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I-2236/2024



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

L 202604

Q. 2002295392/2024

1.20 fm
29/08/2024

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

Additional District Sub Registrar
Sadar Paschim Medinipur

29 AUG 2024

Ashis Singh

DEVELOPMENT AGREEMENT

THIS INDENTURE OF DEVELOPMENT AGREEMENT MADE THIS 29TH DAY OF
AUGUST, 2024

BETWEEN

S. S. DEVELOPERS
Santosh Kumar Singh
Proprietor

SRI ASHIS SINGHA,

S/o Sri Surja Kanta Singha

By faith-Hindu, by Nationality-Indian,

by occupation-Business,

residing at Boxibazar, Dakshinpara,

P.O. Midnapore, P.S. Midnapore,

District-Paschim Midnapore, PIN -721102, West Bengal,

PAN No- BDDPS 2523P,



S. S. DEVELOPERS
Sanjoy Kumar Singh
Proprietor

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

AND

S.S. DEVELOPERS, having office at Boxibazar,

Dakshinpara, P.O. – Midnapur,

P.S. - Kotwali, Dist. Paschim Medinipur

represented by its Proprietor :-

SRI SANJOY KUMAR SINGHA,

S/o Surja Kanta Singha,

resident of Dakshin Para, Boxibazar,

P.O. – Midnapore, P.S. – Kotwali,

Dist.- Paschim Medinipur,

PAN – CJOPS3132G,



Ashis Singha

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 landed property measuring 3600 Sq.ft. equal to 0.0826 Acre 0826 Dec. under R.S. Plot No. - 3522 corresponding to L.R. Plot Nos. 2991 within Mouza - Ballavpur, J.L. No. - 183 as in Schedule below and hereinafter mentioned as **"Said Property"** is the subject matter of instant DEVELOPMENT AGREEMENT.

AND

WHEREAS the **"Said Property"** along with other properties previously belonged to Manoj Kumar Das Mahapatra. While in possession he sold out the same in favour of Sri Swarup Kundu and others by a registered Deed of sale being No. 421/2004. They mutated their names with L.R.R.O.R. under Khatian Nos. 3074, 3075, 3076 and were paying rents to the State of West Bengal. While the said Swarup Kundu and others exercising their right, title, interest and possession in respect of the said property they sold out the same in favour of Ashis Singha and Sanjoy Singha i.e. by a registered Deed of sale being No. 6723/2009, registered before DSR - I, Paschim Medinipur and delivered possession. Thereafter they mutated their names with the State of West Bengal under Khatian No. 4496 and 4497. They also mutated their names with Midnapore Municipality and separate holding being No. 3025 was created in their names

NOW the OWNER FIRST PARTY is the owner of 50 % and DEVELOPER SECOND PARTY is owner of rest 50% of land having good valid right, title and interest and are possessing in the schedule properties by paying Government Rent and Municipal Taxes against receipt till day

AND

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

S. S. DEVELOPERS
Sanjoy Kumar Das
Proprietor

Ashis Singha

parties hereunto do hereby agree to the follow terms and conditions for construction of the multi-storied building:

Definition Clause:-

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

- i) **Developer:** shall mean **S.S DEVELOPER**, a Proprietorship and its successors in office, administrators, representative, nominees and assigns as the case may be.
- ii) **Building** shall mean the residential multi-storied building or buildings to be constructed at the '**Said Property**' with necessary structures in accordance with the plan to be sanctioned by Midnapur Municipality and other appropriate authorities for construction on the said premises and shall include the two 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 six four wheeler parking space as common amongst owners.
- iii) **Owner** and developer shall include their respective transferees and nominees.
- iv) Architect, Surveyor, Civil Engineer etc. shall be appointed by the DEVELOPER SECOND PARTY.
- v) **Premises** shall mean all that piece and parcel of land measuring 0.0826 Acre more fully described in the First Schedule hereunder written.
- vi) **Common Facilities and Amenities:** shall include staircase, landing, passage including both front and rear space, ways, pump room, Drain side spaces, driveways etc. which shall be required for the establishment and management of the building as shall be determined by the architect/Civil Engineer but shall not include four wheeler garages and/or four wheeler parking spaces in the ground floor.
- vii) **Constructed space** shall mean the space in the building available for the independent use and occupation including the space demarcated for common facilities and services as per Sanctioned plan.

S. S. DEVELOPERS
Sanku Kumar Singh
Proprietor

Ashis Singh

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

S. S. DEVELOPERS
 Proprietor
S. S. Developers

Ashis Singh

xvii) **Saleable Area:** shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and all spaces required thereof.

xviii) **Common Purposes:** shall mean and include corridors, staircase ways passages, shafts, drain, septic tanks, electrical room, watchman room and other space, spaces and facilities for the purpose of managing maintaining up keeping and administering the premises and in particular the common areas and installations, rendition of common services in common to the co-owners, collection and disbursement of the common expenses and dealing with the matters of common interest of the co-owners and relating to their mutual rights and obligations for the beneficial exclusively and the common areas and installations in common and the housing complex in common.

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Santosh Kumar Singh
Proprietor

xix) **Carpet Area:** According to the context shall mean the actual available floor area wall to wall within the internal area of each Flat Unit.

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

TERMS AND CONDITIONS :

1. That the DEVELOPER SECOND PARTY is satisfied about the absolute ownership of the land as in the Schedule below of the OWNER 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.
2. That the OWNER FIRST PARTY duly have delivered the possession of the land in question as specifically mentioned in the Schedule below for construction of multistoried building to the DEVELOPER SECOND PARTY and to enable the Developer to carry out the work of construction.
3. That the land in question has not been transferred either by sale or gift or mortgage by the OWNER FIRST PARTY and the same is not encumbered in anyway and the same stands free from encumbrances and also it is not vested by the State of West Bengal or any concern under any provisions of law.

Ashis Singh

4. That the DEVELOPER SECOND PARTY with the right to construct the multistoried building take delivery of possession of the land as in the Schedule-'I' below with all rights of making permanent construction therein at their own expenses exclusively. They are also entitled to demolish the old constructions over the instant property if any. The DEVELOPER SECOND PARTY shall bear all the costs of such demolition.
5. That the DEVELOPER SECOND PARTY 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.10.
7. That the DEVELOPER SECOND PARTY with the written consent of OWNER FIRST PARTY shall submit the building plan prepared by the said architect/Civil Engineer to development authority, Municipality and other appropriate or proper authorities. The plan of the proposed construction shall be submitted to the development authority, Municipality and other appropriate authorities in the name of the OWNER FIRST PARTY or in the name of 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. If becomes necessary, the OWNER FIRST PARTY shall have no objection in the matter of signing of all relating papers necessary for the project and in the matter of obtaining sanction of the said building plan before development authority, Municipality and/or other authorities provided the documents are not unlawful. All the costs and expenses relating to the above works shall be borne and shall be paid by the DEVELOPER SECOND PARTY. The OWNER FIRST PARTY have also agreed to execute required Power of Attorney in this respect and for

S. S. DEVELOPERS
Sanjay Kumar Singh
 Proprietor

Ashis Singh

other purposes of transfer et cetera in favor of the DEVELOPER SECOND PARTY.

8. That in case of any unfortunate event of death of any of the Parties to this Agreement, the Development Work shall not be hampered in any manner and the force of this Development Agreement shall remain and the legal heirs of the Parties shall be bound to continue with the clauses of this Agreement. The said legal heirs also shall remain bound to issue and grant fresh Power of Attorney in favour of the DEVELOPER SECOND PARTY and also to execute supplementary Development Agreement in continuation with this Agreement, if necessary. If the legal heirs deny or neglect to cooperate with the DEVELOPER SECOND PARTY in this matter then the DEVELOPER SECOND PARTY shall have the right to claim damages and compensation along with costs and charges as they deem fit and proper.

9. If the construction is lawful then the OWNERS FIRST PARTY shall not be able to cause or create any kind of obstruction or objection in the construction of multi-storied building by the DEVELOPER SECOND PARTY. If made and if the construction is delayed due to any unnecessary objection and obstruction by the OWNERS FIRST PARTY or their men, then they will be liable to compensate the DEVELOPER SECOND PARTY with damages as claimed.

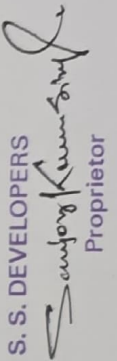
10. That no litigation is pending in any Court of law or anywhere over the land in question and it is also further agreed that from this date of execution of this agreement in case any litigation is filed or started the same will be fought by the DEVELOPER SECOND PARTY and all costs and expenses for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

S. S. DEVELOPERS

Balraj Kumar Singh
Proprietor

Ashis Singh

11. That the parties will take their share of construction as follows:
 - The OWNER FIRST PARTY will get two flat of the third floor(Flat. C-508 sq.fit & D-750sq fit Super.B.Up) of the building.
 - Apart from the owner's allocated area, the entire rest portion of the constructed areas shall be the Developer's allocation and the DEVELOPER SECOND PARTY shall have every right to transfer the same and to receive the consideration money on the basis of the instant agreement and the Power of Attorney.
 - Demarcation of allocation of both the parties in the building shall be specified after sanction of building plan by a separate supplementary agreement.
12. 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;
13. That the OWNER FIRST PARTY shall be treated as one of the joint owners of the building along with other flat owners and he shall not have any special right as previous owner;
14. The OWNER FIRST PARTY shall not be able to claim any further advance money from the DEVELOPER SECOND PARTY except their share of allocation to be received. In case they decide to convert or redeem their allocation to money value then same shall be mentioned in separate supplementary agreement in future;
15. That regarding income tax or any other statutory taxes to the parties shall be liable to pay their own. None of the parties shall have the liability of payment of the tax of other;
16. The OWNER FIRST PARTY shall not have roof right of the property. However the OWNER FIRST PARTY shall be entitled to use the roof as common area along with other co-owners or other purchasers of the flat;
17. That at, the time of execution of agreement to the prospective buyers by the DEVELOPER SECOND PARTY in respect of Developer's allocation, the OWNER FIRST PARTY shall not be able to raise any objection.
18. That in developing the land and construction of building the DEVELOPER SECOND PARTY shall be entitled to do the following acts and the OWNER

S. S. DEVELOPERS

 Proprietor

Ashis Singh

FIRST PARTY do hereby grants power to the DEVELOPER SECOND PARTY in this respect and also appoints and nominates them as his Constituted Attorney to do and perform in the following acts:-

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

19. That the OWNER FIRST PARTY do hereby declare that the land in question has not been acquired by the State of West Bengal and no notice for requisition or acquisition under has been received by them and there is no notice or order passed by the development authority or Municipality or any other body or authority and that no statutory claims or demands or

S. S. DEVELOPERS

Ashu Kumar Singh
Proprietor

Ashu Singh

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.

20. That the DEVELOPER SECOND PARTY shall develop the said property in the name of their Firm and the name of the project building shall be '**Sudharsan Residency**'.
21. 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.
22. 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.
23. 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, compound wall, internal passage, sewerage etc.
24. As it is necessary to arrange fund for completing the project and to take finances from financing bank or financial institution by deposit of title deeds so for that purpose the OWNER FIRST PARTY have empowered the DEVELOPER SECOND PARTY by a registered power of Attorney to do all such acts of depositing title deeds to create mortgage and to take finance in the name of the firm and the DEVELOPER also undertakes liability to pay the financial liability along with interest and costs in full. In no case the owners shall be made liable for the dues of the firm on account of the loan taken by them. In all cases the owners shall get their allocation as agreed upon.
25. The DEVELOPER SECOND PARTY have been empowered to enter into the premises to pull down the existing structures, if any, remove garbage, Earth and start construction as per sanctioned plan. DEVELOPER SECOND

S. S. DEVELOPERS
Santosh Kumar Singh
Proprietor

Ashish Singh

- 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;
26. The OWNER FIRST PARTY shall always remain liable to execute and/or register appropriate documents for effective implementation of the work/project.
 27. That the owner and the developers have agreed upon the specification and construction of the proposed new building as described in schedule below;
 28. That subject to the provisions of this present the OWNER FIRST PARTY hereby grant to the DEVELOPER SECOND PARTY exclusive right to construct a multistoried, commercial cum residential building upon the land as mentioned in the Schedule below as per sanctioned plan;
 29. 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;
 30. That there shall be a time frame of 36 months from the date of approval of plan and revised plan for construction by the civic authority and competent authority and the appropriate authority. Such time frame may be extended up to 06 months further. Further extension may be allowed due to delay beyond control of the DEVELOPER SECOND PARTY;
 31. That the above-mentioned timeframe shall be subject to force majeure;
 32. 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;
 33. That the Owner shall be liable to clear up all the dues of rents and taxes etc. in respect of the instant property till delivery of possession of the premises and property to the Developers in respect of Developers Allocation;
 34. 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;
 35. That after completion of the building, the Developer and the Owner along with the new purchasers shall form an Owners Association and a Society as per law to be formed by the purchasers and the Developer. The control and management of the building shall be handed over to the Said Society/ Association;

S. S. DEVELOPERS

Santosh Kumar Singh
Proprietor

Ashish Singh

36. That the Developers hereby agree that they will keep the owner indemnified against all third party claims or actions arising out of any act or omission on the part of the Developer or its agent or men;
37. That the instant Agreement has been executed purely on Principal to Principal basis and nothing contained in these presents shall be construed as Partnership business or agreement or joint venture between the OWNER AND THE DEVELOPER;
38. That the OWNER FIRST PARTY shall not object to any construction or laying of drainage water pipes or cables or other provisions made in accordance with the law and scheme of construction of the said building, the drinking water and other water for the household use will be provided with the deep tube well or from Municipal sources for the Complex. All such provisions shall be constructed within the project area and not outside the project area or over the vacant land, if any remain, outside the project areas;
39. Each term of this agreement will form consideration of the other;
40. That the OWNER FIRST PARTY will handover 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 any one or more of the clauses and conditions herein contained or any matter whatsoever arising out of this Development Agreement, such differences and disputes shall be referred to the Arbitrator;
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
29th day of August, 2024 stated at the outset

S. S. DEVELOPERS

Santosh Kumar Singh
 Proprietor

Ashis Singh

SCHEDULE 'I'

**50 % share in the Schedule below Land of the OWNER FIRST PARTY
which is handed over to the DEVELOPER SECOND PARTY as mentioned
Above.**

ALLTHAT piece or parcel of Bastu land measuring 0.0413 acres equivalent to 4.13dec. out of 8.26 dec. lying at Mouza - Ballavpur, J.L. No.183, A.D.S.R. Sadar Paschim Midnapore, P.S. Midnapore comprised in R.S. Plot No. 3522 corresponding L.R. Plot No. 2991, R.S. Khatian Nos. 1086, L.R. Khatian Nos. 4496, 4497. Holding No.3025, Sujagunj, Ward No. 18, within the limit of Midnapore Municipality, District- Paschim Midnapore, and Pin Code No.721101

Ashis Singh

Butted and bounded

To the North : Plat no-D,

To the South : Property of Swapna Banerjee

To the East : 10 ft. wide road

To the West: Plot No. 3521, Play Ground.

SCHEDULE 'II'**OWNER'S ALLOCATION**

- The OWNER FIRST PARTY will get Two Flat of the Third floor of the building.(Flat No. C-508 sq.fit & Flat No. D-750sq fit Super Build up area), And no advance money is paid.
- Apart from the owner's allocated area, the entire rest portion of the constructed areas shall be the Developer's allocation and the DEVELOPER SECOND PARTY shall have every right to transfer the same and to receive the consideration money on the basis of the instant agreement and the Power of Attorney.
- Demarcation of allocation of both the parties in the building shall be specified after sanction of building plan by a separate supplementary agreement.

S. S. DEVELOPERS

Sanjay Kumar Singh
Proprietor

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 10" outside and 5" inside brick wall with plaster.
3. Flooring: Entire floor are finished with marble or Vitrified Tiles.
4. Toilet & Bath : Anti skid tile flooring with Glazed Tiles up to 6' (six) ft. inside wall of bath and toilet with 4 (Four) water points with shower and Anglo Indian Pan. Concealed Pipeline.
5. Kitchen: Marble/Tiles Flooring, Blackstone gas table top (cooking table), Glazed tiles up to the height of 2'0" from the table top level around the wall, 1 (One) Water Point with concealed pipeline.
6. Electrical wiring: Concealed Electrical wiring in each room. hall, kitchen, bath and privy, verandah, etc four electric points per room, four electric points in hall, one point in Balcony, two points in kitchen, one point in Bath room, one point in main gate, one power points of 15 ampere in hall.
7. Door & Windows: Flush door with fittings and wood primer finish, Aluminum window fitted with M.S. grill and glass panes one in each room.
8. Grill: Outside window grill covered by 8 mm. square bar box type or other type of design.
9. Stair Marble finish.
10. Stair Steel railing.
11. Lift 4/6 passenger lift of good quality (Branded).
12. Painting of walls: Internal walls and ceiling shall have wall putty finish.
13. Electrical equipments: All electrical fitting of ISI mark with shock proof.
14. Overhead tank Overhead tank should be provide on roof of stair along with CPVC Pipeline.
15. Water 24 Hours water to be supplied through com-:10: is overhead water tank operated by electric motor there is sinking deep tube well for supply of water to the over head tank.
16. Plaster: Putty finished inside walls and weather coat finished outside walls.
17. Other Electrical wiring and switches, electrical fitting like CFL light in common areas.

S. S. DEVELOPERS

Santosh Kumar Singh
Proprietor

Ashis Singh

Ashis Singh

Signature of the OWNER FIRST PARTY

S. S. DEVELOPERS

Santosh Kumar Singh
Proprietor

Signatures of the DEVELOPER SECOND PARTY

Signatures of the witnesses:

1. *Piyam Kant Chosh*
S/o - Chandra Sekhar Chosh
Sekhar,
Mishra

2. *Santosh Kumar Das.*
Mamul.
Ka. Dhapur.
Sahibow

Drafted By-(Advocate)

Syed Nowzar Ali

Syed Nowzar Ali
M.A., LL.B, B.Ed, Kovid
Advocate
Mirzabazar, Midnapur

Regd. No.- F 1081/M053 of 1981

This Deed made by 1 stamp paper and 15 demy paper and 2 witness.

ROAD

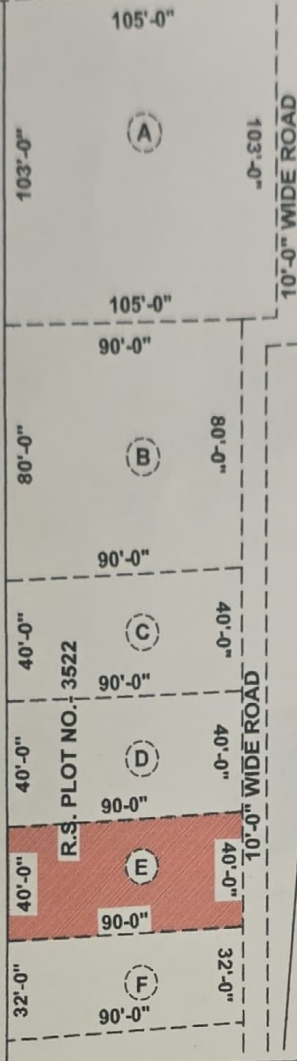
MOUZA - BALLAVPUR, J.L NO.-

183, P.S. - MEDINIPUR,

DIST. - PASCHIM MEDINIPUR.,

SCALE - 1" = 50'-0".

R.S. PLOT NO.- 3521



R.S. PLOT NO.- 3523

Ashis Singh

S. S. DEVELOPERS
Sanjoy Kumar Singh
Proprietor

DETAILS OF THE LAND FOR DEVELOPER AGREEMENT

AGREEMENT BETWEEN	R.S. PLOT NO.	L.R. PLOT NO.	SUB PLOT NO.	TOTAL AREA OF THE LAND		1/2 SHARE OF THE LAND		MARK
				SQ.FT.	ACRE	SQ.FT.	ACRE	
MR. ASHIS SINGHA, S/O- MR. SURJA KANTA SINGHA, AT - BOXIBAZAR, DAKHINPARA, P.O.- MEDINIPUR, P.S.- KOTWALI, DIST.- PASCHIM MEDINIPUR, PIN.- 721101. AND S.S. DEVELOPERS PROP- MR. SANJOY KUMAR SINGHA, OFFICE AT- BOXIBAZAR, DAKHINPARA, P.O.- MEDINIPUR, P.S.- KOTWALI, DIST.- PASCHIM MEDINIPUR, PIN.- 721101.	3522 (PART)	2991 (PART)	E (PART)	3600.00	0.0826	1800.00	0.0413	

DRAWN BY :- (AS DIRECTED)

P. Sahoo
Surveyor
Midnapore

()

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

Santosh Kumar Singh

Left Hand Finger Impression -



Right Hand Finger Impression -



SIGNATURE

Ashis Singh



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



192024250183375688

J- 2236/24

GRN Details

GRN:	192024250183375688	Payment Mode:	SBI Epay
GRN Date:	29/08/2024 13:23:58	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5007351718423	BRN Date:	29/08/2024 13:24:12
Gateway Ref ID:	242428008588	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	290820242018337567	Payment Init. Date:	29/08/2024 13:23:58
Payment Status:	Successful	Payment Ref. No:	2002295392/4/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Chandra Sekhar Ghosh
Address:	Midnapore
Mobile:	9733748704
Period From (dd/mm/yyyy):	29/08/2024
Period To (dd/mm/yyyy):	29/08/2024
Payment Ref ID:	2002295392/4/2024
Dept Ref ID/DRN:	2002295392/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002295392/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2002295392/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1003-02236/2024	Date of Registration	29/08/2024
Query No / Year	1003-2002295392/2024	Office where deed is registered	
Query Date	28/08/2024 3:32:46 PM	A.D.S.R. MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Chandra Sekhar Ghosh Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 8597613063, 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. 31,22,280/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Ballavpur, , Ward No: 18, Holding No:3025 JI No: 183, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3522	RS-1086	Commercial	Vastu	4.13 Dec	31,22,280/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
Grand Total :				4.13Dec	0 /-	31,22,280 /-	

Land Lord Details :

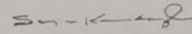
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Ashis Singha (Presentant) Son of Shri Surja Kanta Singha Executed by: Self, Date of Execution: 29/08/2024 , Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office		 Captured	Ashis singha
	29/08/2024		LT1 29/08/2024	29/08/2024

Boxibazar, Dakshinpara, City:- , 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-1XX1 , PAN No.:: bdxxxxxx3p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 29/08/2024
Admitted by: Self, Date of Admission: 29/08/2024 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S. S. DEVELOPERS Boxibazar, Dakshinpara, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Date of Incorporation:XX-XX-1XX5 , PAN No.:: CJxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Sanjoy Kumar Singha Son of Suraj Kanta Singha Date of Execution - 29/08/2024, , Admitted by: Self, Date of Admission: 29/08/2024, Place of Admission of Execution: Office	 Aug 29 2024 1:26PM	 Captured LTI 29/08/2024	 29/08/2024
Dakshinpara, Boxibazar, City:- , 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-1XX5 , PAN No.:: CJxxxxxx2G, Aadhaar No: 36xxxxxxxx4087 Status : Representative, Representative of : S. S. DEVELOPERS (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Pijus Kanti Ghosh Son of Shri Chandra Sekhar Ghosh Sekhpura, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101		 Captured	 29/08/2024
Identifier Of Shri Ashis Singha, Shri Sanjoy Kumar Singha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Ashis Singha	S. S. DEVELOPERS-4.13 Dec

Endorsement For Deed Number : I - 100302236 / 2024

On 29-08-2024

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 13:20 hrs on 29-08-2024, at the Office of the A.D.S.R. MIDNAPORE by Shri Ashis Singha ,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 31,22,280/-

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

Execution is admitted on 29/08/2024 by Shri Ashis Singha, Son of Shri Surja Kanta Singha, Boxibazar, Dakshinpara, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business

Indetified by Shri Pijus Kanti Ghosh, , , Son of Shri Chandra Sekhar Ghosh, Sekhpura, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

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

Execution is admitted on 29-08-2024 by Shri Sanjoy Kumar Singha, Proprietor, S. S. DEVELOPERS, Boxibazar, Dakshinpara, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Shri Pijus Kanti Ghosh, , , Son of Shri Chandra Sekhar Ghosh, Sekhpura, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2024 1:24PM with Govt. Ref. No: 192024250183375688 on 29-08-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 5007351718423 on 29-08-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

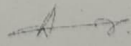
Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9494, Amount: Rs.5,000.00/-, Date of Purchase: 29/08/2024, 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 29/08/2024 1:24PM with Govt. Ref. No: 192024250183375688 on 29-08-2024, Amount Rs: 2,020/-, Bank: SBI EPay (SBlePay), Ref. No. 5007351718423 on 29-08-2024, Head of Account 0030-02-103-003-02

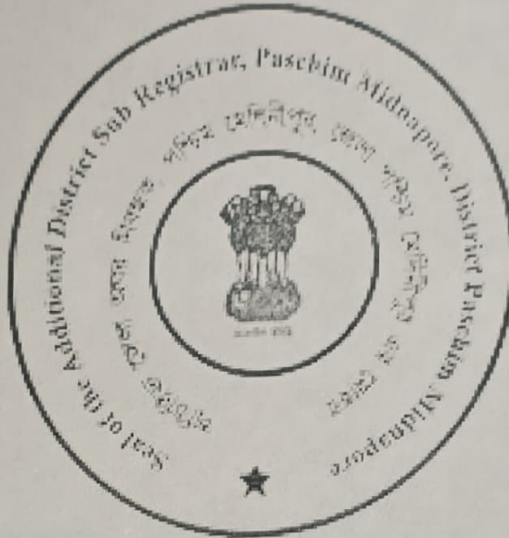


Ashim Das

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 1003-2024, Page from 40561 to 40584
being No 100302236 for the year 2024.



Ashim Das

Digitally signed by ASHIM DAS
Date: 2024.09.05 11:31:28 +05:30
Reason: Digital Signing of Deed.

(Ashim Das) 05/09/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
West Bengal.