



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

"Certified that this document is admitted to registration The Signature Sheet and the endorsement sheets attached here with are the parts of this document"

L 196096

District Sub-Registrar  
Paschim Medinipur

16 JUL 2024

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১/২৪

**DEVELOPMENT AGREEMENT**

THIS INDENTURE OF DEVELOPMENT AGREEMENT MADE THIS 16<sup>TH</sup> DAY OF JULY, 2024

BETWEEN

**K.B. ENTERPRISE,**

Having office at -Hanspukur, P.O. - Midnapore, P.S.-Kotwali, Dist.-Paschim Medinipur , PIN - 721 101, PAN -AAKFK2005M; Represented by its Partners -

**1. SRI KALYAN KUMAR DHARA**

S/o - Late ShyamCharanDhara  
Of Hanspukur, P.O. - Midnapore  
P.S. - Kotwali, Dist.-PaschimMedinipur  
PIN - 721 101, PAN -AFWPD0205L  
Aadhar 6339-8518-4432 (INDIAN CITIZEN)



*Handwritten signature:* Kalyan K. Dhara  
PARTNER

*Handwritten signature:* K.B. ENTERPRISE  
Bijoy K. Das  
Partner

*Handwritten signatures:*  
GRAND SPACE INFRA  
Bijoy K. Das  
Sri Kalyan Kumar Dhara  
Sudipta Bose  
Aradhendu Sarkar

*Handwritten signature:* Dhanu



2 **SRI BIJOY KUMAR DAS**



PAN -AFCPD0394P  
Aadhar 2758-3887-1028  
S/o Late Purna Chandra Das  
Of Chirimarshai, P.O. - Midnapore  
P.S. - Kotwali, Dist.-PaschimMedinipur  
PIN - 721 101, (INDIAN CITIZEN)

K.B. ENVIKPRD/16  
Bijoy Kr. Das  
PARTNER

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

AND

**GRAND SPACE INFRA (PAN - AAOFG0646C),**

A Partnership firm having office at Aligunj, Library Road  
P.O. - Midnapore, P.S. - Kotwali; Dist. - PaschimMedinipur, PIN - 721101 Represented By:-

K.B. ENVIKPRD/16  
Bijoy Kr. Das  
Partner

1. **Sri ArdhenduSarkar** (PAN - ASTPS6660H)



Aadhar5324-3823-8418  
S/o SriAmalenduSarkar  
By Occupation - Business  
Residing at Kotwali Bazaar  
P.O. and P.S. - MidnaporeDist. - PaschimMedinipur  
PIN - 721101(INDIAN CITIZEN)

Ardhendu Sarkar

2. **Sri Swapan Kumar Jana** (PAN - AGMPJ8204F)



Aadhar 8906-2738-3836  
S/o Late Tarak Brahma Jana  
Occupation - Business  
Residing at Mahul Apartment, Block B, Flat No. 4D,  
Aligunj, P.O. and P.S. - Midnapore Dist. - Paschim  
Medinipur; PIN - 721101(INDIAN CITIZEN)

Swapan K. Jana

GRAND SPACE INFRA  
Bijoy Kr. Das  
Sri Ardhendu Sarkar  
S. Swapan Kumar Jana

Partner

GRAND SPACE INFRA  
Ardhendu Sarkar  
Swapan K. Jana

Partner

K. B.



*S. Sudipta Bose*

**3. Sri Sudipta Bose (PAN – AGRP9616J)**

Aadhar7266-1121-1322

S/o Tulsi Charan Bose

Occupation – Business

Residing at Colonelgola; P.O. and P.S. – Midnapore

Dist.-Paschim Medinipur;

PIN -721101(INDIAN CITIZEN)

K.B. ENTERPRISES  
*Manoj Kr. Chatterjee*  
PARTNER



*S. Subrata Sarkar*

**4. Sri Subrata Sarkar (PAN – AKAPS8095B)**

Aadhar 6186-9835-3047

S/o Bhujanga Bhusan Sarkar

Occupation – Retired person

Residing at Mirbazar;

P.O. and P.S. – Midnapore;

Dist. – PaschimMedinipur;

PIN -721101(INDIAN CITIZEN)

K.B. ENTERPRISES  
*Bijoy Kr. Das*  
Partner



*Bijoy Kumar Das*

**5. Sri Bijoy Kumar Das (PAN -AFCPD0394P)**

Aadhar 2758-3887-1028

S/o Late Purna Chandra das

Occupation – Business

Residing at Chirimarsai

P.O. and P.S. – Midnapore

Dist. – PaschimMedinipur

PIN – 721101 (INDIAN CITIZEN)

GRAND SPACE INFRA  
*Bijoy Kr. Das*  
*Bijoy Kumar Das*  
*Subrata Sarkar*

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

**WITNESSETH**

THAT the OWNERS FIRST PARTY is the owner of the land and measuring 0.23 Acre = 10,018.8 Sq. ft. within Mouza – Cantonment Barpathar, J.L. No.- 168 as in schedule below hereinafter referred as 'Said Property'. The 'Said Property' previously belonged to Ajit Kumar Bandopadhyay. He died living behind his wife, two sons and

GRAND SPACE INFRA  
*Sudipta Bose*  
*Anshendu Sarkar*  
Partner

*Devi*

one daughter namely Sudhira Bandopadhyay, Dipankar Bandopadhyay, Tirthankar Bandopadhyay and Jayanti Talukdar. Subsequently Sudhira Bandopadhyay died. On death of Ajit Kumar Bandopadhyay and Sudhira Bandopadhyay, their two sons and one daughter inherited the said Property having equal 1/3<sup>rd</sup> share. Thereafter Tirthankar Bandopadhyay died living behind his wife Saheli Bandopadhyay and one son Sankarsan Bandopadhyay and they inherited 1/3<sup>rd</sup> share of Tirthankar Bandopadhyay. They possessed the same jointly with Dipankar Bandopadhyay and Jayanti Talukdar. While exercising their right, title, interest and possession they sold out and transferred the '**Said Property**' in favour of Sutanu Chakraborty by a registered deed of sale being No. 1863/2024 and delivered possession. On becoming owner of the '**Said Property**' Sutanu Chakraborty got his name recorded in the L.R.R.O.R. under Khatian No. 2471 and paid rents. While in possession the said Sutanu Chakraborty sold out and transferred the '**Said Property**' to K.B Enterprise i.e. OWNER FIRST PARTY by a registered deed of sale being No. 3440/2024, registered before DSR -I, Paschim Medinipur and delivered possession. OWNER FIRST PARTY got its name recorded in the present L.R.R.O.R. under Khatian No. 2483 and also got its name mutated with the Midnapore Municipality under Holding No. 950 and paid taxes to the Municipality and the State of West Bengal under receipts and is in exclusive possession of the same in assertion of its right, title and interest therein

**AND**

THAT the OWNERS FIRST PARTY declared to develop the property as in 'Schedule-I' below by engaging Developer and promoter and they requested the DEVELOPER SECOND PARTY being the Developer and Promoter for the purpose by investing their own money or with the money received from Bank or Financial institution and the DEVELOPER SECOND PARTY have agreed to develop the land for the purpose of transfer to the intending transferees and agreed to do the work on the terms and conditions as specifically mentioned below. The

K.B. ENTERPRISE

*Rajendra Kumar*  
PARTNER

K. B. ENTERPRISE

*Bijoy Kr. Das*  
Partner

GRAND SPACE INFRA

*Bijoy Kr. Das*  
*Smayanta Kumar Joida*  
*Sankar Das Sankar*

Partner

GRAND SPACE INFRA

*Abudipta Bose*  
*Anshendu Sankar*

Partner

*Devi*

developer will develop the property and will sell their allotted portion of the same. Accordingly, the parties hereunto do hereby agree to the follow terms and conditions:

**Definition Clause:-**

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

- i) **Developer:** shall mean **GRAND SPACE INFRA**, a Partnership Firm and its successors in office, administrators, representative, nominees and assigns as the case may be.
- ii) **Building** shall mean the **residential cum commercial** multi-storied building or buildings to be constructed at the '**Said Property**' with necessary structures in accordance with the plan to be sanctioned by Midnapore Municipality and other appropriate authorities for construction on the said premises and shall include the two Wheeler parking and other space intended for the building to be enjoyed by the occupants and as per such terms and conditions as may be agreed upon with them. There shall be no four wheeler parking space as common amongst owners. Four wheeler parking spaces shall have to be allotted specifically to the individual purchaser of respective units. Each of the owners of commercial units shall also be able to park one number of two wheeler in the common parking area. But they shall not be able to allow their customers or workers to park their two wheelers or four wheelers within the common parking area of the building.
- iii) **Owner** and developer shall include their respective transferees and nominees.
- iv) **Architect**, Surveyor, Civil Engineer etc. shall be appointed by the DEVELOPER SECOND PARTY.
- v) **Premises:** shall mean all that piece and parcel of land measuring 0.23 Acre more fully described in the First Schedule hereunder written.

K.B. ENTERPRISE  
Partner  
Kalyan Kr. Das

K. B. ENTERPRISE  
Partner  
Bijoy Kr. Das

GRAND SPACE INFRA  
Bijoy Kr. Das  
Sudhansu Kumar Das  
Surbata Sarkar  
Partner

GRAND SPACE INFRA  
Audipta Bose  
Aradhendu Sarkar  
Partner

K. Das

- vi) **Common Facilities and Amenities:** shall include staircase, landing, passage including both front and rear space, ways, pump room, Drain side spaces, driveways etc. which shall be required for the establishment and management of the building as shall be determined by the architect/Civil Engineer but shall not include four wheeler garages and/or four wheeler parking spaces in the ground floor/Basement. Each of the owners of commercial units shall also be able to park one number of two wheeler in the common parking area. But they shall not be able to allow their customers or workers to park their two wheelers or four wheelers within the common parking area of the building.
- vii) **Constructed space** shall mean the space in the building available for the independent use and occupation including the space demarcated for common facilities and services as per Sanctioned plan.
- viii) **Maintenance Charges:** shall mean all proportionate share of maintenance of the common areas and facilities as hereunder written to be borne by the Flat Owners of the said building.
- ix) **Flats:** shall mean the carpet area (saleable area) consisting of bed room, living room, bathroom, kitchen, balcony etc. and other common portions which consists super built up area.
- x) **Owners allocation:** shall mean the saleable share of constructed area of the Owners in the building to be constructed or share of land of the owners in the property and the sharing of the constructed area as specifically described and mentioned in a separate schedule as Schedule II below.
- xi) **Developers' allocation:** shall mean the rest of the saleable area (excluding the Owners allocation).
- xii) **Bank:** shall mean the organization accepting for the purpose of lending or investment or deposit the money from the

K.B. ENTERPRISE

K. B. ENTERPRISE

GRAND SPACE INFRA

GRAND SPACE INFRA

PARTNER

Partner

Partner

Partner

*Signature of Mr. Anurag*  
K.B. ENTERPRISE  
PARTNER

*Signature of Bijoy Kr. Das*  
K. B. ENTERPRISE  
Partner

*Signature of Swadesh Kumar Das*  
GRAND SPACE INFRA  
Bijoy Kr. Das  
Swadesh Kumar Das  
Sudhanta Samal

*Signature of Anandendu Sarker*  
GRAND SPACE INFRA  
Anandendu Sarker

*Signature of Developer*

public, repayable on demand or otherwise and the withdrawal by cheque, draft, cash, order or otherwise,

- xiii) **Transfer:** with its grammatical variation shall include transfer of space in multistoried building as defined in the Transfer of Property Act, 1882;
- xiv) **Common Areas and Installations:** shall mean and include the common areas installations and facilities comprised in and for the premises for common use and enjoyment of the co-owners;
- xv) **Common Expenses:** shall mean and include all costs charges expenses and remuneration for the maintenance management up keeping and administration of the premises and in particular the common areas and installations, rendition of common services in common to the co-owners and/or expenses for the common purposes including proportionate Share in Municipal Taxes and other statutory charges relating to the land and building of the instant property;
- xvi) **Carpet Area:** According to the context shall mean the net usable floor area of an Apartment, excluding the area covered by the external walls, excluding the common useable area, the areas under the service shafts, exclusive balcony or varandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- xvii) **Force Majeure:** shall mean any event or combination of events or circumstances beyond the control of a Party including (a) Acts of God i.e. fire, draught, flood, earthquake, storm, lightning, epidemics, pandemic and other natural disasters; (b) Explosions or accidents, air crashes; (c) General Strikes and/or lock-outs, civil disturbances, curfew etc., (d) Civil commotion, insurgency, war or enemy action or terrorist action, (e) Change in Law, Rules and Regulations,

K.B. ENTERPRISE  
Partner  
Vijayan Mr. Shun.

K. B. ENTERPRISE  
Partner  
Gijoy K. Das

GRAND SPACE INFRA  
Partner  
Gijoy K. Das,  
Sudhakar Kumar Sankar  
Sudhakar Sankar

GRAND SPACE INFRA  
Partner  
Audipete Bobe  
Anandhendu Sankaran

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injunctions, prohibitions, or stay granted by Court of law, Arbitrator, Government, (f) Non-functioning of any existing or new Appropriate Authorities due to any reason whatsoever including any lockdown imposed by the Government of India or the Government of West Bengal.

- xviii) **Pass through Charges:** shall mean the Goods and Service Tax or any substitutes, additions or alterations thereof and any other impositions, levies or taxes (other than Income Tax) on the Transfer in favour of the Transferees.
- xix) **Real Estate Laws:** shall mean Real Estate (Regulation and Development) Act, 2016, and include all the amendments and substitutes thereof and also all rules, regulations and byelaws framed thereunder.
- xx) **Transferable Areas/Saleable Areas:** shall mean the Units, Parking Spaces, private/reserved terraces/roofs with or without any facilities and all other areas at the Building Complex capable of being transferred independently or by being added to the area of any Unit or by making the same appurtenant to any Unit or otherwise and shall also include any area, right or privilege at the Building Complex capable of being commercially exploited or transferred for consideration in any manner and include the proportionate undivided shares in land and/or the Common Areas and Installations appurtenant to the Units but shall not include those forming part of the Owner's Allocation.
- xxi) **Transferees:** shall mean the persons to whom any Transferable Areas in the Building Complex is Transferred or agreed to be transferred by the Developer.

Pursuant to discussions between the parties and the representations as hereinafter contained, the Owner and the Developer have agreed to enter into this agreement whereby the Developer shall, inter alia, be entitled to the exclusive right to develop the Building Complex and Transfer the

K.B. ENTERPRISE

*Nayan K. Das*  
PARTNER

K.B. ENTERPRISE

*Gijoy K. Das*  
PARTNER

GRAND SPACE INFRA

*Gijoy K. Das*  
*Sriyash Kumar Das*  
*Sudhakar Sankar*

Partner

GRAND SPACE INFRA

*Rudipriya Bose*  
*Anandendu Santra*

Partner

Transferable Areas to interested Transferees and be entitled to the Developer's Allocation and other benefits and the Owner shall, inter alia, be entitled to the Owner's Allocation and other benefits herein stated.

- xxii) **CALCULATION OF PROPORTIONATE SHARE:** The proportionate share in land and in the Common Areas and Installations attributable to any Unit shall be determined by taking the ratio in which the carpet of such Unit bears to the total carpet area of all the Units for the time being to contain in the New Buildings Provided That insofar as proportionate share in the Common Areas and Installations of individual buildings are concerned the same shall be determined by taking the ratio in which the carpet area of any Unit bears to the total carpet area of all the Units in the concerned building. The parties shall by mutual consent or if required by law, be entitled to vary the basis of determination of proportionate share as aforesaid.

- xxiii) **COMMON PURPOSES:** The Owner and the Developer and all Transferees of their respective allocations shall be bound and obliged to pay the amounts and outgoings and comply with the rules, regulations, restrictions and conditions as may be framed by the Developer and adopted for or relating to the Common Purposes in consultation with the Owner. Furthermore, while dealing with and/or entering into any agreements and other documents of transfer of their respective allocations or any part thereof, the Owner and the Developer shall respectively necessarily incorporate all rules, regulations restrictions and conditions framed by the Developer as aforesaid.

The parties shall respectively discharge statutory compliances in respect of TDS or Income Tax related compliances as well as Goods and Service Tax in respect of their respective rights, benefits and obligations under or

K.B. ENTERPRISES

*Wajun Kr. Anwar*  
PARTNER

K. B. ENTERPRISES-

*Bijoy Kr. Das*  
Partner

GRAND SPACE INFRA

*Bijoy Kr. Das*  
*Siddhant Kumar Jait*  
*Subrata Sambar*

Partner

GRAND SPACE INFRA

*Audipta Bose*  
*Anandhendu Sambar*

Partner

*Plus*

arising out of this agreement. As for the Transferable Areas other than the Contingent Residual Areas, the Developer shall be solely responsible for the compliances of collection and deposit of Goods and Service Tax. If there be any statutory requirement which obliges the Owner to register or pay, then the Owner shall comply with same.

The Owner will bear the GST or any other tax and imposition levied by the State Government, Central Government or any other authority or body or applicable under any law for the time being in force pertaining to the Owner's Allocation, if and as applicable. The Developer will bear the GST or any other tax and imposition levied by the State Government, Central Government or any other authority or body or applicable under any law for the time being in force pertaining to the Developer's Allocation, if and as applicable.

- xxiv) **Words importing SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa.

**TERMS AND CONDITIONS :**

1. That the DEVELOPER SECOND PARTY after all verification is satisfied about the absolute ownership of the land as in the Schedule below of the OWNERS FIRST PARTY and the DEVELOPER SECOND PARTY have agreed to construct the residential cum commercial building on the said property and to invest their money for the said purpose out of their own or with the money so to be received by them from bank or financial institution as loan.
2. That the OWNERS FIRST PARTY duly have delivered the possession of the land in question as specifically mentioned in the Schedule below for development by way of construction of multistoried building to the DEVELOPER SECOND PARTY and to enable the Developer to carry out the work of construction.

K.B. ENTERPRISE  
*Vijayan Mr. Anur*  
 PARTNER

K.B. ENTERPRISE  
*Gijykr.Dao*  
 Partner

GRAND SPACE INFRA  
*Gijy Kr. Dao*  
*Srinivas Kumar Das*  
*Srinivasa Kumar*

GRAND SPACE INFRA  
*Abudipte Bose*  
*Aradhendu Sarkar*

Partner

Partner

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3. That the land in question has not been transferred either by sale or gift or mortgaged by the OWNER FIRST PARTY and the same is not encumbered in anyway and the same stands free from encumbrances and also it is not vested by the State of West Bengal or any concern under any provisions of law. The First Party owner will be liable to adequately compensate the Second Party in case it is found that the instant property does not stand free from encumbrances.
4. That the DEVELOPER SECOND PARTY with the right to construct the multistoried building takes delivery of possession of the land as in the Schedule-'I' below with all rights of making permanent construction therein at their own expenses or with the money so to be received by them from bank or financial institution as loan . They are also entitled to demolish the old constructions over the instant property. The DEVELOPER SECOND PARTY shall bear all the costs of such demolition.
5. That the DEVELOPER SECOND PARTY shall appoint architect/Civil Engineer for the purpose of drawing and preparing plans, designs, drains, elevations of the intended building complex with the specifications of the works to be done and of the materials to be provided for the said building complex of good quality of ISI standard.
6. That all expenses to be incurred for the construction of building with or without basement till its completion in all respects shall be borne by the builder DEVELOPER SECOND PARTY including owner's allocation as mentioned below in Clause No.11.
7. That the DEVELOPER SECOND PARTY with the consent of OWNERS FIRST PARTY shall submit the building plan prepared by the said architect/Civil Engineer to development authority, Municipality and other appropriate

K.B. ENTERPRISE  
*Kalyan Ch. Akum*  
 PARTNER

K.B. ENTERPRISE  
*Bijoy Kr. Das*  
 Partner

GRAND SPACE INFRA  
*Bijoy Kr. Das*  
*Sayan Kumar Das*  
*Subrata Samal*

Partner

GRAND SPACE INFRA  
*Audipati Bose*  
*Anandendu Sankar*

Partner

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or proper authorities. The plan of the proposed construction shall be submitted to the development authority, Municipality and other appropriate authorities in the name of the OWNERS FIRST PARTY or in the name of DEVELOPER SECOND PARTY. The OWNERS FIRST PARTY shall have no objection in the matter of signing of all relating papers by the DEVELOPER SECOND PARTY and in the matter of obtaining sanction of the said building plan in the name or the DEVELOPER SECOND PARTY before development authority, Municipality and/or other authorities. If the documents are not unlawful than the Owners First party shall not be able to raise any objection to the same. All the costs and expenses relating to the above shall be borne and shall be paid by the DEVELOPER SECOND PARTY. No signature of the OWNERS FIRST PARTY shall be necessary for applying or obtaining permission from any of the authorities for the purpose of construction and development of the buildings as mentioned in this Agreement. The OWNERS FIRST PARTY have also agreed to execute required Power of Attorney in this respect and for other purposes of transfer et cetera in favor of the DEVELOPER SECOND PARTY. But if any signature of OWNERS FIRST PARTY is found necessary in course of execution of the development work, then the OWNERS FIRST PARTY shall be bound to do the same without any Objection;

8. That in case of any unfortunate death of any of the partners of the firm the remaining partners along with new partners shall continue with the agreement. In case of dissolution of the firm, the partners personally or their legal heirs shall remain personally liable to continue with the project unless this agreement is cancelled. In such a contingent situation, the Development Work shall not be hampered in any

K.B. ENTERPRISE

*Vijayan M. Anand*  
PARTNER

K. B. ENTERPRISE

*Gijoy K. Das*  
Partner

GRAND SPACE INFRA

*Gijoy K. Das*  
*Shrikanth Kumar Jena*  
*Surbada Saran*

Partner

GRAND SPACE INFRA

*Audipta Bose*  
*Anandendu Sarikap*

Partner

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

9. The OWNERS FIRST PARTY shall not be able to cause or create any kind of obstruction or objection in the work of development of the property or construction of multi-storied building by the DEVELOPER SECOND PARTY. If made and if the work of development or work of construction is delayed due to any unlawful objection and obstruction by the OWNERS FIRST PARTY or their men, then they will remain liable to compensate the DEVELOPER SECOND PARTY with damages as claimed.
10. That the parties will take their share of allotment etc. as follows:-
- i) That the share of allotment in the multi-storied building over the "Said Property" shall be as follows:-

**SHARE OF ALLOTMENT OF OWNERS FIRST PARTY**

- i. Upon completion of the construction the OWNER FIRST PARTY will get 50% saleable in the commercial area and 45 % saleable in residential area and 45 % saleable in the parking area including garage for four-wheeler. Detail specification of the allotment shall be specified after sanction of plan by executing separate agreement. But the percentage of area allotment

K.B. ENTERPRISE

K.B. ENTERPRISE -  
Bijoy Kr. Das -  
Partner

GRAND SPACE INFRA

GRAND SPACE INFRA

Bijoy Kr. Das  
Srikanth Kumar Das  
Sudhakar Sankar

Bhadrakrishna Bose  
Aradhendu Sankar

PARTNER

Partner

Partner

Partner

with remain intact otherwise new agreement will be registered. It is also declared that no advance money is paid between the owners of the first party and the Developers the send party.

**SHARE OF ALLOTMENT OF DEVELOPER SECOND PARTY** - DEVELOPER SECOND PARTY shall get the rest of the saleable area (excluding the Owners allocation) along with all other rights;

- ii) That for the purpose of transfer of the Builder's allocation, the DEVELOPER SECOND PARTY shall have their every right to enter into agreement for sale with the purchasers and to receive advance consideration money;
- iii) That similarly for the purpose of transfer of the Owner's allocation the OWNERS FIRST PARTY shall have their every right to enter into agreement for sale with the purchasers and to receive advance consideration money;
- iv) That regarding Income Tax or any other statutory tax liability, the parties shall be liable to pay their own. None of the parties shall have the liability of payment of the tax of other in any manner;
- v) As per present and prevailing Law relating to GST, each of the parties i.e. owners and developers shall remain liable to discharge their share of GST liability as per allotment.

11. That at the time of execution of agreement to the prospective buyers by the DEVELOPER SECOND PARTY, the OWNERS FIRST PARTY shall not be able to raise any objection.

12. That in developing the land and in constructing building the DEVELOPER SECOND PARTY shall be entitled to do the following acts:-

- b. To appoint surveyors, engineers, contractors, architect and other persons;

K.B. ENTERPRISE  
Vijayan M. Anur  
PARTNER

K.B. ENTERPRISE  
Bijoy Kr. Das  
Partner

GRAND SPACE INFRA  
Bijoy Kr. Das  
Sriyash Kumar Das  
Sankar Sankar

GRAND SPACE INFRA  
Audepts Bose  
Anandendu Sankar  
Partner

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- c. To make application to the concerned authorities for obtaining electric, water and other connections and for the permits or quotation for cement, steel and other building materials;
- d. To make applications before the development authority, Municipality, Fire Brigade, B.L. & L.R.O., D.L.& L.R.O. and before other authorities for necessary permissions. The OWNER FIRST PARTY shall have no objection in such matter;
- e. To convert nature of the property from its present user to any kind of user as per convenience of the developer;
- f. To accept any Writ of summons or other legal processes or notice and to appear and/or represent the OWNER FIRST PARTY before any Court of Law or before any statutory authority or any other authority;
- g. To construct building therein as aforesaid and to enter into agreement for sale of the building or any part thereof;
- h. To execute agreements with the prospective buyers and to receive money;
- i. To execute Deeds of transfer and to receive consideration money;
- j. To give ownership to the buyers or purchasers;
- k. The Developer shall be entitled to allot and sell and let out in rent directly their share in the property and shall be entitled to execute and register the deeds of transfer in respect of the entire constructed area on the basis of the power of attorney;
13. That the OWNERS FIRST PARTY do hereby declare that the land in question has not been acquired by the State of West Bengal and no notice for requisition or acquisition under has been received by them and there is no notice or order passed by the development authority or Municipality or any other body or authority and that no statutory claims or demands

K.B. ENTERPRISE

*Manoj Kr. Das*  
PARTNER

K.B. ENTERPRISE

*.. Bijoy Kr. Das*  
Partner

GRAND SPACE INFRA

*Bijoy Kr. Das*  
*Sayab Kumar Das*  
*Sanku Saha*

Partner

GRAND SPACE INFRA

*Budipta Bose*  
*Anandendu Sanjay*

Partner

*Plin*

or attachment or prohibitory order made by taxation authority or any other Govt. body or authority or authorities and that there is no subsisting agreement in respect of the said property and also that in case the DEVELOPER SECOND PARTY finds any such arrangement they shall be entitled to get compensation.

14. That the DEVELOPER SECOND PARTY shall develop the said property.
15. That all costs, charges and legal expenses incidental to this Development Agreement including stamp duty and registration charges of the conveyance or conveyances shall be borne by the Developers or its nominees.
16. That the Developer shall comply with the provisions of relevant laws, bye laws, rules and regulations and shall always keep the owners absolutely indemnified and harmless against the action, Claims and demands whatsoever.
17. That the Developer shall provide for all civil, electrical plumbing and sanitary works including installation of overhead tank provision of water supply, house pumps, house service lifts, drainage, internal passage, sewerage etc.
18. As it is necessary to arrange fund for completing the project and the owners have agreed to mortgage the landed properties as in schedule below by deposit of title deeds in favour of the financing bank i.e. Schedule or non-Schedule Bank or also co-operative Bank or financial institution from which finances is to be taken and for that purpose the OWNERS FIRST PARTY have empowered the DEVELOPER SECOND PARTY by a registered power of Attorney to do all such acts of depositing title deeds to create mortgage and to take finance in the name of the firm and Developer undertakes liability to repay the dues of the Bank in full. In no case the owners shall be made liable for the dues of the

K.B. ENTERPRISE

*Wijayan Mr. Anur*  
PARTNER

K. B. ENTERPRISE

*Gijoy Kr. Dan*  
Partner

GRAND SPACE INFRA

*Gijoy Kr. Dan*  
*Shayam Kumar Das*  
*Suharshi Kumar*

GRAND SPACE INFRA

*Audipte Bose*  
*Aradhendu Sarkar*

Partner

Partner

*R. D. D.*

firm on account of the loan taken by them. In all cases the owners shall get their allocation as agreed upon.

19. The DEVELOPER SECOND PARTY has been empowered to enter into the premises to pull down the existing structures, remove garbage, earth and start construction as per sanctioned plan. DEVELOPER SECOND PARTY and their men shall be able to stay in the premises by making sheds for completing the work after getting the premises in vacant position;
20. That the OWNERS FIRST PARTY have agreed to grant Power of Attorney to the DEVELOPER SECOND PARTY to do all the works and complete the construction and to sell out the units under Developer's allocation. In case of necessity the OWNERS FIRST PARTY shall execute further deed and documents in favour of the DEVELOPER SECOND PARTY as may be found necessary;
21. The OWNERS FIRST PARTY shall always remain liable to execute and/or register appropriate documents for effective implementation of the work/project.
22. That the owners and the developers have agreed upon the specification and construction of the proposed new building as described in schedule below;
23. That subject to the provision of this present the OWNERS FIRST PARTY hereby grant to the DEVELOPER SECOND PARTY exclusive right to construct multistoried, residential cum commercial buildings upon the land as mentioned in the Schedule below as per sanctioned plan;
24. That the Developers shall be entitled to vary or modify the said Plan of construction subject to sanction of such modified plan by the appropriate authorities;
25. That there shall be a timeframe of 36 months from the date of approval of plan for each phases of construction by the civic authority and competent authority and the appropriate

K.C.B. ENTERPRISE

Kalyan Kr. Datta  
PARTNER

K. B. ENTERPRISE

Bijoy Kr. Das  
Partner

GRAND SPACE INFRA

Bijoy Kr. Das  
Sudhakar Kumar Das  
Sanku Sanku

GRAND SPACE INFRA

Audipati Bose  
Anandendu Sarkar

2011

authority. Such timeframe may be extended up to 6 months further. Further extension may be allowed due to delay beyond control of the DEVELOPER SECOND PARTY;

26. That the above-mentioned timeframe shall be subject to force majeure;
27. That the Developer shall have the exclusive prerogative to choose prospective buyers and to fix the price of the units and to fix the terms and conditions in respect of Developer's allocation;
28. That the Owner shall be liable to clear up all the dues of rents and taxes etc. in respect of the instant property till delivery of possession of the premises and property to the Developers;
29. That the Owners do hereby agree that they will not do anything which will prejudicially affect the right of the Developer in peaceful completion of the building and in selling out the same to the prospective buyers;
30. That the Developers hereby agree that they will keep the owners indemnified against all third party claims or actions arising out of any act or omission on the part of the Developer or its agent or men;
31. That the instant Agreement has been executed purely on Principal to Principal basis and nothing contained in these presents shall be construed as Partnership business or agreement or joint venture between the OWNERS AND THE DEVELOPER;
32. That the OWNERS FIRST PARTY shall not object to any kind of change of use conversion of property or construction or laying of drainage water pipes or cables or other provisions made in accordance with the law and scheme of construction of the said building, The drinking water and other water for the household use will be provided with the deep tube well or from Municipal sources for the Complex. All such provisions

K. B. ENTERPRISE

*Vijayan Mr. Anon*  
PARTNER

K. B. ENTERPRISE

*Bijoy K. Das*  
Partner

GRAND SPACE INFRA

*Bijoy K. Das*  
*Sudipto Kumar Jena*  
*Sunil Kumar Sankar*

Partner

GRAND SPACE INFRA

*Sudipto Bose*  
*Anandendu Sarkar*

Partner

*Dulu*

shall be constructed within the project area and not outside the project area or over the vacant land, if any remain, outside the project areas;

33. **ADDITIONAL/FURTHER CONSTRUCTION:** Upon sanction of the Building Plans, the Developer shall, if so and as is thereafter possible / permissible to be caused to be sanctioned and constructed, be entitled to apply for sanction of additional/further constructions (including any incremental parking spaces) beyond those sanctioned under the Building Plans. In case such additional area is sanctioned, the same shall form part of the Developer's Allocation. The sanction fee and cost of sanction of the same and the costs of construction of this additional area shall be borne and paid by the Developer.

34. **Signature to Agreements and Deeds:** The agreements and final Transfer deeds or deeds relating to Transfer of the Units, Parking Spaces and other Transferable Areas in the Developer's Allocation shall be executed by the Developer for itself and the Owner. The Developer shall sign the concerned agreement and deed on behalf of the Owner and the Confirming Parties pursuant to the power of attorney to be conferred to it hereunder or in pursuance hereof.

35. **LOANS BY TRANSFEREES:** The Transferees shall be entitled to take housing loans for the purpose of acquiring specific Units and Transferable Areas in the Developer's Allocation launched from banks, institutions and entities granting such loans. The Owner and the Developer shall render necessary assistance and sign and deliver such documents, papers, consents etc. as be required in this regard by such banks, institutions and entities.

Provided that there is no monetary liability for repayment of such loans or interest upon them or any of them nor any charge or lien on the Subject Property except the Unit and

K.B. ENTERPRISE

Wojan Kr. Anur.  
PARTNER

K.B. ENTERPRISE  
Eijay Kr. Dar.  
Partner

GRAND SPACE INFRA

Eijay Kr. Dar.  
Sudip Kumar Das  
Sudip Kumar Das

Partner

GRAND SPACE INFRA

Sudip Kumar Das  
Anandendu Santan

Partner

Dev

appurtenances under Transfer and save those occasioned due to cancellation of the agreement with the Transferee.

36. **FINANCE AND MORTGAGE:** The Owner hereby agrees and permits the Developer to obtain loans and finance for development of the Subject Property from any Banks and/or the Financial Institutions and/or Non-Banking Financial Companies and/or Recognized Foreign Direct Investors by mortgaging and charging the Subject Property without however creating any financial obligation upon the Owner and without creating any charge or lien on the Owner's Allocation. The Developer shall indemnify and keep the Owner fully indemnified against any loss damage cost claim action or proceeding suffered by the Owner owing to any delay or default in repayment of the amounts and dues against any such mortgage by the Developer. The Owner agrees from time to time to provide consents, confirmation and no objections or other documents as may be required for such mortgage or charge to be created by the Developer and also agrees to sign necessary loan and other agreements and power of attorney with the bankers or financiers in connection with the above.
37. **POWERS OF ATTORNEY:** The Owner and the Confirming Developers Parties shall with the execution of these presents execute and/or register one or more Powers of Attorney in favour of the Developer and/or the Developer's nominated persons namely or such other person as may be nominated by the Developer from time to time granting all necessary powers and authorities to effectuate and implement this Agreement including for preparation/sanction/modification/alteration of Building Plans, construction and development of the Subject Property and for all temporary/permanent utilities thereat, sale or otherwise transfer of the Transferable Areas in the Developer's Allocation and shares in land, other than any portion of the Owner's Allocation or any unilateral action resulting in modification of the agreement that affects the Owner along with the Developer and also Otherwise under this Agreement and agree not to modify or alter the same and such power shall subsist during the subsistence of this Agreement. If any further powers or authorities

K.B. ENTERPRISE  
Kalyan Kr. Anur  
PARTNER

K. B. ENTERPRISE  
Girij Kr. Das  
Partner

GRAND SPACE INFRA  
Girij Kr. Das  
Sriharan Kumar Das  
Sriharata Srinivas

GRAND SPACE INFRA  
Anudip to Bose  
Ardhendu Sanjay

Partner

Partner

Quin

be required by the Developer at any time for or relating to the purposes mentioned herein, the Owner shall grant the same to the Developer and/or its nominees at the latter's costs and expenses and agree that the same shall also subsist during the subsistence of this Agreement.

38. **AUTHORITY AND ADDITIONAL POWERS:** It is understood that to facilitate the Building Complex, various acts deeds matters and things not herein specified may be required to be done by the Developer for which the Developer may need the authority of the Owner and the Confirming Parties for making or signing of various applications and other documents relating to which specific provisions may not have been mentioned herein. The Owner and the Confirming Parties hereby undertake to do all such acts deeds matters and things as may be reasonably required by the Developer to be done in the matter and the Owner and the Confirming Parties shall execute any such additional Power of Attorney and/or authorisation as may be reasonably required by the Developer for the purpose and the Owner and the Confirming Parties also undertake to sign and execute all such additional applications and other documents as the case may be on the written request made by the Developer.

The said power or powers of attorney to be so granted by the Owner and the Confirming Parties to the Developer and/or its nominee/s shall form an integral part of this Agreement and the Owner shall not be entitled to modify or alter the same without the prior written consent of the Developer.

39. Each term of this agreement will form consideration of the other;
40. That the OWNERS FIRST PARTY will hand over all the necessary documents as and when necessary to the DEVELOPER SECOND PARTY
41. That in case of any dispute or difference arises relating to the land or construction of the intended building thereon covered by this agreement or relating to the interpretation of anyone or more of the clauses and conditions herein contained or

K.B. ENTERPRISE  
Wijayan Mr. Anur  
PARTNER

K.B. ENTERPRISE  
Gijoy Kr. Das  
Partner

AND SPACE INFRA  
Gijoy Kr. Das  
Sriyogan Kumar Jada  
Sobanika Sanyal  
Partner

GRAND SPACE INFRA  
Anudipta Bose  
Anshendu Sanyal  
Partner

Quin

any matter whatsoever arising out of this Development Agreement, such differences and disputes shall be referred to the Sole Arbitrator Mr. Argha Sen, Advocate, Judge's Court Midnapore.

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

In witness whereof the Parties hereunto subscribe their hands and seals on the date as stated above in physically fit and mentally alert condition

**SCHEDULE 'I'**

**Total Land of the OWNERS FIRST PARTY which is handed over to the DEVELOPER SECOND PARTY as mentioned below**

Within Dist. Paschim Medinipur, P.S. - Kotwali,  
Mouza - Cantonment Barpathar, J.L. No.168,  
Holding Nos. - 950, within Midnapore Municipality  
L.R. Khatian No. - 2483

L.R. Plot No. 544/867, measuring 0.15 acre

L.R. Plot No. 544/869, Measuring 0.08 acre in the South-West portion of the plot

**Measuring Total : 0.23 acre**

Shown specifically in the map annexed

**Butted and bounded of entire 0.23 acre**

To the North: 12'ft wide municipal road

To the South: Plot No. 870

To the East: 56'ft wide PWD road

To the West: Plot No. 544/869 & 868.

K.B. ENTERPRISE  
Wijayan Mr. Anam  
PARTNER

K. B. ENTERPRISE  
Bijoy Kr. Das -  
Partner

GRAND SPACE INFRA  
Bijoy Kr. Das  
Srijay Kumar Jais  
Sanku Saha

GRAND SPACE INFRA  
Anupriti Bose  
Anandhendu Sankar

Dwi

**SCHEDULE 'II'**

**OWNER'S ALLOCATION**

Upon completion of the construction the OWNER FIRST PARTY will get saleable 50% in the commercial area and saleable 45 % in residential area and saleable 45 % in the parking area including garage for four-wheeler. Detail specification of the allotment shall be specified after sanction of plan by executing separate agreement.

**SPECIFICATION OF BUILDINGS TO BE CONSTRUCTED**

**(Nature of construction and fitting to the Flat)**

1. **Foundation** : R.C.C Column and pedestal with both in foundation and in plinth
2. **Structure** : Reinforced cement concrete framed structure with R. C. C. columns, Beams and Slabs. R.C.C. framed structure with 8" outside and 5" inside brick wall with plaster.
2. **Flooring** : Entire floor are finished with Vitrified Tiles.
3. **Toilet & Bath** : Semi glazed tile flooring with Glazed Tiles upto ceiling inside wall of bath and toilet with 4 (Four) water points with shower and Anglo Indian Pan. Concealed pipeline.
4. **Kitchen** : Vitrified Tiles, Granite stone gas table top (cooking table), Glazed tiles upto the height upto 2 above the kitchen slab around the wall. 1 (One) Water Point with concealed pipeline.

K.B. ENTERPRISE  
PARTNER  
*Wijayan Mr. Sheela*

K.B. ENTERPRISE  
PARTNER  
*Wijayan Mr. Sheela*

GRAND SPACE INFRA  
*Eijoy Kr. Das*  
*Sriyash Kumar Das*  
*Sriyash Kumar Das*

GRAND SPACE INFRA  
*Andip. to Base*  
*Andhendu Sankar*

*Dur*

5. **Electrical wiring** : Concealed Electrical wiring in each room. hall, kitchen, bath and privy, verandah. four electric points per room, four electric points in hall, one point in Balcony, two points in kitchen, one point in Bath room, one point in main gate, one power points of 15 ampere in hall.
6. **Door & Windows** : Flush door (Commercial) with fittings and wood primer finish, Aluminum window fitted with M.S. grill and glass panes one in each room.
7. **Grill** : Outside window grill covered by 4 mm. square bar box type or other type of design
8. **Stair** : Marble finish
9. **Stair Railing** : Steel/Iron bar
10. **Lift** : 4/6 passenger lift of good quality (Branded)
11. **Painting of walls** : Internal walls and ceiling shall have wall putty finish
12. **Electrical equipments** : All electrical fitting of ISI mark with shock proof
13. **Overhead tank** : Overhead tank to be provided on the top roof with CPVC Pipeline
14. **Water** : 24 Hours water to be supplied through common overhead water

K.B. ENTERPRISE

*Wahyan Mr. Ahum*  
PARTNER

K. B. ENTERPRISE

*Erjey Kr. Dan*  
Partner

GRAND SPACE INFRA

*Erjey Kr. Dan*  
*Swagata Kumar Das*  
*S. Smit Sanyal*

GRAND SPACE INFRA

*Arudipta Bose*  
*Aradhendu Sankar*

Partner

*Ulin*

tank operated by electric motor. There is sinking deep tube well for supply of water to the overhead tank.

- 15. **Plaster** : Putty finished inside walls and weather coat finished outside walls.
- 16. **Other** : Electrical wiring and switches, electrical fitting like tube light in common areas.

In witness whereof we, the Parties, do hereby subscribe our hands and seals on the date as mentioned above in physically fit and mentally alert condition.

K.B. ENTERPRISE  
Partner  
*Wijayan Mr. Alen*

K. B. ENTERPRISE  
Partner  
*Bijoy Kr. Das*

K. B. ENTERPRISE  
Partner  
*Bijoy Kr. Das*

K.B. ENTERPRISE  
PARTNER  
*Wijayan Mr. Alen*

**SIGNATURES OF THE OWNERS FIRST PARTY**

GRAND SPACE INFRA  
*Bijoy Kr. Das*  
*Swapan Kumar Jena*  
*Subrata Sarmah*  
*Budipat Bose*

GRAND SPACE INFRA  
Partner  
*Bijoy Kr. Das*  
*Swapan Kumar Jena*  
*Subrata Sarmah*

Partner

Partner

**SIGNATURES OF THE DEVELOPER SECOND PARTY**

GRAND SPACE INFRA  
Partner  
*Budipat Bose*  
*Aradhendu Sankar*

*Dev*

**WITNESS & IDENTIFIER:-**

Signature :- Jayanta Hota  
Name:- Sri Jayanta Hota  
S/O:- Late Niranjan Hota  
Religion :- Hindu, Occupation:- Business  
Of- Ballavpur (Saraswati Mandir Lane),  
P.O. - Midnapore, P.S.- Kotwali,  
Dist:-Paschim Medinipore, Pin-721101;  
Aadhaar No.-33XX-XXXX-0403

**Drafted by me :-**

*Kusal Misra*  
Kusal Misra  
Advocate  
Judge's Court, Midnapore  
Enrol. No.-WB/1287/2002

**KUSAL MISRA (Advocate)**  
OF JUDGE'S COURT, P.O. + P.S. - MIDNAPORE,  
P.S. - KOTWALI, DISTRICT - PASCHIM MEDINIPUR,  
(WEST BENGAL)

ENROLLMENT NO. - **WB/1287/2002**

**Computerized by me :-**

*Somnath Mishra*

**SRI SOMNATH MISHRA**  
OF BALLAVPORE, P.O. + P.S. - MIDNAPORE  
DIST- PASCHIM MEDINIPORE

N:B:- This Development Agreement contains 1 stamp papers & 25 demy papers in total 26 papers only and two witness, as per Government order 1 sheet of plain paper including for Executants' & Claimants' ten fingers prints being enclosed. This 27<sup>th</sup> & 28<sup>th</sup> page are to be counted as part of a Development Agreement.

K.B. ENTERPRISE  
*Bijoy Kr. Das*  
PARTNER

K.B. ENTERPRISE  
*Bijoy Kr. Das*  
Partner

**WITNESS :-**

*Atanu Chowdhury*  
Mda, Khasrapur  
Paschim Medinipur  
Pin - 721305

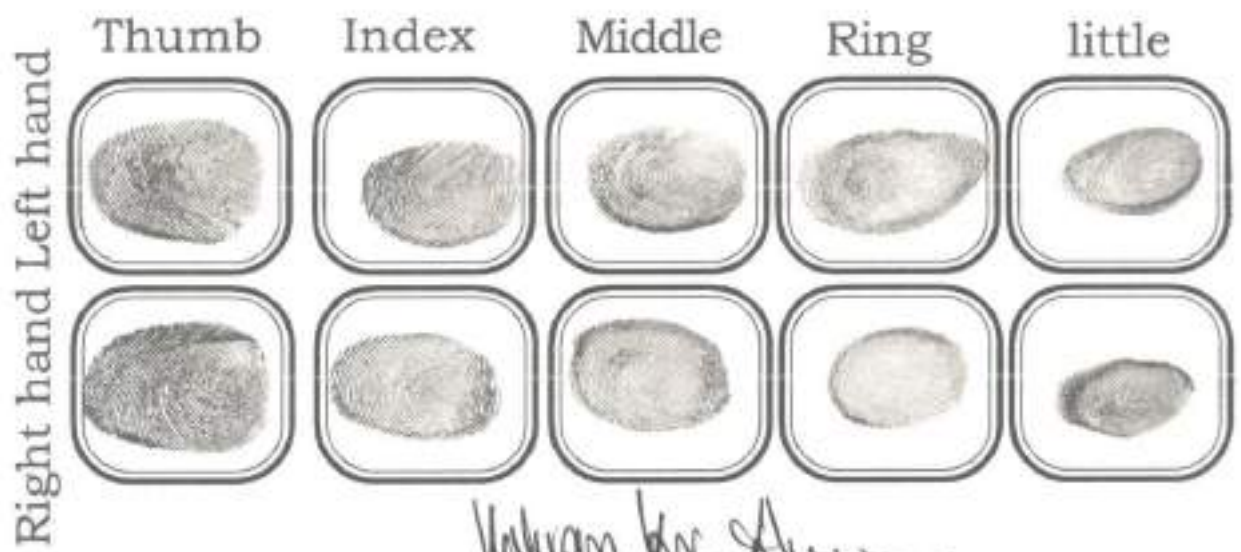
K.B. ENTERPRISE  
*Bijoy Kr. Das*  
Partner  
*Vijayan M. Hota*  
PARTNER

STAMP SPACE INFRA  
*Bijoy Kr. Das*  
*Sriyash Kumar Das*  
*Subrata Saha*  
Partner

STAMP SPACE INFRA  
*Bijoy Kr. Das*  
*Sriyash Kumar Das*  
*Subrata Saha*  
*Sudipta Bose*  
*Anandendu Sankar*

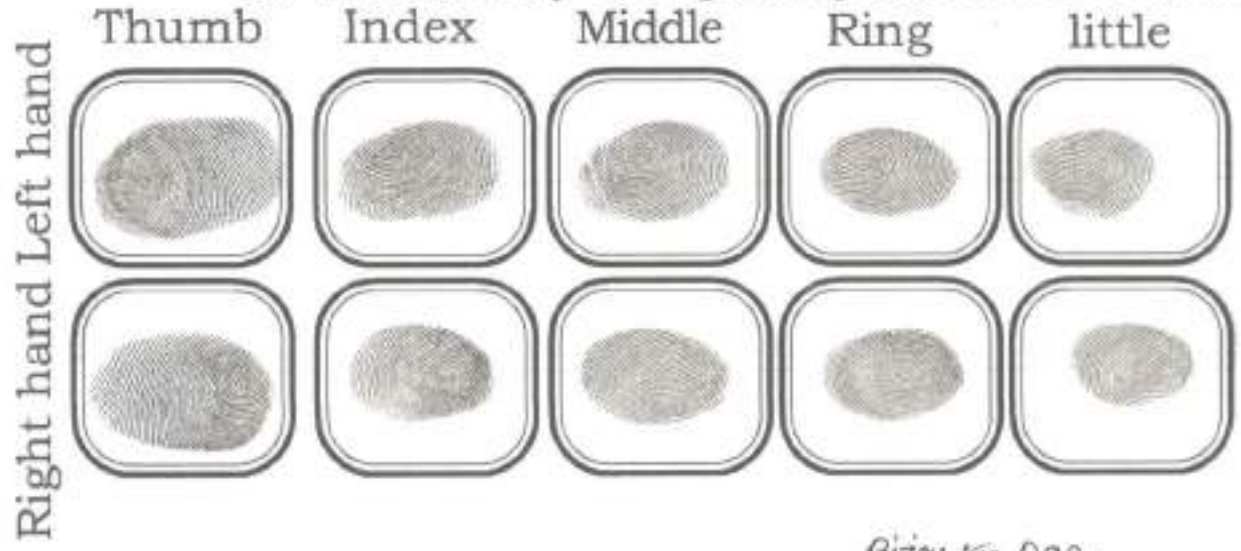
STAMP SPACE INFRA  
*Sudipta Bose*  
*Anandendu Sankar*  
Partner

Partner



*Hakeem Mr. Akbar*

All the Above My 10 fingers impressions are Attested



*Gijoy Kr. Das*

All the Above My 10 fingers impressions are Attested



*Sripran Kumar Jena*

All the Above My 10 fingers impressions are Attested

**MOUZA - CANTONMENT BARPATHAR, J.L. NO. - 168,  
P.S. - MIDNAPORE, DIST. PASCHIM MEDINIPUR.**

**SCALE 128" = 1MILE**

**NAME OF LAND OWNER** K.B. ENTERPRISE, PARTNERS - 1) KALYAN KUMAR DHARA S/O LATE SHYAMCHARAN DHARA OF HANSPUKUR, P.O + P.S. - MIDNAPORE, DIST. - PASCHIM MEDINIPUR, PIN - 721101. 2) BIJOY KUMAR DAS S/O LATE PURNA CHANDRA DAS OF CHIRIMARSAI, P.O + P.S. - MIDNAPORE, DIST. - PASCHIM MEDINIPUR, PIN - 721101.

**NAME OF LAND DEVELOPER** GRAND SPACE INFRA, PARTNERS 1. ARDHENDU SARKAR, 2. SWAPAN KR. JANA, 3. SUDIPTA BOSE, 4. SUBRATA SARKAR, 5. BIJOY KR. DAS. AT : ALIGUNJ, LIBRARY ROAD, P.O. - MIDNAPORE, P.S. - KOTWALI DIST :- PASCHIM MEDINIPUR, PIN - 721101.

AREA SHOWN THUS -



**LAND SCHEDULED**

PLOT NO.		AREA IN ACRE
R.S.	L.R.	
544/867	544/867	0.150
544/869	544/869	0.080
<b>TOTAL</b>		<b>0.230</b>

GRAND SPACE INFRA

Ardhendu Sarkar  
Sudipta Bose  
Subrata Sarkar  
Swapan Kumar Das  
Bijoy Kr. Das

*Kalyan Kr. Das*

Bijoy Kr. Das  
PARTNER

**DRAWN BY**

*D.D.*  
(D. DAS)

**SURVEYOR**

Partner



	Thumb	Index	Middle	Ring	little
Right hand					
Left hand					

*Sulavata Sumar*

All the Above My 10 fingers impressions are Attested

	Thumb	Index	Middle	Ring	little
Right hand					
Left hand					

*Sudipta Bose*

All the Above My 10 fingers impressions are Attested

	Thumb	Index	Middle	Ring	little
Right hand					
Left hand					

*Aradhendu Sarkar*

All the Above My 10 fingers impressions are Attested



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



192024250123538418

GRN Details

GRN:	192024250123538418	Payment Mode:	SBI Epay
GRN Date:	16/07/2024 12:26:36	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3872938249823	BRN Date:	16/07/2024 12:26:53
Gateway Ref ID:	IGAROCSTE6	Method:	State Bank of India NB
GRIPS Payment ID:	160720242012353840	Payment Init. Date:	16/07/2024 12:26:36
Payment Status:	Successful	Payment Ref. No:	2001847071/1/2024

[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Grand Space Infra  
Address: Aligunj  
Mobile: 7477807314  
Period From (dd/mm/yyyy): 16/07/2024  
Period To (dd/mm/yyyy): 16/07/2024  
Payment Ref ID: 2001847071/1/2024  
Dept Ref ID/DRN: 2001847071/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001847071/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	35020
2	2001847071/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
<b>Total</b>				<b>35041</b>

IN WORDS: THIRTY FIVE THOUSAND FORTY ONE ONLY.



### Major Information of the Deed

Deed No :	I-1002-05464/2024	Date of Registration	16/07/2024
Query No / Year	1002-2001847071/2024	Office where deed is registered	
Query Date	12/07/2024 4:48:31 PM	D.S.R. - II PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Shakti Pada Mishra Ballavpur Saraswati Mandir Lane,Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, PIN - 721101, Mobile No. : 9564462963, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 2,45,18,782/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip,(Urban area)		

### Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Cantanment Barpathar, , Holding No:950 JI No: 168, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-544/867	RS-2483	Commercial	Vastu	0.15 Acre		1,59,90,510/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	RS-544/869	RS-2483	Commercial	Vastu	0.08 Acre		85,28,272/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>23Dec</b>	<b>0 /-</b>	<b>245,18,782 /-</b>	
		<b>Grand Total :</b>			<b>23Dec</b>	<b>0 /-</b>	<b>245,18,782 /-</b>	




























### Land Lord Details :













Sl No	Name,Address,Photo,Finger print and Signature
1	<b>K B ENTERPRISE</b> Hanspukur, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Date of Incorporation:XX-XX-2XX0 , PAN No.: AAxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>GRAND SPACE INFRA</b> Aligunj, Library Road, City:- , P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri Kalyan Kumar Dhara</b>                      Son of Late Shyam Charan Dhara                      Date of Execution - 16/07/2024, , Admitted by: Self, Date of Admission: 16/07/2024, Place of Admission of Execution: Office                 </td> <td>   <small>Jul 16 2024 1:06PM</small> </td> <td>                       Captured  <small>LTI 16/07/2024</small> </td> <td>   <small>16/07/2024</small> </td> </tr> </tbody> </table> <p>Hanspukur, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali                      , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: aexxxxxx5I, Aadhaar No: 93xxxxxxx4432 Status : Representative, Representative of : K B ENTERPRISE (as Partners)</p>	Name	Photo	Finger Print	Signature	<b>Shri Kalyan Kumar Dhara</b> Son of Late Shyam Charan Dhara Date of Execution - 16/07/2024, , Admitted by: Self, Date of Admission: 16/07/2024, Place of Admission of Execution: Office	 <small>Jul 16 2024 1:06PM</small>	 Captured <small>LTI 16/07/2024</small>	 <small>16/07/2024</small>
Name	Photo	Finger Print	Signature						
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Name	Photo	Finger Print	Signature						
<b>Shri Ardhendu Sarkar</b> Son of Shri Amalendu Sarkar Date of Execution - 16/07/2024, , Admitted by: Self, Date of Admission: 16/07/2024, Place of Admission of Execution: Office	 <small>Jul 16 2024 1:07PM</small>	 Captured <small>LTI 16/07/2024</small>	 <small>16/07/2024</small>						

4	Name	Photo	Finger Print	Signature
	<b>Shri Swapan Kumar Jana</b> Son of Late Tarak Brahma Jana Date of Execution - 16/07/2024, , Admitted by: Self, Date of Admission: 16/07/2024, Place of Admission of Execution: Office		 Captured	
	Jul 16 2024 1:08PM LTI 16/07/2024 16/07/2024			
Mahul Apartment, Block B, Flat No 4D, Aligunj, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: agxxxxxx4f, Aadhaar No: 89xxxxxxxx3836 Status : Representative, Representative of : GRAND SPACE INFRA (as Partners)				
5	Name	Photo	Finger Print	Signature
	<b>Shri Sudipta Bose</b> Son of Tuls Charan Bose Date of Execution - 16/07/2024, , Admitted by: Self, Date of Admission: 16/07/2024, Place of Admission of Execution: Office		 Captured	
	Jul 16 2024 1:08PM LTI 16/07/2024 16/07/2024			
Colonelgola, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: agxxxxxx6j, Aadhaar No: 72xxxxxxxx1322 Status : Representative, Representative of : GRAND SPACE INFRA (as Partners)				
6	Name	Photo	Finger Print	Signature
	<b>Shri Subrata Sarkar</b> Son of Bhujanga Bhusan Sarkar Date of Execution - 16/07/2024, , Admitted by: Self, Date of Admission: 16/07/2024, Place of Admission of Execution: Office		 Captured	
	Jul 16 2024 1:09PM LTI 16/07/2024 16/07/2024			
Mirbazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: akxxxxxx5b, Aadhaar No: 61xxxxxxxx3047 Status : Representative, Representative of : GRAND SPACE INFRA (as Partners)				
7	Name	Photo	Finger Print	Signature
	<b>Shri Bijoy Kumar Das</b> Son of Late Purna Chandra Das Date of Execution - 16/07/2024, , Admitted by: Self, Date of Admission: 16/07/2024, Place of Admission of Execution: Office		 Captured	
	Jul 16 2024 1:08PM LTI 16/07/2024 16/07/2024			
Chirimarsai, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: afxxxxxx4p, Aadhaar No: 27xxxxxxxx1028 Status : Representative, Representative of : GRAND SPACE INFRA (as Partners)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Jayanta Hota</b> Son of Late Niranjan Hota Ballavpur, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101		 Captured	
	16/07/2024	16/07/2024	16/07/2024
Identifier Of Shri Kalyan Kumar Dhara, Shri Bijoy Kumar Das, Shri Ardhendu Sarkar, Shri Swapan Kumar Jana, Shri Sudipta Bose, Shri Subrata Sarkar, Shri Bijoy Kumar Das			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	K B ENTERPRISE	GRAND SPACE INFRA-15 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	K B ENTERPRISE	GRAND SPACE INFRA-8 Dec

**Endorsement For Deed Number : I - 100205464 / 2024**

**On 16-07-2024**

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

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

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

Presented for registration at 13:00 hrs on 16-07-2024, at the Office of the D.S.R. - II PASCIM MIDNAPORE by Shri Bijoy Kumar Das ..

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,45,18,782/-

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

Execution is admitted on 16-07-2024 by Shri Kalyan Kumar Dhara, Partners, K B ENTERPRISE, Hanspukur, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Identified by Shri Jayanta Hota, , Son of Late Niranjan Hota, Ballavpur, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

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Execution is admitted on 16-07-2024 by Shri Ardhendu Sarkar, Partners, GRAND SPACE INFRA, Aligunj, Library Road, City:- , P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

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Execution is admitted on 16-07-2024 by Shri Swapan Kumar Jana, Partners, GRAND SPACE INFRA, Aligunj, Library Road, City:- , P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

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Execution is admitted on 16-07-2024 by Shri Sudipta Bose, Partners, GRAND SPACE INFRA, Aligunj, Library Road, City:- , P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

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**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/07/2024 12:26PM with Govt. Ref. No: 192024250123538418 on 16-07-2024, Amount Rs: 21/-, Bank: SBI  
EPay ( SBIPay), Ref. No. 3872938249823 on 16-07-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,020/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 8586, Amount: Rs.5,000.00/-, Date of Purchase: 16/07/2024, Vendor name: Soumen Kumar Dey  
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 16/07/2024 12:26PM with Govt. Ref. No: 192024250123538418 on 16-07-2024, Amount Rs: 35,020/-,  
Bank: SBI EPay ( SBIPay), Ref. No. 3872938249823 on 16-07-2024, Head of Account 0030-02-103-003-02



**Sudikshit Roy Barma**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II PASCIM**  
**MIDNAPORE**  
**Paschim Midnapore, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1002-2024, Page from 109514 to 109551

being No 100205464 for the year 2024.



*Sudikshit Roy Barma*

Digitally signed by Sudikshit Roy Barma  
Date: 2024.07.31 17:10:11 +05:30  
Reason: Digital Signing of Deed.

(Sudikshit Roy Barma) 31/07/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II PASCIM MIDNAPORE

West Bengal.