

7282

D-2366



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL 02-2785581/29 L 401270

13.59

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

Addl. Dist. Sub-Registrar
TAMLUK

- 6 NOV 2024

Himanshu Kumar Bane
J.M. CONSTRUCTION AND DEVELOPERS

Signature
Proprietor

DEVELOPMENT AGREEMENT STATE-WEST BENGAL

THIS DEVELOPMENT AGREEMENT is made & executed at Tamluk, Purba Medinipur on this 6th day of November, 2024 (Two Thousand Twenty Four)

BETWEEN

SRI HIMANSHU KUMAR BERA (Aadhaar No- 3819 5314 5661, PAN - AIDPB2747A), Son of Late Satish Chandra Bera, by Nationality - Indian, by Faith - Hindu, by Occupation - Retired Person, residing at Village-Dakshin Chara Sankarara, Post Office & Police Station-Tamluk, District: Purba Midnapore, Pin Code-721636, West Bengal, India, hereinafter called and referred to as the **"OWNER/FIRST PARTY"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, administrators, legal representatives nominees, and/or assigns) of the **FIRST PART**.

AND

M/S J.M CONSTRUCTION AND DEVELOPERS, represented by its sole Proprietor **SK. MOJAHID ALI** (Aadhaar No. 3999 7339 4656, PAN-AGBPA3930G), Son of Sk. Anwar Ali, by faith-Islam, by Nationality- Indian, by Occupation- Business, residing at Premises no. 17/H/6, Beck Bagan Row, Post Office-Circus Avenue, Police Station-Karaya, District-South 24 Parganas, Kolkata- 700017, herein after called and referred to as the **"DEVELOPER"** (which terms or expression shall be deemed to mean and include partners & successors-in-office, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

WHEREAS one Haripada Samanta and others, sold, transferred and conveyed **ALL THAT** a piece and parcel of land measuring 17.002 decimal more or less, lying and situated at Mouza Dakshin Chara Sankarara, R.S. Satta No. 158, R.S. Dag Nos. 133 & 134, L.R. Dag Nos. 141 & 138, L.R. Khatian No. 853, J.L.No. 286, under Police Station-Tamluk, Sub-Registry Office at Tamluk, District: Purba Medinipore along with various other properties, in favour of Sri Banamali Bera (now deceased), Son of Late Satish Chandra Bera, resident of Village-Salgechia, by a Bengali Kobala Deed, which was duly registered on dated 22.07.1972, in the Sub-Registry Office at Tamluk and recorded in Book No. I, being Deed No. 7862 for the year 1972.

Himanshu Kumar Bera

J.M CONSTRUCTION AND DEVELOPERS
SK. MOJAHID ALI
Proprietor

(Signature)

AND WHEREAS by virtue of said Bengali Kobala, said Sri Banamali Bera (now deceased), became the sole and absolute owner of **ALL THAT** a piece and parcel of land measuring 17.002 decimal more or less, Plot No. 133(RS) 141 (LR) area 12 decimal and plot no. 134(RS) 138 (LR) area 5.002 decimal total area 17.002 decimal lying and situated at Mouza Dakshin Chara Sankarara, R.S. No. 158, R.S. Dag No.133 & 134, L.R. Dag No. 141 & 138, L.R. Khatian No. 853, J.L. No. 286, under P.S. Tamluk, District: Purba Medinipore, along with various properties and seized and possessed the same without any disturbance of the other.

AND WHEREAS while thus in peaceful possession of the said property, the said Sri Banamali Bera died intestate leaving behind his wife namely Smt Minati Bera, two sons namely Sri Debaprasad Bera and Sri Sibaprasad Bera, along with three daughters namely Smt Sabita Maity, Smt Anita Khanra and Smt Sujata Bera, as his joint legal heirs and successors, within the meaning of Hindu Succession Act, 1956 each having an undivided 1/6th share in respect thereof.

AND WHEREAS by way of inheritance, the above legal heirs i.e. Smt Minati Bera, Sri Debaprasad Bera, Sri Sibaprasad Bera, Smt. Sabita Maity, Smt Anita Khanra and Smt. Sujata Bera, became the joint owners of **ALL THAT** a piece and parcel of land measuring 17.002 decimal more or less, lying and situated at Mouza Dakshin Chara Sankarara, R.S. Satta No. 158, R.S. Dag Nos.133 & 134, L.R. Dag Nos. 141 & 138, L.R. Khatian No. 853, J.L. No. 286, under P.S. Tamluk, District: Purba Medinipore along with various other properties, which is more fully described in Schedule therein.

AND WHEREAS by virtue of a registered Bengali Deed of Gift dated 26th September 2022, which was duly registered at the Office of the A.D.S.R. Tamluk, West Bengal and recorded in Book No. I, Volume No.1103-2022, Pages from 150647 to 150662, Being No. 110307550 for the year 2022, said Smt Minati Bera and Smt Sujata Bera, gifted, transferred, conveyed, assured and assign of their 2/6thundivided share of total property i.e. 05.667 decimal, lying and situated at Mouza Dakshin Chara Sankarara, R.S. Satta No. 158, R.S. Dag No.133 & 134, L.R.Dag No. 141 & 138, L.R. Khatian No. 853, Zilla Collectory Touzi No. 2639, J.L. No. 286, under P.S. Tamluk, District: Purba Medinipore in favour of Sri Sibaprasad Bera.



J.M. CONSTRUCTION AND DEVELOPERS



Proprietor

Honourable K. S. Bera

AND WHEREAS by virtue of another registered Bengali Deed of Gift on dated 26th September 2022, which was duly registered at the Office of the A.D.S.R. Tamluk, West Bengal and recorded in Book No. I, Volume No.1103-2022, Pages from 150961 to 150976, Being No. 110307570 for the year 2022, said Smt Sabita Maity, and Smt Anita Khanra, gifted, transferred, conveyed, assured and assign of their 2/6th undivided share of total property i.e. 05.667 decimal, lying and situated at Mouza Dakshin Chara Sankarara, R.S. No. 158, R.S. Dag No.133 & 134, L.R. Dag No. 141 & 138, L.R. Khatian No. 853, Zilla Collectory Touzi No. 2639, J.L.No. 286, under P.S. Tamluk, District: Purba Medinipore in favour of Sri Debaprasad Bera.

AND WHEREAS after the execution of said Deed of Gift, Being No. 7570 for the year 2022 and by way of inheritance, said Sri Sibaprasad Bera became the sole and absolute owner of the total undivided property measuring an area 8.501 decimal more or less, lying and situated at at Mouza Dakshin Chara Sankarara, R.S. No. 158, R.S. Dag No.133 & 134, L.R. Dag No. 141 & 138, L.R. Khatian No. 853, Zilla Collectory Touzi No. 2639, J.L. No. 286, under P.S. Tamluk, District: Purba Medinipore.

AND WHEREAS thereafter by virtue of an Exchange Deed, said Sri Sibaprasad Bera exchange, convey and transfer ALL THAT a piece and parcel of bastu land i.e. measuring an area 03 decimal land from R.S. Dag No. 133 and measuring an area 01.251 land from R.S. Dag No. 134 in total 04.251 land decimal more or less in favour of **SRI HIMANSHU KUMAR BERA**, which was duly registered on dated 28.09.2022 at the Office of the A.D.S.R. Tamluk, West Bengal and recorded in Book No. I, Volume No.1103-2022, Pages from 156347 to 156364, Being No. 110307770 for the year 2022.

AND WHEREAS thereafter by virtue of another Exchange Deed, said Sri Sibaprasad Bera exchange, convey and transfer ALL THAT a piece and parcel of bastu land i.e. measuring an area 03 decimal land from R.S. Dag No. 133 and measuring an area 1.25 decimal land from R.S. Dag No. 134 in total 04.250 land decimal more or less in favour of **SRI HIMANSHU KUMAR BERA**, which was duly registered on dated 29.09.2022 at the Office of the A.D.S.R. Tamluk, West Bengal and recorded in Book No. I, Volume No.1103-2022, Being No. 110307819 for the year 2022.

JM CONSTRUCTION AND DEVELOPERS

Proprietor

S. K. Ghosh

Himanshu Kumar Bera

(Signature)

AND WHEREAS after the execution of said Deed of Gift being No. 7550 for the year 2022 and by way of inheritance said Sri Debaprasad Bera; became the sole and absolute owner of the total undivided property measuring an area 8.501 decimal more or less, lying and situated at Mouza Dakshin Chara Sankarara, R.S. No. 158, R.S. Dag No.133 & 134, L.R. Dag No. 141 & 138, L.R. Khatian No. 853, Zilla Collectory Touzi No. 2639, J.L.No. 286, under P.S. Tamluk, District: Purba Medinipore.

AND WHEREAS Thereafter by virtue of an Exchange Deed said Debaprasad Bera exchange, convey and transfer ALL THAT a piece and parcel of bastu land i.e. measuring an area 03 decimal land from R.S.Dag No. 133 and measuring an area 01.251 land from R.S. Dag No. 134 in total 04.251 land decimal more or less in favour of **SRI HIMANSHU KUMAR BERA**, which was duly registered on dated 28.09.2022 at the Office of the A.D.S.R. Tamluk, West Bengal and recorded in Book No. I, Volume No.1103-2022, Pages from 156731 to 156749, Being No. 110307806 for the year 2022.

AND WHEREAS Thereafter by virtue of another Exchange Deed said Sri Debaprasad Bera exchange, convey and transfer ALL THAT a piece and parcel of bastu land i.e. measuring an area 03 decimal land from R.S. Dag No. 133 and measuring an area 01.250 land from R.S. Dag No. 134 in total 04.250 land decimal more or less in favour of **SRI HIMANSHU KUMAR BERA**, which was duly registered on dated 29.09.2022 at the Office of the A.D.S.R. Tamluk, West Bengal and recorded in Book No. I, Volume No.1103-2022, Pages from 157256 to 157274, Being No. 110307818 for the year 2022.

Thereafter Sri Bishnupada Samanta executed & registered one sale deed no. 455/1973, registered at ADSR - Tamluk & conveyed 08 decimal of plot no. 133(R.S) 141 (L.R) and 02 decimal land of plot no. 134(R.S.) 138 (L.R) to Himanshu Kumar Bera.

In the aforesaid ways, Himanshu Kumar Bera has got absolute owner in total area of land as follows:-



J/M CONSTRUCTION AND DEVELOPERS

Sri Himanshu Kumar Bera

Proprietor

Himanshu Kumar Bera

By the way of	Parties of documents	Regd. At ADSR	Plot of area	
			133 (R.S) 141 (L.R.)	134 (R.S.) 138 (L.R)
✓ 7770/2022 (Deed of Exchange)	1 st Party Himanshu Kumar Bera 2 nd Party Sri Shibaprasad Bera	Tamluk	03 dec.	1.251 dec.
✓ 7818/2022 (Deed of Exchange)	1 st Party Himanshu Kumar Bera 2 nd Party Sri Debaprasad Bera	Tamluk	03 dec.	1.250 dec.
7819/2022 (Deed of Exchange)	1 st Party Himanshu Kumar Bera 2 nd Party Sri Debaprasad Bera	Tamluk	03 dec.	1.25 dec.
✓ 7806/2022 (Deed of Exchange)	1 st Party Himanshu Kumar Bera 2 nd Party Sri Debaprasad Bera	Tamluk	03 dec.	1.25 dec.
455/2022 (Deed of Sale)	1 st Party Himanshu Kumar Bera 2 nd Party Sri Bishnupada Samanta	Tamluk	08 dec.	02 dec.
Total Area			20 dec.	7.001 dec.

JM CONSTRUCTION AND DEVELOPERS

S. K. Ghosh, A.O.

Prin. Secy.

Himanshu Kumar Bera

Thereafter Himanshu Kumar Bera executed one Sale Deed being no. 9836/2022 - Regd. At ADSR - Tamluk and covered 1.25 dec. land of plot no. 134 (R.S.) 138 (L.R) of Mouza- Dakshanchara Shankarara to Arnab Jana as follows:-

(Handwritten signature/initials)

Sale Deed no.	Regd. at ADSR	Buyer	Seller	Plot No.	Area
9836/2022	Tamluk	Sri Arnab Jana	Himanshu Kumar Bera	134 (R.S) 138 (L.R.)	1.25 dec.
Total Area					1.25 dec.

Thereafter said Himanshu Kumar Bera mutated the aforesaid lands under Khatian No. 1665/1 as follows:-

Khatian No.	Dag/Plot & Area	
1665/1 in the name of Himanshu Kumar Bera	133 (R.S)	134 (R.S.)
	141 (L.R.)	138 (L.R.)
	20 dec.	5.752 dec.

Thereafter said Himanshu Kumar Bera wanted to develop the 09 decimal land of plot no. 133(R.S.) 141 (L.R) and 1.8 decimal land of Plot No. 134 (R.S) 138 (L.R.) relating to Deed of Exchange No. 7770/2022 & 7806/2022 & 7818/2022 all deeds are registered at ADSR - Tamluk and the possesses the said land without any disturbance of the others.

AND WHEREAS on getting the said information, the party of the Second Part/Developer herein, with the bonafide motive development and lawful gains of the property, which has been described in the FIRST SCHEDULE hereunder by raising a newly constructed building thereupon, after obtaining Sanctioned Building Plan form being the authorities of the Tamluk Municipality.

AND WHEREAS the Owner/First Part herein, on considering the said proposal of the Developer/the Party of the Second Part herein, has agreed to provide scope to the Party of the Second part, as the Developer to develop the said new project over the demarcated premises by way of erection or construction of the new building, entire cost and expenses of the Developer herein, in accordance with the agreed terms and conditions, laid down below hereunder, in this agreement as follows:-



Plot (L.R) → 141, 138
 9 D. 1.8 D → 10.8 D
 Khatian → 1665/1

J M CONSTRUCTION AND DEVELOPERS

Sr. Architect

Himanshu Kumar Bera

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties thereto as follows:-

ARTICLE - I : COMMENCEMENT

This Agreement shall be deemed to have commenced on and from the date of signing of these presents and remain valid and irrevocable till the erection, construction and finishing of the building and selling or transferring and registration of appropriate deeds of all Flats/rooms/ spaces in the building in respect of Developer's allocation is completed.

ARTICLE II - DEFINITIONS

2.1 "OWNER" shall mean and include **Himanshu Kumar Bera** for the time being and then his respective heirs, successors, executors, administrators, legal representatives and assigns.

2.2 "DEVELOPER" shall mean and include shall mean M/S J.M. CONSTRUCTION AND DEVELOPERS, having its office at 17/H/6, Beck Bagan Row, Post office. Circus Avenue, Police Station Karaya, Kolkata 700 017, include its proprietor SK. MOJAHID ALI, for the time being, and then his heirs, successor or successors-in-office, executors, administrators, legal representatives, assigns and authorized agent.

2.3 "AGREEMENT" means the Development Agreement, including the Schedule hereto as may be amended, supplemented or modified in accordance with the provisions hereof.

2.4 "PREMISES" shall mean All That piece or parcel of Bastu/ Sali land total measuring 10.8 decimal by the same a little more or less and situated at Dakshin Chara Sankarara, under Khatian No. 1665/1, under P.S. Tamruk and it is mentioned in FIRST SCHEDULE.

2.5 "BUILDING" shall mean Ground Plus Four Storied Building to be constructed according to the Plan Building Plan sanctioned and/or approved by the Tamralipta Municipality in respect of FIRST SCHEDULE property.

J.M. CONSTRUCTION AND DEVELOPERS

SK. MOJAHID ALI

Proprietor

Himanshu Kumar Bera

(Signature)

TOGETHERWITH the proportionate undivided interest in the land comprised in the said premises and the undivided proportionate share in the common facilities, amenities, common parts and common spaces all other transferable areas and rights in the said premises including common right in the roof of the building shall belong to the Developer morefully mentioned in the THIRD SCHEDULE hereunder written together with the right on the part of the Developer to enter into agreement for sale with intending purchaser and/or purchasers and/or sell the same by and mode of Transfer, in any manner may with the same and receive all amount of advance or advances, earnest money, part or full of the consideration in respect of the Flats/Units/Spaces from the intending purchaser or purchasers in respect of Developer's allocation.

The top roof /terrace space will be used commonly by the both parties including their assigns.

2.12 "BUILDING PLANS" shall mean the Sanctioned Building Plan by the Tamralipta Municipality and shall include any amendments thereto or modifications thereof made or caused by the Developer.

2.13 "SPECIFICATION": shall mean standard materials for construction and completion of the building. The details of specification are given in the FIFTH SCHEDULE hereunder.

2.14. SUPERBUILT UP AREA shall mean and will as curtained by measurement of the covered area of the said flat/unit/space plus 25% for the common areas and amenities in the said premises.

2.15 "ARCHITECT" shall mean such person or persons being appointed by the Developer.

2.16 "ASSOCIATION" shall mean the Association and Society of Co-Owners to be formed for common purpose.

2.17 Words importing singular shall include plural and vice versa.

2.18 Words importing masculine gender shall include Feminine and Neuter genders likewise words imparting feminine gender shall include masculine and neuter genders and similarly words imparting Neuter gender shall include masculine and feminine genders.

JIN CONSTRUCTION AND DEVELOPERS

Dr. Rajendra K. Sh.

Proprietor

Himanshu Kumar Sinha

ARTICLE - III : OWNERS' RIGHT AND REPRESENTATION

3.1. The Owner hereby declare that said property and/or premises fully described in the FIRST SCHEDULE herein is free from all encumbrances and liabilities and it has good right and absolute authority in the said property without any claim, demand, right, title or interest or any other person or persons claiming under or in trust for the Owner and the Owner have good right and absolute authority to enter this Agreement with the Developer herein.

3.2 The Owner shall produce all the original title deeds of the said premises and other original documents relating to the said premises to the Developer, as when required so.

3.3 The Owner shall not do any acts deeds or things whereby the Developer shall be prevented from development and/or construction and completion of the said proposed Building in terms of the agreement and also to sell/transfer its share of allocation.

3.4 The Owner shall assist the Developer in disposing the Developer's share of allocation in the proposed building for the valid transfer of title as and when so required by the Developer. Similarly the Developer will assist the Landowner in disposing the Owner's share of allocation in the proposed building for the valid transfer as and when so required by the Owner.

3.5 The Owner shall not demand from the Developer any money and any other areas in the said proposed building save and except his share of allocation in the said proposed building, as specified in Owner Allocation. The Developer is empowered to collect consideration money from the intending purchaser/s by sale of Developer's allocation. The Developer has right and liberty to take advance and full and final consideration from the intending purchaser (s) in respect of Developer's allocation only and the Owner are not entitled to claim or demand any such amount of consideration in any manner or way from the Developer or the intending purchaser/s in respect of Developer's allocation.

3.6 The Owner hereby declare that he has not committed or entered into any agreement for sale, lease or mortgage in respect of the said property or any part thereof with any person/s or concern which is described as developer allocation in aspect ratio.



JM CONSTRUCTION AND DEVELOPERS

Handwritten signature of Himanshu Kumar Bora

Developer

3.7 The Owner shall execute and register a Power of Attorney in favour of the Developer or its nominee at the time of execution of these presents as may be required in connection with the construction of the building and also for pursuing and following up matter with the Tamralipta Municipality and other concerned authorities and for execution and registration of the Deed of Conveyance(s) of flats/ rooms/ units / parking spaces together with the proportionate undivided share and interest in the land of the said premises comprised in the Developer's share of allocation in the said new building and for receiving consideration for the same.

3.8 Whenever required by the Developer, the Owner shall sign such papers and documents as may be required by the Developer to enable him to do the development of the said premises smoothly as per the terms of this agreement.

3.9 That the Owner has not done any act deed or thing which might affects its right to grant the Developer the exclusive right to develop the said premises and that they have not entered into any similar agreement, written or oral with any person other than the Developer herein concerning the said premises.

ARTICLE - IV : DEVELOPER'S RIGHTS AND OBLIGATIONS

4.1 The Owner hereby grants subject to what has been herein provided the exclusive right to the Developer to build construct, erect building or of buildings as per Plan sanctioned by the Tamralipta Municipality and complete the construction and finishing work of the building in order to sell and transfer the Developer Allocation to the intending purchaser (s) by entering into agreement for sale and/or sell and/or transfer the said Developer's allocation.

4.2 All application, revised plans and other papers and documents that may be required by the Developer for the development and construction of the said property shall be prepared and submitted by the Developer on behalf of the Owner as their Power of Attorney holder and the Owner will sign all such revised plans, application, other papers and documents as and when required so and all costs and expenses will be borne by the Developer.

4.3 The Developer has agreed to allocate the Owner the constructed area in the newly constructed building in respect of his allocation morefully mentioned in the



SECOND SCHEDULE hereunder written in accordance with the terms and conditions under these presents together with proportionate share in all common facilities and amenities. Save and except the above allocation of the Owner, the remaining constructed area the newly constructed building upon the said property Together with the proportionate undivided interest in the land comprised in the said premises and the undivided proportionate share in the common facilities, amenities, common parts and common spaces including roof right and other common areas, facilities and amenities, of the newly constructed buildings shall belong to the Developer as Developer (s) allocation more-fully mentioned in the THIRD SCHEDULE hereunder written.

4.4 The selling rate of the Developer's allocation will be fixed by the Developer. The profit and loss, earned from the Developers Allocation will be entirely received or borne by the Developer and no amount will be adjusted from the Owner allocation on accounts of loss or vice versa on account of profit from Developer's allocation. The Developer shall have absolute right to sell and transfer his shares of allocation in the proposed building together with the proportionate undivided share in the land of the said premises to any purchaser and purchaser and to take the entire consideration money thereof.

4.5 The Developer shall have absolute right to execute agreement for sale or transfer in respect of his share of Allocation in the proposed building together with the proportionate undivided share in the land of the said premises and to take the entire advance/ earnest money and/or consideration money thereof. The Developer has right and liberty to take advance and final consideration from the intending purchaser/s in respect of Developer's allocation only. The Developer shall have the right to execute and register the Deed of Conveyance(s) in respect of Developer's share of allocation in the said proposed building as Registered Power of Attorney Holder of the Owner.

4.6 On completion of the proposed building when the flats/units/ spaces are ready for giving possession to the intending purchaser (s) the possession letter will be signed by the Developer in respect of Developer's allocation as the representatives of the Owner in respect of Developer's Allocation.

J M CONSTRUCTION AND DEVELOPERS

Sanjay K. K.

Himanshu Kumar Bena

(Signature)

4.7 In so far as necessary all dealings by the Developer including agreements for sale or transfer concerning Developer's allocation in respect of the Flat/rooms/car parking spaces and proportionate share in the land of which the Owner undertake to execute a Registered Power of Attorney in favour of the Developer.

4.8 For the purpose of construction of the building at the said premises the Developer shall be entitled to appoint and employ at its cost such contractor, sub-contractor, engineers, skilled and unskilled workers, caretakers and other staff and employee and on such remuneration and on such terms and conditions as be deemed fit and proper by the developer.

4.9 The Developer shall be entitled to construct the building (s) in accordance with the sanctioned plan thereof without any hindrance or obstruction from the Owner or any person claiming through or under trust for the Owner.

4.10 The type of construction, specification of material to be used for the construction of the building and the units specified in the Agreement in the FIFTH SCHEDULE hereunder written.

4.11 The DEVELOPER shall construct, erect and complete the building and the common facilities and amenities at the said premises with materials as specified in the Agreement in FIFTH SCHEDULE hereunder written. Such construction of the building shall be completed by the Developer within 36 (Thirty-six) months starting of the work from the date of execution of this sanction plan or unless the same is beyond the control of the Developer due to any litigation a grace period of two year will be permitted unconditionally & positively.

4.12 The Developer will be entitled to make changes as also alterations in the sanctioned plan and/or construction as it may deem fit and proper for better and effective construction. The Developer will be entitled to make alterations, modifications and/or change in the internal layout and the design of the flats/rooms and/or building including construction of additional floor as per rule of the Tamralipta Municipality subject to consent of the Owner accordingly and if done so, additional constructed area, additional floor and/or basement shall also be divided in between the Owner & Developer in 40%-60% ratio.

J.M. CONSTRUCTION AND DEVELOPERS

S. S. Ghosh

Proprietor

Himanshu Kumar Jana



ARTICLE V - ALLOCATION OF CONSTRUCTED AREA

5.1. The Owner shall be entitled to the Owner's allocation morefully mentioned in the SECOND SCHEDULE below and the Developer shall be entitled to the Developer's allocation more fully and specifically in the THIRD SCHEDULE hereunder written. The Owner and the Developer shall have and be entitled to proportionate undivided right in common space, common facilities and amenities in the said building and premises.

5.2 The Developer shall complete the owners' allocation mentioned in the SECOND SCHEDULE hereunder as per specification of works mentioned in the FIFTH SCHEDULE hereunder written along with the developer.

ARTICLE VI - SALE/TRANSFER OF CONSTRUCTED AREA

6.1 The Owner shall always be absolutely entitled to sale, gift or otherwise any kind of transfer of the Flats, Units, parking spaces and other spaces to be contained in the Owners' Allocation more fully mentioned in the SECOND SCHEDULE together with the proportionate undivided interest in the land comprised in the said premises attributable to the areas of the units and/or spaces include in the Owners' Allocation without any restrictions from the Developer and in the common areas and installations attributable thereto to such person(s) and on such terms and conditions as the Owner may deem fit and proper BUT not in any way contrary to the terms and conditions contained herein.

6.2 The Developer shall be absolutely entitled sell the Flat/Units and car parking space and other spaces to be contained in the Developer's Allocation more fully mentioned in the THIRD SCHEDULE below Together with the proportionate undivided interest in the land comprised in the said premises and has liberty and authority to sell and transfer his allocation without any permission of the Owner the proportionate undivided interest in the land comprised in the said premises attributable to the areas to be contained in the Developer's Allocation and also the units and parking spaces to be contained in the Developer's Allocation and the properties and the rights appurtenant thereto, being the Developer's undivided share in the common areas and installations and also any other areas comprised in the Developer's Allocation, in such manner and to such person(s) and at such consideration and on such terms and conditions as the Developer may deem fit

JM CONSTRUCTION AND DEVELOPERS

Sanjiv Kumar

Himanshu Kumar

(Signature)

and proper and the Developer together for the user and maintenance of the said premises and to enter into agreements and receive and absolutely appropriate the sale proceeds thereof in its entirety without any right of the Owner and if necessary the Owner will be required to join in as a party to all agreements and instruments that may be entered into by the Developer with intending Purchaser/s relating to Developer's Allocation at the costs and expenses of the Developer's nominees or the intending Purchasers in respect of Developer's allocation and vice versa.

6.3 The Owner hereby expressly agree to execute and register from time to time as and when required by the Developer, the Deed(s) of Conveyance in respect of the Developer's Allocation whatever right title and interest the Owner have in the Developer's Allocation in favour of the Developer and/or its nominee or nominees, being the persons agreeing with the Developer to get the Flats/units purchased with or without parking spaces comprised in the Developer's Allocation, as the Developer may from time to time nominate or require and in such share or shares and by such number of deed/s as the Developer may deem fit and proper and vice versa.

6.4 That the Developer shall be and entitled to exclusively develop construct as per the Tamralipta Municipality sanctioned plan or working plan to complete the buildings on the said premises without any interruption and interference from the Owner or any person or persons claiming through or under the Owner.

6.5 The Owner shall execute all documents, deeds and instruments as may be necessary and/or required from time to time for carrying out the development of the said premises in terms hereof.

ARTICLE VII - FORCE MAJEURE

7.1 The Developer shall not be regarded in breach of any of the terms and conditions herein contained and on the part of the Developer to be performed and observed if it is prevented by any of the conditions herein below:

- i) Natural calamity
- ii) Tempest



- iii) Any prohibitory order from the court and/or governmental or semi governmental authorities
- iv) Any other unavoidable circumstances beyond control of the Developer.

ARTICLE VIII - COMMON RESTRICTION

8.1 Both parties shall abide by all laws Byelaws Rules and Regulations of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any violation and/or breach of any of the said laws Bye-laws and Regulation.

8.2 Both the Parties shall keep each other saved, harmless and indemnified in respect of all losses and/or damages that either party may suffer due to any claim or proceedings by any person arising out of the works envisaged herein and in connection with the said premises. In case any of the parties commit any default in fulfillment of its obligations hereunder then and in such even the other party will be entitled to claim specific performance and / or damages.

ARTICLE IX - MISCELLANEOUS

9.1 The Owner and the Developer have entered into this Agreement purely on a principal basis and nothing stated herein shall be deemed or constructed as a partnership between the Owner and the Developer or as joint venture between the Developer and the Owner or shall the Developer and the Owner in any manner constitute an association of persons.

9.2 If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

9.3 The Agreement for Development (together with its Schedules) constitute the entire Agreement between the parties and save as otherwise expressly provided, no modifications, amendments or waiver of any of the provisions of this Agreement for Development shall be effective unless made in writing specifically referring to this Agreement and duly signed by the parties hereto.



9.4 Each of the parties shall co-operate with the other to give effect to this Agreement and shall execute and/or register such documents or papers as shall be required by the other party for giving full effect to the terms hereunder agreed.

9.5 It is clarified and specifically agreed that the Developer shall be entitled to receive, take, realize and collect and/or retain all monies as development and construction costs with profit from the person or persons or party or parties agreeing to acquire or purchase and/or to whom the said flats/units/spaces/car parking space for residential or commercial use are sold or allotted as the case may be out of sale of Developer's Allocation. All the moneys which shall be received and collected by the Developer from such person or persons or party or parties shall belong to the Developer.

9.6 The Owner hereby agree and undertake to execute such documents of transfer, conveyance (s) and papers in the name of the Developer or its nominees (s) or intending purchasers of Flats/rooms/spaces/parking spaces as the Developer may require from time to time in order to lawful acquire and secure its share in the proposed building together with undivided proportionate share in land comprised in the said premises.

9.7 The Developer or the intending purchasers in respect of Developer's allocation and the Owner or their nominee (s) after getting their respective allocation shall be responsible to pay and bear the service charges for the common facilities in the new building payable in respect of the their allocation and such charges are to include proportionate share of taxes, charges of electricity used for common lighting purpose, management of the common facilities and charges for other facilities whatsoever.

9.8 All notices to be served hereunder by any of the parties on the other shall, without prejudice to any mode of service available to them, be deemed to have been served on the 4th day of the date of dispatch of such notice by registered post at the address of the other party mentioned herein above or hereafter notified in writing and irrespective of any change of address or return of the cover sent by the registered post without the same being served. None of the parties shall raise any objection as to service of the notice deemed to have been served as aforesaid.



9.9 The building proposed to be constructed by the Developer shall be made in accordance with the specifications more fully and particularly mentioned and described in the FIFTH SCHEDULE hereunder written.

9.10 The Owner, the Developer and Flat Owner (s) shall enjoy the undivided proportionate share of land, common parts, easement, common passage, and other common advantage or amenities as described in the FOURTH SCHEDULE hereunder.

9.11 No party shall have right to install any tower on the roof of the top floor or use the same for any commercial gain and the same will be kept vacant for use of both the parties and/or subsequent transferees.

9.12 The Developer shall bear full responsibility for the design and construction of the building, including the comprehensive development of the entire parcel of land, the Owner's Allocation, and all associated works necessary for the successful completion of the project. The Owner/First Party shall have no liability or responsibility in connection with these obligations.

9.13 The Developer shall not be entitled to sell any portion of their allocated share until the possession of the Owner's Allocation has been duly transferred to the Owner. Notwithstanding the foregoing, the Developer shall retain the right to enter into any agreements for the sale of the Developer's Allocation.

9.14 In the event of any accident occurring during the construction of the building, the Landowner shall not be held liable for such incidents. Furthermore, the Landowner shall not be responsible for any theft of materials or any unforeseen incidents related to the construction process.

9.15 All costs pertaining to the lift facility, transformer, submersible pump, Goods and Services Tax (GST), and any other associated expenses for the entirety of the project—encompassing both the Developer's allocation and the Land Owner's allocation—shall be the sole responsibility of the Developer. The Land Owner shall bear no financial liability or obligation in this regard. This provision is intended to ensure that all costs incurred in connection with the project are managed and absorbed exclusively by the Developer.



9.16. Following the sanction of the Building Plan, the parties shall execute a separate agreement and/or supplementary agreement for the allocation of specified flats to each party. This agreement shall clearly outline the terms, conditions, and procedures governing the allocation and possession of the respective flats/garage/units. Until such time as the allocation agreement is executed, neither party shall enter into any agreement for sale, transfer, or conveyance of their respective flats to any third party. This restriction is imposed to ensure that the allocation process is conducted in an orderly and equitable manner, in accordance with the terms agreed upon in the subsequent allocation agreement. Any breach of this clause by either party shall give the non-breaching party the right to seek appropriate legal remedies.

JM CONSTRUCTION AND DEVELOPERS

S. H. Ad. Al.

ARTICLE X - DEVELOPER'S INDEMNITY

10.1 The Developer hereby undertake too keep the landowner indemnified against all third party claim and actions arising out of any sorts of acts or omissions or commission of the developer promoter in relation to the making of construction of the said building.

Himanshu Kumar Bera

ARTICLE XI - ARBITRATION & JURISDICTION

11.1 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, shall be referred to the Arbitral Tribunal and finally resolved by arbitration under the Arbitration and Conciliation Act, 1996, with modification made from time to time.

11.2 The Judges' Court, Purba Medinipur at Tamluk & High Court, Calcutta shall have the in jurisdiction to entertain and determine all action, suits and proceedings arising out of these present between the parties hereto.

(Handwritten signature/initials)

ARTICLE XIII - POWER OF ATTORNEY

12.1 To enable the Developer to specifically perform its obligations arising out of this Agreement, Owner hereby nominated, constitute and appointed the Developer as his true and lawful attorney, to do execute and perform all or any of the following acts, deeds, matters and things with respect to the Property at Developers' cost and expenses,

- a) To appear and represent before the authority of local Gram Panchayat, Zilla Parishad, C.E.S.C, Income Tax Department, Authorities under the Town and Country Planning, B.L. & L.R.O, District Registrar, District Sub-Registrar, Urban Land Ceiling authorities and or before all other statutory and local bodies as and when necessary for the purpose of construction of the new building.
- b) To enter upon the Said Property with men and materials as may be required for the purpose of development work and erect the Building(s) as per the building Plan.
- c) To apply for obtain electricity, gas, water, sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plan and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authority or authorities and to appoint Engineers, Architects and other agents and Sub-Contractor for the aforesaid purpose as the said attorneys may think fit and proper.
- d) To defend possession, manage and maintain the said premises including the building to be constructed thereon.
- e) To sign, verify and file applications, forms, buildings plans and revised plans for multi stories building, documents and papers in respect of the said premises before the Tamralipta Municipality or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of a building over and above the said premises.

JM CONSTRUCTION AND DEVELOPERS

Sp. Hybrid Att.

Himanshu Kumar Bano



- f) To appoint architect, contractors, sub-contractors and supervisors as may be required to supervise the development and construction work of the building(s) as per the plan.
- g) That the constituted attorney to do the all things regarding the above multi-storied building purpose which is the mention in the First Schedule on behalf of the landlords party of the First Parts.

ARTICLE XIV-CONSIDERATION

13.1 The Developer having agreed to build the proposed building at its own costs and expenses and the landowners shall not be required to contribute any sums towards the construction of the said building or otherwise.

13.2 In consideration of the landowners having agreed to grant exclusive right of developing the said total land in addition to the owner's allocation as herein provided, the Developer is entitled to get remaining salable area of the building and proportionate share of the land and other easement rights as mentioned in the Developer's Allocation.

13.3 The developer shall also deposit to the owner an interest free refundable security deposit amounting to Rs. 10,00,000/- (Rupees Ten Lac) only, which will be returned to the Developer after six months following the date of delivery of the Owner's Allocation.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(Said Property / Premises)

ALL THAT a piece and parcel of Vacant Batu/Sali land measuring 09 decimal land of plot no. 133(R.S.) 141 (L.R) and 1.8 decimal land of Plot No. 134 (R.S) 138 (L.R.) of lying and situated at Mouza Dakshin Chara Sankarara, R.S. Satta No. 158, L.R. Khatian No. 1665/1, Zilla Collectory Touzi No. 2639, J.L.No. 286, under P.S. Tamluk, District: Purba Medinipore relating to Deed of Exchange No. 7770/2022 & 7806/2022 & 7818/2022 all deeds are registered at ADSR - Tamluk, Sub-Registry Office at Tamluk, District: Purba Medinipore is the FIRST Schedule and being butted and bounded in the following manner;

Himanshu Kumar Das

JIA CONSTRUCTION AND DEVELOPERS
S. H. Das
Proprietor

ON THE NORTH : R.S. Plot No. 132;
ON THE SOUTH : R.S. Plot No. 133;
ON THE EAST : Land of Paritosh Basu and Plot No. 134 (R.S);
ON THE WEST : 30 feet wide P.W.D. Road;

The First Schedule Property has been shown in an annexed plan and the said plan is treated as a part of this Deed.

THE SECOND SCHEDULE ABOVE REFERRED TO

OWNERS ALLOCATION : shall mean All That 40% of the FAR (constructed area) of the new building consisting of several flat/room/s spaces from the ground floor to top floor thereof to be allocated to the owner as part of owners allocation.

TOGETHERWITH the proportionate undivided interest in the land comprised in the said premises and the undivided proportionate share in the common facilities, amenities, common parts and common spaces and all other transferable areas and rights in the said premises including common right in the roof of the building.

THE THIRD SCHEDULE ABOVE REFERRED TO

"DEVELOPER'S ALLOCATION" shall mean All That 60% of the FAR (constructed area) of the new building consisting of several flat/room/s/ spaces;

TOGETHER WITH the proportionate undivided interest in the land comprised in the said premises and the undivided proportionate share in the common facilities, amenities, common parts and common spaces together-with of all other transferable areas and rights in the said premises including common right in the roof of the building shall belong to the Developer more-fully mentioned in the Third Schedule hereunder written together with the right on the part of the Developer to enter into agreement for sale with intending purchaser and/or purchasers and/or sell the same by and mode of Transfer of property Act, in any manner may with the same and receive all amount of advance or advances, earnest money, part or full of the consideration in respect of the Flats/Units/Spaces from the intending purchaser or purchasers in respect of Developer's allocation.

JM CONSTRUCTION AND DEVELOPERS
S. H. H. H. H.

Himanshu Kumar Bana



THE FOURTH SCHEDULE ABOVE REFERRED TO

(DETAILS OF COMMON PARTS OF THE SAID BUILDING)

- a. Entirety of the land described in First Schedule hereinabove.
- b. The foundation, column, beams, supports, entrance and exist gates.
- c. Staircase of all floors up to the roof level having lighting fixtures; landing of Staircase on all floors meant for egress and ingress and roof of the building.
- d. Lift Facility
- e. Water reservoir, electrical water pump with motor, pump room, underground reservoir, overhead water tank and distribution pipes from reservoirs to the tanks and to the various flats.
- f. All electrical installations and all electrical wirings including electric meter for running of the water pump and lighting of the common areas including pathways and staircase.
- g. The entire drainage and sewerage systems Drain and sewers from the building including and Water and sewage evacuation pipes from the units/ flats to drains and sewers common to the building.
- h. Boundary wall and Main gates to the building in the ground floor.
- i. Space for installation of electric meters and board and space for installation of electrical main switch, but not individual electric meter or switch.
- j. Right and privilege over vertical and lateral support, easement and quasi-easement and appurtenances whatsoever which are in any way connected with flat and which are necessary to support the structure and construction of external part of the Flat or unit.
- k. Right of access and common user with the other co-owners of the said buildings for the purpose of egress and ingress to the Flat and/ or unit of the said building.

J.M. CONSTRUCTION AND DEVELOPERS

Sh. Mohd. Ali

Himanshu Kumar Bua

(Signature)

THE FIFTH SCHEDULE ABOVE REFERRED TO

(Specification of work)

1. The Building will construct in accordance with the Plan and F.A.R. sanctioned by the Tamralipta Municipality.
2. The Building is designed on Reinforced cement concrete framed super structure with R.C.C. Columns, beams and slabs (Cement-Ultra-Tech/ ACC/ Ambuja, Steel-Tata, SRMT, Jindal)
3. The walls will be 200/125/75 mm thick respectively with requisite cement sand mortar.
4. **FLOOR:** Flooring in each room, drawing/dining room, kitchen, passage, corridor, toilets, Verandah / balcony, lobby, stairs, landing will be done with vitrified 2/2 tiles.
5. **INSIDE WALLS:** Plastered wall smooth finished with plaster of Paris/Putty.
6. **DOOR:** Wooden Frame and shutters with Block Board/ flush door Commercial plywood bonded fitted with hinges and tower bolts.
7. **WINDOW:** Aluminum channel windows fitted with Glass.
8. **BATHROOM:** fitted with white commode, cistern, C.P. shower point, one bibcock, stop cock, one wash hand basin and glazed tiles up to 6' feet in height on all walls and Flooring will be of Tiles.
9. Aluminum hardware fittings, M.S. Hinges to be fitted in doors.
10. Water pipe lines in all toilets, bathroom and kitchen.
11. **KITCHEN :** Kitchen flooring will be of vitrified tiles and a cooking counter of slab with stainless sink and wall tiles upto 2 feet height over black stone slab.
12. **SANITARY & PLUMBING:** All the internal horizontal soils and wastewater pipes shall be joined with cement. All the vertical soil, vent and waste pipes shall be

JM CONSTRUCTION AND DEVELOPERS

Himanshu Kumar Bera

C.1/rigid PVC pipes joined by cement mortar and exposed to wall. All the rain water pipes shall be of good quality PVC. All the water supply pipes shall be (Pripast) exposed to walls. The Toilets shall have Orissa Pan with 18" law down China Clay cistern, shower. All bathroom fittings such as stop cock, pillar cock, etc. will be fitted. Glazed tiles up to 6 (six) feet in height on all walls and Flooring will be of Tiles. All sanitary fittings and fixture will be ISI marked.

13. **ELECTRICAL:** one ceiling fan points, 2 Nos. wall mounted light point, one 5 amp plug point in each room. One wall mounted light point one power plug point 15 Amp IN Toilet/bathroom, one light point from ceiling and one exhaust fan point in kitchen. All wiring shall be concealed. No electrical fittings and appliances will be provided. Electrical wiring will be done with ISI marked wire.
14. **ELECTRIC METER:** Charges of procurement of main electric meter will be provided or paid separately by the individual Flat/unit owners. In case of installation of transformer, the costs of the same are also to be borne by the Flat/unit owners. In all cases for obtaining main cable line of electricity charges will be paid proportionate by the Flat/Unit holders. In addition to that the aforesaid cost of the Owner's Allocation will be borne by the Developer.
15. **EXTERNAL WALLS:** All external walls will be painted with 2 coats of cement base paint of standard quality.
16. Underground Drainage, Sewerage, Ducts and pits works as per plans and Rules of Tamralipta Municipality.
17. **WATER SUPPLY:** Each flat will be provided water supply line from overhead water tank. Overhead water tank shall be fitted up by water pump from underground (Semi) water reservoir or centrifugal pump for all the flats.
18. **ROOF TREATMENT :** Roof in proper slope with water proofing compound.
19. One meter high parapet wall will be done all around the roof slab. Suitable Plastic rain water pipe for proper draining of water from roof.
20. Installation of Electric transformer installation of Municipality water supply or one submersible pump for water supply.

21. One Lift facility.

MEMO OF CONSIDERATION

RECEIVED the within mentioned sum of Rs. 10,00,000/- (Rupees Ten Lac) only from the within mentioned Developer in the following manner:-

Date	Bank	Mode	Amount
30.09.2024		Cash	1,00,000/-
09.10.2024	HDFC, Shakespeare Sarani	RTGS	4,90,000/-
10.10.2024	HDFC, Shakespeare Sarani	RTGS	1,60,000/-
02.10.2024		Phonepay	50,000/-
06.11.2024		Online Method at the time of Registration of this Deed	2,00,000/-
Total			10,00,000/-

Himanshu Kumar Bera

WITNESSES:

- ① SK Md Arzad Ali
- ② Kashinath Bera
- ③ Deb Nath Bera
- ④ Indranath Bera
- ⑤ Biswanath Bera

Himanshu Kumar Bera
SIGNATURE OF THE OWNER

(Signature)

IN WITNESSED WHEREOF the parties to this deed, affix our respective hands on this deed on the day, month and year written above.

WITNESSES

Explained to the Executants and
Signed, sealed and delivered by
the parties in our presence

Signed, Sealed and delivered
by the parties hereunder

1) SK Md Arzad Ali
SK Unquat Ali
Padumbasan, Tamilok

2) Kishinam Bera
Son of Himanshu Kumar Bera
D.C. Sankarasa - Tamilk.

Himanshu Kumar Bera
Signatures of the Land Owner

3) Debnath Bera
S/O Himanshu Kumar Bera
D.C. Sankarasa, Tamiluk

JM CONSTRUCTION AND DEVELOPERS
SK Md Ali
Proprietor

4) Indranath Bera
S/O Himanshu Kumar Bera
D.C. Sankarasa - Tamiluk

Signatures of the Developer

5) Divyanath Bera.
Himanshu Kumar Bera.
D.C. Sankarasa.

L
(Signature)

JM CONSTRUCTION AND DEVELOPERS
SK Md Ali

Himanshu Kumar Bera

Drafted by me

(As per the instructions of the Executants)

Samir Kumar Maity

(Sri Samir Kumar Maity)

Advocate

Judges' Court, Purba Medinipur

Enrollment No-WB/2806/1999

Bar Council of West Bengal

Typed by me,

Sukhendu Mondal

Sri Sukhendu Mondal

Tamluk: Purba Medinipur

N.B.:- This **DEED OF DEVELOPMENT AGREEMENT** has been written in 29 (twenty nine) pages including 1 (one) stamp paper and contains the signatures of 05 (five) witnesses. Additionally 1(one) page has been inserted for the finger impressions & photos of the executants and identifier & 1 (one) page for the specification of land is annexed herewith.

Himausha Kumar Bera

J M CONSTRUCTION AND DEVELOPERS










S. M. J. Ali

Proprietor

J M CONSTRUCTION AND DEVELOPERS












S. M. J. Ali
Proprietor

Himausha Kumar Bera












Photo	Finger print	Thumb	Fore Finger	Middle Finger	Ring Finger	Small Finger
	Left hand					
	Right hand					

JAI CONSTRUCTION AND DEVELOPERS
G. H. L. S. D.

SIGNATURE: Himanshu Kumar Bera

Photo	Finger print	Thumb	Fore Finger	Middle Finger	Ring Finger	Small Finger
	Left hand					
	Right hand					

SIGNATURE: G. H. L. S. D.

Photo	Finger print	Thumb	Fore Finger	Middle Finger	Ring Finger	Small Finger
	Left hand					
	Right hand					

SIGNATURE: Chandranath Bera,



48' 0"

P.W.D.

PLOT NO RS-132

BOUNDARY 46' 0"

64' 0"

61' 3"

3920 SFL

PLOT NO RS-133 LR-141 (A)

64' 0"

512 SFL

74' 0"

5028.95 SFL

BASTU

67' 4"

37' 0"

PLOT NO RS-140 HOME BUILDING

12' 4"

61' 0"

1841 SFL

PLOT NO RS-134 LR-138 (B)

6' 2"

1016.5 SFL

13' 2"

77' 2"

13' 2"

PLOT NO RS-139

OWNER OF ARIAN 2 JANA

WALL 46' 0"

SALES/OTA/ED AND NONSTAFFS/CON

Stimulanten Kuren Bero-

Dinesh Jana
(Dinesh Jana)
Abasbari :: Tamluk

Strip-"A" Plot No R.S 133, L.R 141
Yellow Colour area 3920 sq.ft. or 8999
sq. link or 09 dec out of the recorded
area 20 dec

Strip-"B" Plot No R.S 134, L.R 138
Yellow Colour area 784.5 sq.ft. or
1801 sq. link or 1.8 dec out of the
recorded area 07 dec

**Strip "A" & Strip "B" Total Area is
10.800 dec**

Amalendu Adak.
SURVEYAR
AMALENDU ADAR
Reg. No.- 2311007002
Chandkhua, Tamluk



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



192024250266011198

GRN Details

GRN:	192024250266011198	Payment Mode:	SBI Epay
GRN Date:	06/11/2024 11:47:30	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2375075004913	BRN Date:	06/11/2024 11:47:46
Gateway Ref ID:	CHR5527063	Method:	State Bank of India NB
GRIPS Payment ID:	061120242026601118	Payment Init. Date:	06/11/2024 11:47:30
Payment Status:	Successful	Payment Ref. No:	2002785581/4/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Sk Mojahid Ali
Address:	Circus Avenue, Karaya, Kolkata, South 24 Parganas
Mobile:	9831320276
Period From (dd/mm/yyyy):	06/11/2024
Period To (dd/mm/yyyy):	06/11/2024
Payment Ref ID:	2002785581/4/2024
Dept Ref ID/DRN:	2002785581/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002785581/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	5041
2	2002785581/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	10035
Total				15076

IN WORDS: FIFTEEN THOUSAND SEVENTY SIX ONLY.

Major Information of the Deed




Deed No :	I-1103-07366/2024	Date of Registration	06/11/2024
Query No / Year	1103-2002785581/2024	Office where deed is registered	
Query Date	03/11/2024 10:02:17 AM	A.D.S.R. TAMLUK, District: Purba Midnapore	
Applicant Name, Address & Other Details	Sukhendu Mondal Village And Post Office-Nilkunthya,,Thana : Tamluk, District : Purba Midnapore, WEST BENGAL, PIN - 721627, Mobile No. : 9733336967, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
	Rs. 80,78,531/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,041/- (Article:48(g))	Rs. 10,035/- (Article:E, 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: Mechobazar to Nimtala Road(Dakshinchara),
Road Zone : (On Road --) , Mouza: D.Chara Shankar Arah, JI No: 286, Pin Code : 721636

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-133	RS-158	Bastu	Bastu	9 Dec		69,86,151/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	RS-134	RS-158	Bastu	Bastu	1.8 Dec		10,92,380/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
					10.8Dec	0 /-	80,78,531 /-	
					10.8Dec	0 /-	80,78,531 /-	
		TOTAL :						
		Grand Total :						



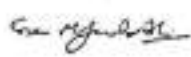
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Himanshu Kumar Bera (Presentant) Son of Late Satish Chandra Bera Executed by: Self, Date of Execution: 06/11/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office	Photo  <small>06/11/2024</small>	Finger Print  <small>LT1 06/11/2024</small>	Signature  <small>06/11/2024</small>
Dakshin Chara Sankarara, Ward No. 15, Tamralipta Municipality, City:- Tamluk, P.O:- Tamluk, P.S:- Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: aixxxxxx7a, Aadhaar No: 38xxxxxxxx5661, Status :Individual, Executed by: Self, Date of Execution: 06/11/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS J.M CONSTRUCTION AND DEVELOPERS 17/h/6, BECK BAGAN ROW, City:- Kolkata, P.O:- Circus Avenue, P.S:-Karaya, District:-Kolkata, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX4 , PAN No.: agxxxxxx0g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Sk Mojahid Ali Son of Sk. Anwar Ali Date of Execution - 06/11/2024 , , Admitted by: Self, Date of Admission: 06/11/2024 , Place of Admission of Execution: Office	Photo  <small>Nov 6 2024 3:47PM</small>	Finger Print  <small>LT1 06/11/2024</small>	Signature  <small>06/11/2024</small>
City:- Kolkata, P.O:- Circus Avenue, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: agxxxxxx0g, Aadhaar No: 39xxxxxxxx4656 Status : Representative, Representative of : MS J.M CONSTRUCTION AND DEVELOPERS (as Proprietor)				

Endorsement For Deed Number : I - 110307366 / 2024

On 06-11-2024

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 13:59 hrs on 06-11-2024, at the Office of the A.D.S.R. TAMLUK by Shri Himanshu Kumar Bera ,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 80,78,531/-

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

Execution is admitted on 06/11/2024 by Shri Himanshu Kumar Bera, Son of Late Satish Chandra Bera, Dakshin Chara Sankarara, Ward No. 15, Tamralipta Municipality, P.O: Tamluk, Thana: Tamluk, , City/Town: TAMLUK, Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Retired Person

Indetified by Mr Chandranath Bera, , Son of Mr Himanshu Kumar Bera, Dakshin Chara Sankarara, Ward No. 15, P.O: Tamluk, Thana: Tamluk, , City/Town: TAMLUK, Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Service

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

Execution is admitted on 06-11-2024 by Sk Mojahid Ali, Proprietor, MS J.M CONSTRUCTION AND DEVELOPERS (Sole Proprietorship), 17/h/6, BECK BAGAN ROW, City:- Kolkata, P.O:- Circus Avenue, P.S:-Karaya, District-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr Chandranath Bera, , Son of Mr Himanshu Kumar Bera, Dakshin Chara Sankarara, Ward No. 15, P.O: Tamluk, Thana: Tamluk, , City/Town: TAMLUK, Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,035.00/- (B = Rs 10,000.00/- ,E = Rs 35.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,035/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/11/2024 11:47AM with Govt. Ref. No: 192024250266011198 on 06-11-2024, Amount Rs: 10,035/-, Bank: SBI EPay (SBIEPay), Ref. No. 2375075004913 on 06-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,041/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,041/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 146, Amount: Rs.5,000.00/-, Date of Purchase: 04/11/2024, Vendor name: Harun All Rasid

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/11/2024 11:47AM with Govt. Ref. No: 192024250266011198 on 06-11-2024, Amount Rs: 5,041/-, Bank: SBI EPay (SBIEPay), Ref. No. 2375075004913 on 06-11-2024, 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 1103-2024, Page from 142016 to 142053

being No 110307366 for the year 2024.



Digitally signed by KAUSHIK BHATTACHARYYA
Date: 2024.11.06 16:30:02 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 06/11/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
West Bengal.