No. I, Volume No. 29, Page 142 to 179, being Deed No. 1082 for the year 1978.

- 4.1.1.2 **L.R. Record by Samarendra Nath Rakshit** : After having absolute possession and absolute ownership over the aforesaid property, the said Samarendra Nath Rakshit duly recorded his name in L.R. Settlement in L.R. Khatian No. 1028, in respect of L.R. Dag Nos. 662, 663 & 664.

- 4.1.1.3 **Sanctioned Building Plan** : The said Samarendra nath Rakshit with other co owners sanctioned a building plan from the said Tamralipta Municipality, vide Building Plan No. 4023 dated 07.02.2023 and constructed **B+G+4** storied building on the amalgamated plot of land measuring Aprox 14000 sq.ft.

- 4.1.1.4 **Gift by the said Samarendra Nath Rakshit, in favour of his own son, Partha Rakshit** : The said Samarendra Nath Rakshit gifted his aforesaid the property including the benefit of the abovenoted Sanctioned Plan (Clause No. 4.1.1.4) to his own son namely Partha Rakshit i.e undivided plot of Bastu land measuring :

Partha Rakshit

ARU CONSTRUCTION

Anondamoy Nayak

Partner

Chopal Mohi

R.S./L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Total Land in Dag [In Decimal]	Nature of land	Total Land Measuring [In Decimal]
662	1028	Samarendra Rakshit	34	Bastu	8.512
663	1028	Samarendra Rakshit	10	Bastu	0.411
664	1028	Samarendra Rakshit	4	Bastu	0.375
					9.298

in total 9.298 (Nine Point Two Nine Eight) Decimals more or less equivalent to 05 (Five) Cottah 10 (Ten) Chittack 00.2088 (Zero Point Two Zero Eight Eight) Sqft. more or less, in R.S./L.R. Dag Nos. 662, 663 & 664, under L.R. Khatian No. 1028 [in the name of Samarendra Rakshit], in 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, in the District Purba Midnapore, Pin Code - 721636, in the State of West Bengal, by the strength of a registered Deed of Gift, registered on 22.06.2023, in the office of the A.D.S.R. Tamluk and recorded in Book No. I, Volume No. 1103, Pages 71426 to 71446, being Deed No. 3836 for the year 2023.

- 4.1.1.5 **Absolute Ownership of Partha Rakshit :** Thus on the basis of the aforesaid deed, being Deed No. 3836 for the year 2023, the said Partha Rakshit has become the absolute owner of the afore mentioned property.

5. **DESIRE OF DEVELOPMENT & REGISTERED DEVELOPMENT POWER OF ATTORNEY :**

- 5.1 **Desire of Development of the Land & Acceptance :** The said Partha Rakshit, Landowner herein, has expressed his desire to develop his Bastu land measuring :

R.S./L.R. Dag No.	L.R. Khatian No.	Khatian in the name of	Total Land in Dag [In Decimal]	Nature of land	Total Land Measuring [In Decimal]
662	1028	Samarendra Rakshit	34	Bastu	8.512
663	1028	Samarendra Rakshit	10	Bastu	0.411
664	1028	Samarendra Rakshit	4	Bastu	0.375
					9.298

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Prithi Kumar

ARU CONSTRUCTION

Anand Kumar Singh

Partner

Raj Kumar Singh

Chopal Maiti

in total 9.298 (Nine Point Two Nine Eight) Decimals more or less equivalent to 05 (Five) Cottah 10 (Ten) Chittack 00.2088 (Zero Point Two Zero Eight Eight) Sqft. more or less, in R.S./L.R. Dag Nos. 662, 663 & 664, under L.R. Khatian No. 1028 [in the name of Samarendra Rakshit], in 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 Landowner have jointly decided to enter into this present Development Agreement with the Developer herein for the land mentioned above and explicitly in the First Schedule hereunder written.

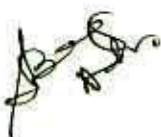
- 5.1.1 **Registered Development Power of Attorney :** For the smooth running of the said project, the Landowner herein, has also agreed to execute a Registered Development Power of Attorney After Registered Development Agreement, by which the Landowner herein, has appointed and nominated the Developer herein, as his Constituted Attorney, to act on behalf of the Landowner.

6. **DEFINITION :**

- 6.1 **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.

- 6.1.1 **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.

- 6.1.2 **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 Landowner's Allocation and Developer's Allocation as mentioned in this Agreement.



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ARU CONSTRUCTION
Anand Kumar Nayak
Partner
Raj Kumar Singh
Chhatrai

- 6.1.3 **Landowner's Allocation** : Shall mean the consideration against the project by the Landowner, which is morefully described in Second Schedule hereunder written.
- 6.1.4 **Developer's Allocation** : Shall mean all the remaining area of the proposed multi storied building excluding Landowner's 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.
- 6.1.5 **Architect/Engineer** : Shall mean such person or persons being appointed by the Developer.
- 6.1.6 **Transfer** : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the Landowner as a transfer of space in the said building to intending purchasers thereof.
- 6.1.7 **Building Plan** : Shall mean such sanctioned building plan 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.
- 6.1.8 **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.
- 6.1.9 **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.
- 6.1.10 **Super Built Up Area (For any Individual Unit)** : Here super built up area means the total covered area plus service area.

7. **LANDOWNER'S RIGHT & REPRESENTATION :**

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ARU CONSTRUCTION
Anand Kumar Nayan
Raj Kumar Singh
Partner
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7.1 **Indemnification regarding Possession & Delivery :** The Landowner 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.

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

8. **DEVELOPER'S RIGHTS :**

8.1 **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.

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

8.1.2 **Construction Cost :** The Developer shall carry total construction work of the present building at it's own costs and expenses. No liability on account of construction cost will be charged from Landowner's Allocation.

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

8.1.4 **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 Landowner 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 Landowner.



Pruthi Ravi
ARU CONSTRUCTION
Anand Kumar Singh
Partner
Raj Kumar Singh
Chhatra Mahi

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

8.1.6 **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 Landowner's Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

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

8.1.8 **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 Landowner.

8.1.9 **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 Landowner.

9. **CONSIDERATION :**

9.1 **Permission against Consideration** : The Landowner grant permission for exclusive right to construct the proposed building in consideration of Landowner's Allocation to the Developer.

10. **DEALING OF SPACE IN THE BUILDING :**

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

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ARU CONSTRUCTION

Anand Kumar Singh

Partner

Raj Kumar Singh

Chopal Naiti

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

11. **NEW BUILDING :**

- 11.1 **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.

- 11.1.1 **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.

- 11.1.2 **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 Landowner shall bear no responsibility in this context and in this respect as well as on that accounts.

- 11.1.3 **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 Landowner and the Developer, the Municipal taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Landowner, by the Developer and/or their nominees and the Landowner and/or their nominee/nominees respectively.

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Pankaj Kumar

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Anand Kumar Nayak

Partner

Raj Kumar Singh

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- 11.1.4 **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.

12. **PROCEDURE OF DELIVERY OF POSSESSION TO LANDOWNER :**

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

- 12.1.1 **Payment of Municipal Taxes :** Within 30 days from the receive possession of Landowner's Allocation and at all times there after the Landowner 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 Landowner's Allocation only. From the date of completion and allocation of the floor area between the Landowner 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 Landowner 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 Owner's Allocated Portion or Owner's Allocation only.

- 12.1.2 **Share of Common Expenses & Amenities :** As and from the date of delivery of possession to be received, the Landowner 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 Landowner's 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,

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ARU CONSTRUCTION

Anand Kumar Nayan

Partner

Raj Kumar Singh

Chopal Naiti

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.

13. **COMMON RESTRICTION :**

13.1 **Restriction of Landowner and Developer in common :** The Landowner's 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 :-

13.1.1 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.

13.1.2 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.

13.1.3 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.

13.1.4 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.

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ARU CONSTRUCTION

Anand Kumar Singh

Partner

Raj Kumar Singh

Chaitanya

- 13.1.5 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.
- 13.1.6 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.
- 13.1.7 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.
- 13.1.8 The Landowner 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 Landowner's 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.

14. **LANDOWNER'S OBLIGATION :**

14.1 **No Interference :**

The Landowner 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.

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For ARU
 ARU CONSTRUCTION
 Anand Kumar Singh
 Partner
 Raj Kumar Singh
 Chhatra Maiti.

- (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.

15. **DEVELOPER'S OBLIGATIONS :**

- 15.1 **Time Schedule of Handing Over Landowner's Allocation :** The Developer hereby agree and covenant with the Landowner to handover Landowner's Allocation (morefully described in the Second Schedule hereunder written) within 36 (Thirty Six) months from the date of vacating the schedule premises by the

Landowner. The Landowner also permit the Developer a grace period of 6 (Six) months more to handover the Landowner's Allocation within the stated period.

- 15.1.1 **Penalty :** If the Landowner's 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 Landowner as demurrage.

- 15.1.2 **No Violation :** The Developer hereby agrees and covenants with the Landowner :

- (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 Landowner are prevented from enjoying, selling, assigning and/or disposing of any Landowner's Allocation in the building at the said premises vice versa.

16. **LANDOWNER'S INDEMNITY :**

- 16.1 **Indemnity :** The Landowner 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.

[Signature]


ARU CONSTRUCTION
 Anand Kumar Nayyar
 Partner
 Raj Kumar Singhla.
 Chopal Maiti.

17. **DEVELOPER'S INDEMNITY :**

The Developer hereby undertake to keep the Landowner :

- (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.

18. **MISCELLANEOUS :**

18.1 **Contract Not Partnership :** The Landowner 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 Landowner and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

18.1.1 **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 Landowner and various applications and other documents may be required to be signed or made by the Landowner related to which specific provisions may not have been mentioned herein. The Landowner hereby undertake to do all such legal acts, deeds, matters and things as and when required and the Landowner shall execute any such additional power of attorney and/or authorisation as may be required by the Developer for any such purposes and the Landowner 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 Landowner and/or against the spirit of these presents.

18.1.2 **Not Responsible :** The Landowner shall not be liable or 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



Parul Rana

ARU CONSTRUCTION

Anand Kumar Nayyar

Partner

Raj Kumar Singh

Chitpal Nairi

same and keep the Landowner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

- 18.1.3 **Process of Issuing Notice** : Any notice required to be given by the Developer to the Landowner shall without prejudice to any other mode of service available be deemed to have been served on the Landowner 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 Landowner if delivered by hand and acknowledged or sent by prepaid registered post with due acknowledgment to the registered office of the Developer.
- 18.1.4 **Formation of Association** : After the completion of the said building and receiving peaceful possession of the allocation, the Landowner 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.
- 18.1.5 **Name of the Building** : The name of the building shall be given by developer in due course.
- 18.1.6 **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 Landowner or effecting their estate and interest in the said premises it being expressly agreed and understood that in no event the Landowner 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 Landowner indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
- 18.1.7 **Documentation** : The Landowner 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 Landowner will bound to produce documents in original before any competent authority for inspection.

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ARU CONSTRUCTION
 Anand Kumar Nayak
 Partner
 Raj Kumar Singh
 CHAIRMAN

- 18.1.8 **Project Loan :** The Landowner 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.

19. **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.

20. **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 Landowner.

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

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



Pankaj Rana
ARU CONSTRUCTION
 Anand Kumar Nayak
 Partner
 Raj Kumar Singh
 Chhatra Mahal.

THE SECOND SCHEDULE ABOVE REFERRED TO

LANDOWNER'S ALLOCATION : The Landowner 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 Landowner's Allocation will be allotted for B+G+4 storied building :-

1. It is to be stated here that presently the building plan has been sanctioned for B+G+4 storied building and the landowner will get the following allocation in form of flats, shops and garages :
 - (i) 1940 (One Thousand Nine Hundred Forty) Square feet more or less of super built up area of flat, from the Second Floor,
 - (ii) 1940 (One Thousand Nine Hundred Forty) Square feet more or less of super built up area, from below Top Floor,
 - (iii) 566 (Five Hundred Sixty Six) Square feet more or less of super built up commercial area of shops, from the Ground Floor,
 - (iv) One car parking space, measuring 135 Square feet more or less of super built up in the Basement.

The Landowner's Allocation will be allotted for B+G+6 storied building :-

2. Later on if more floors will be sanctioned by revised sanction plan and the building will be turned into B+G+6 storied building i.e further two stories will be sanctioned then the landowner will get the following allocation for extra two floors :
 - (i) 1940 (One Thousand Nine Hundred Forty) Square feet more or less of super built up area of flat, from the Second Floor,
 - (ii) 1940 (One Thousand Nine Hundred Forty) Square feet more or less of super built up area, from below Top Floor,

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[Green checkmark]

Pooja Rastogi

ARU CONSTRUCTION

Anand Kumar Singh

Partner

Raj Kumar Singh

Partner

Chhatrapati

(iii) 727 (Seven Hundred Twenty Seven) Square feet more or less of super built up commercial area of shops, from the Ground Floor,

(iv) One car parking space, measuring 135 Square feet more or less of super built up in the Basement.

(v) 601 (Six Hundred One) Square feet more or less of super built up area, from the Fifth Floor .

(vi) 601 (Six Hundred One) Square feet more or less of super built up area, from the Sixth Floor.

3. 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 Landowner along with a Supplementary Development Agreement denoting the units within the purview of the Landowner's Allocation.

4. The Landowner will also get shifting charges not exceeding Rs. 10,000/- (Rupees Ten Thousand only) per month. And the said developer will take the residue after demolition of the existing building, if any.

5. It is also settled that except the Landowner's Allocation as described above, the Landowner 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 be the exclusive 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

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Parul Ravi

ARU CONSTRUCTION

Anand Kumar Nayan

Partner

Raj Kumar Singh
Chhatra Mahi

building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.

7. The Landowner herein hereby gives permission to amalgamate the land with their neighbour's plot of land. The area of Landowner's Allocation receivable by the Landowner as described above will be calculated on the basis of the proportionate holding by the Landowner on the project land.
8. It is to be stated here that this agreement is valid for the successors of the present landowner if applicable.

THE THIRD SCHEDULE ABOVE REFERRED TO
[Developer's Allocation]

DEVELOPER'S ALLOCATION : Shall mean all the remaining portion of the entire constructed building (excluding Landowner's 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]

Basu

Panta Ravi

ARU CONSTRUCTION

Anandaraman Nayan

Partner

Raj Kumar Singh

CTPAI Marti.

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 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.

[Handwritten signature]

Pankaj K. K.

ARU CONSTRUCTION

Anand Kumar Singh

Partner

Raj Kumar Singh

Chal maiti.

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 then specified above would be regarded as extra work for which separate payment is required to be paid.

[Signature]

Parti Rasari

ARU CONSTRUCTION

Anandkumar Nayan

Partner

Raj Kumar Singh

Chal Maiti

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 Kr. Bag

(Soumitra Kr. Bag)

Advocate

En. No. - F1887/1985 of 1995

Bar Council of West Bengal

Parti Rasari

Landowner

Witnesses -

01. Sowran Sarkar
S/o - Shankar Kumar Sarkar
Parbatipur, Tamdula

02. Anam Kr. Nayan
Chhind, Tamdula

ARU CONSTRUCTION
Anandkumar Nayan
Partner

Raj Kumar Singh
Chal Maiti

Developer

[Signature]

Partha Rakshit

ARU CONSTRUCTION

Anandakumar Nayak

Partner

Raj Kumar Singha

Owner

Photo, Signature and Thumb Impression PARTHA RAKSHIT :-

Partha Rakshit

	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Partha Rakshit

Photo, Signature and Thumb Impression ANANDA KUMAR NAYAK :-

Anandakumar Nayak

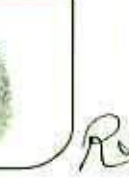
	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Anandakumar Nayak

Photo, Signature and Thumb Impression RAJKUMAR SINGHA :-

Raj Kumar Singha

	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
RIGHT HAND					



Raj Kumar Singha

Handwritten signature/initials

Panta Road
ARU CONSTRUCTION
 Anand Kumar Nayak
 Partner
 Raj Kumar Singh.
 Utpal Maithi.

Photo, Signature and Thumb Impression UTPAL MAITHI :-

Utpal Maithi.

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



Utpal Maithi.

NAME OF IDENTIFIER :- ARUN KUMAR NAYAK

Arun K. Nayak

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



Arun K. Nayak.





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



192023240145317141

GRN Details

GRN:	192023240145317141	Payment Mode:	Online Payment
GRN Date:	27/07/2023 13:27:24	Bank/Gateway:	State Bank of India
BRN :	CKX5586449	BRN Date:	27/07/2023 13:27:59
GRIPS Payment ID:	270720232014531713	Payment Init. Date:	27/07/2023 13:27:24
Payment Status:	Successful	Payment Ref. No:	2001876580/2/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	ARU CONSTRUCTION
Address:	TAMLUK
Mobile:	9547399260
Contact No:	9734217841
Depositor Status:	Buyer/Claimants
Query No:	2001876580
Applicant's Name:	Mr Arun Kumar Nayak
Identification No:	2001876580/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	27/07/2023
Period To (dd/mm/yyyy):	27/07/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001876580/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	35021
2	2001876580/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	4021
Total				39042

IN WORDS: THIRTY NINE THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1103-04390/2023	Date of Registration	27/07/2023
Query No / Year	1103-2001876580/2023	Office where deed is registered	
Query Date	24/07/2023 9:45:32 AM	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		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]	
Set Forth value		Market Value	
		Rs. 1,71,61,969/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,021/- (Article:48(g))		Rs. 4,021/- (Article:E, E, B)	
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-1028	Commercial	Bastu	8.512 Dec		1,57,43,664/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	RS-663	RS-1028	Commercial	Bastu	0.411 Dec		7,60,180/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	RS-664	RS-1028	Commercial	Bastu	0.375 Dec		6,58,125/-	Width of Approach Road: 20 Ft.,
		TOTAL :			9.298Dec	0 /-	171,61,969 /-	
	Grand Total :				9.298Dec	0 /-	171,61,969 /-	

Land Lord Details :

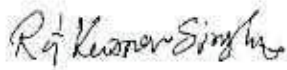
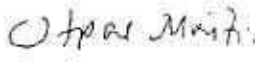
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Partha Rakshit (Presentant) Son of Mr Samarendra Nath Rakshit Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office			
		27/07/2023	LTI 27/07/2023	27/07/2023
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.:: adxxxxxx3n, Aadhaar No: 77xxxxxxxx4016, Status :Individual, Executed by: Self, Date of Execution: 27/07/2023 , Admitted by: Self, Date of Admission: 27/07/2023 ,Place : Office				

Developer Details :

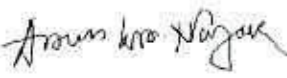
Sl No	Name,Address,Photo,Finger print and Signature			
1	Aru Construction Village:- Parbatipur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 PAN No.:: abxxxxxx9h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

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 - 27/07/2023, , Admitted by: Self, Date of Admission: 27/07/2023, Place of Admission of Execution: Office			
		Jul 27 2023 2:14PM	LTI 27/07/2023	27/07/2023
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 RajKumar Singh Son of Late Haranath Singha Date of Execution - 27/07/2023, , Admitted by: Self, Date of Admission: 27/07/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Jul 27 2023 2:15PM	LTI 27/07/2023	27/07/2023
	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: 45xxxxxxxx9624 Status : Representative, Representative of : Aru Construction (as developer)			
3	Name Utpal Maiti Son of Late Manas Mohan Maiti Date of Execution - 27/07/2023, , Admitted by: Self, Date of Admission: 27/07/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Jul 27 2023 2:16PM	LTI 27/07/2023	27/07/2023
	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: 78xxxxxxxx6728 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			
	27/07/2023	27/07/2023	27/07/2023
Identifier Of Mr Partha Rakshit, Ananda Kumar Nayak, RajKumar Singh, Utpal Maiti			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Partha Rakshit	Aru Construction-8.512 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Partha Rakshit	Aru Construction-0.411 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Partha Rakshit	Aru Construction-0.375 Dec

On 27-07-2023

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 13:52 hrs on 27-07-2023, at the Office of the A.D.S.R. TAMLUK by Mr Partha Rakshit ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,71,61,969/-

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

Execution is admitted on 27/07/2023 by Mr Partha Rakshit, Son of Mr Samarendra Nath Rakshit, P.O: Tamluk, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business

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 27-07-2023 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 27-07-2023 by RajKumar Singh, 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 27-07-2023 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 4,021.00/- (B = Rs 4,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 4,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/07/2023 1:27PM with Govt. Ref. No: 192023240145317141 on 27-07-2023, Amount Rs: 4,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX5586449 on 27-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 211, Amount: Rs.5,000.00/-, Date of Purchase: 17/07/2023, Vendor name: Madhusudan Adhikary

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/07/2023 1:27PM with Govt. Ref. No: 192023240145317141 on 27-07-2023, Amount Rs: 35,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX5586449 on 27-07-2023, 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 81623 to 81656

being No 110304390 for the year 2023.



Digitally signed by KAUSHIK
BHATTACHARYYA
Date: 2023.07.27 14:44:20 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 2023/07/27 02:44:20 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)