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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the Endorsement
 Sheet's and the Signature Sheet's
 attached to this documents are
 part of the Document.

M 219376

[Handwritten signature]
 Addl. Dist. Sub-Registrar
 Kulti, Paschim Bardhaman
 28 JAN 2026

JOINT VENTURE
DEVELOPMENT AGREEMENT

(R)
 (Adv)

6/4/1
 1

SI No. 1885 Date 27 JAN 2026
Sold to Rapist Housing
Address D.G.P. 13
Value of Stamp 5000/-
Date of Purchase of the Stamp
Paper from Treasury 30 DEC 2025
Name of the Treasury from where
Purchase: Durgapur

Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur-16
Licence No-1/93



THIS JOINT VENTURE
day of January, 2026,

MR. ANAND
(P)

67888 M



Addl. Dist. Sub-Registrar
Kulti, Paschim Bardhaman
28 JAN 2026



THIS JOINT VENTURE DEVELOPMENT AGREEMENT is made on 28th day of January, 2026, by and between

1. MR. ANAND KUMAR PANDEY, holding Permanent Account Number (PAN): AMMPP4146Q and Aadhaar No.: 8005-6180-8414, aged about 49 (forty-nine) years, son of Mr. Narendra Nath Pandey, residing at Narasingh Bandh, Mallick Para, Burnpur, within the jurisdiction of Asansol Municipal Corporation, P.O. Burnpur, P.S. Burnpur, District Paschim Bardhaman, West Bengal – 713325, by faith a Hindu, by occupation Business, an Indian national and citizen of India;

(hereinafter referred to as the "LANDOWNER", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include his heirs, legal representatives, executors, administrators, successors, nominees, and permitted assigns), of the FIRST PART.

-AND-

(A)
(Adv.)
2. "KAPIST HOUSING", a partnership firm, holding Permanent Account Number (PAN): AAZFK5341H, having its registered office at M-26, Dhunara Plot, Benachity, Durgapur, District Paschim Bardhaman, West Bengal – 713213, India, duly registered and validly subsisting under the provisions of the Indian Partnership Act, 1932, and engaged in the business of construction and real estate development, acting through its partners, namely:

(a) MR. SANTOSH KUMAR AGARWAL, holding PAN No. AENPA5072K and Aadhaar No. 2231-5137-2511, aged about 57 (fifty-seven) years, son of Mr. Matadin Agarwal, residing at Patwari Bhawan, Annapurna Nagar, Benachity, within the jurisdiction of Durgapur Municipal Corporation, District Paschim Bardhaman, West Bengal – 713213, by

faith a Hindu, by occupation Business, an Indian national and citizen of India;

(b) MR. ARUN AGARWAL, holding PAN No. AHYPA6797M and Aadhaar No. 7082-3659-4652, aged about 50 (fifty) years, son of Mr. Matadin Agarwal, residing at Patwari Bhawan, Sani Mandir Gali, Benachity, within the jurisdiction of Durgapur Municipal Corporation, District Paschim Bardhaman, West Bengal - 713213, by faith a Hindu, by occupation Business, an Indian national and citizen of India;

(c) MR. ANIL GUPTA, holding PAN No. AGUPG9129N and Aadhaar No. 5650-3672-2293, aged about 61 (sixty-one) years, son of Mr. Hiralal Gupta, residing at 16/5, Annapurna Nagar, Benachity, within the jurisdiction of Durgapur Municipal Corporation, District Paschim Bardhaman, West Bengal - 713213, by faith a Hindu, by occupation Business, an Indian national and citizen of India; and

(d) MR. AJIT GARAI, holding PAN No. ARMPG3639G and Aadhaar No. 3004-7495-2754, aged about 36 (thirty-six) years, son of Mr. Manik Garai, residing at Dhunura Plot, Pragati Sangha Football Maidan, within the jurisdiction of Durgapur Municipal Corporation, District Paschim Bardhaman, West Bengal - 713213, by faith a Hindu, by occupation Business, an Indian national and citizen of India. (e) MR. FUSHRAJ CHOUDHARY, PAN: AFPPC4396D, Aadhaar: 6978-1639-0047, aged about 46 (forty-six) years, son of Mr. Ganesh Choudhary, residing at 1B, Netaji Subhas Road, A-Zone, Durgapur, 713204.

(hereinafter collectively referred to as the "DEVELOPER", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include the said partnership firm, its present and future partners, and their respective heirs, legal representatives, executors, administrators, successors, and permitted assigns), of the SECOND PART.

ABSTRACT OF OWNERSHIP HISTORY / CHAIN OF TITLE
(COMPLETE)

WHEREAS, the land more fully described in the Schedule hereunder written (hereinafter referred to as the "said Property") originally belonged to Govind Pada Tiwary, son of Late Ram Shankar Tiwary, and Jainarayan Tiwary, son of Late Nand Kishore Tiwary, who during their respective lifetimes sold and transferred an aggregate area of 11.50 (eleven decimal five) decimals of land in favour of Sachinath Chakraborty, son of Late Rewati Mohan Chakraborty, by a Registered Sale Deed being No. 1-2826 of 1963, registered at the Sub-Registry Office, Asansol.

AND WHEREAS, thereafter, Dilip Kumar Tiwary, son of Late Govind Pada Tiwary, sold and transferred a further extent of 6.25 (six decimal two five) decimals of land in favour of the said Sachinath Chakraborty, by a Registered Sale Deed being No. 1-3440 dated 13.05.1974, registered at the Sub-Registry Office, Asansol, and upon such acquisition, the aforesaid parcels along with the remaining 4.25 (four decimal two five) decimals of land belonging to the said family, together measuring 22 (twenty-two) decimals, stood consolidated and owned by Sachinath Chakraborty, who thereafter remained in absolute ownership and peaceful possession thereof.

AND WHEREAS, upon the demise of the said Sachinath Chakraborty, the entire 22 (twenty-two) decimals of land devolved upon his lawful heirs, namely:

1. Mr. Shekhar Chakraborty,
2. Mrs. Krishna Ganguly Neogi, and
3. Mr. Sankarlal Chakrabarti,

by way of inheritance, and their names were duly recorded in the L.R. Records of Rights after due mutation, as detailed hereunder:

- Mr. Shekhar Chakraborty — L.R. Khatian No. 13017, holding 7 (seven) decimals;
- Mrs. Krishna Ganguly Neogi — L.R. Khatian No. 13018, holding 7 (seven) decimals;
- Mr. Sankarlal Chakrabarti — L.R. Khatian No. 13016, holding 8 (eight) decimals;

AND WHEREAS, the aforesaid Vendors, being in lawful possession and enjoyment of their respective shares, collectively measuring 22 (twenty-two) decimals, sold, transferred, and conveyed their respective portions of land in favour of MR. ANAND KUMAR PANDEY, son of Late Narendra Nath Pandey, by a Registered Sale Deed being No. 04369 of 2023, executed on 13.09.2023 and registered in the office of the Additional District Sub-Registrar, Kulti, District Paschim Bardhaman, West Bengal, for valid and lawful consideration.

AND WHEREAS, pursuant to the said purchase, Mr. Anand Kumar Pandey has lawfully acquired absolute right, title, interest, and possession over the entire 22 (twenty-two) decimals of land, and his name has been duly mutated and recorded in the L.R. Records of Rights under Khatian No. 13294, and he continues to possess and enjoy the said Property openly, peacefully, and without interruption.

AND WHEREAS, the said Landowner is now absolutely seized and possessed of the said Property with clear, marketable, and transferable title, free from all encumbrances, charges, liens, claims, or litigations, and is fully competent and entitled to enter into the present Joint Development Agreement in respect thereof.

NOW THEREFORE & RECITALS

NOW THEREFORE, the Landowner is the absolute, lawful, and exclusive owner of 22 (twenty-two) decimals, more or less, of immovable land, fully described in the Schedule hereunder written (hereinafter referred to as "*the said Property*"), having acquired the

same through registered sale deeds from the lawful vendors and having duly caused mutation of his name in the relevant land records, presently recorded in L.R. Khatian No. 13294. The said Property is free from all encumbrances, charges, liens, litigations, acquisitions, and third-party claims, and the Landowner is lawfully seized and possessed thereof with full right and authority to develop, transfer, convey, license, or otherwise deal with the said Property, including the execution and performance of this Joint Development Agreement.

AND WHEREAS, the Landowner is desirous of utilizing and developing the said Property by construction of a multi-storied residential-cum-commercial building, comprising self-contained residential flats, commercial units, parking spaces, and such other common facilities and amenities as may be permissible under applicable laws and sanctioned plans.

AND WHEREAS, the Landowner, due to limitations in terms of time, technical expertise, managerial capacity, and financial resources, is unable to undertake and execute such development and construction by himself.

AND WHEREAS, the Landowner is therefore desirous of engaging a competent developer, whether an individual, firm, or company, to undertake the planning, financing, execution, completion, and marketing of the proposed development project at the developer's own cost, risk, and responsibility, including the procurement of all statutory approvals, sanctions, and permissions from the competent authorities.

AND WHEREAS, the Developer is engaged in the business of civil construction and real estate development, and possesses the requisite technical know-how, professional expertise, skilled manpower, infrastructure, and financial capability to undertake and successfully complete the development of multi-storied residential-cum-commercial

projects, including construction, marketing, and sale of flats, commercial units, and parking spaces.

AND WHEREAS, upon negotiation and mutual discussions, the Landowner approached the Developer with a proposal to develop the said Property at the Developer's own costs, expenses, and risk, and the Developer, after due inspection, technical evaluation, and feasibility assessment of the said Property, has agreed to undertake and complete the development and construction of the proposed project in accordance with the sanctioned plans, applicable laws, and the terms and conditions contained herein.

AND WHEREAS, in consideration of the Developer agreeing to undertake the entire development of the said Property, including construction, procurement of approvals, financing, marketing, and completion of the project, the Landowner has agreed to grant and permit the Developer the right to enter upon, develop, and construct upon the said Property, and in lieu thereof, the saleable area of the project shall be shared between the Landowner and the Developer in such manner and proportion as mutually agreed and specifically provided hereinafter in this Agreement.

(A)
(Adv)

NOW THIS AGREEMENT WITNESSETH AS UNDER:

ARTICLE - I

DEFINITIONS

Unless the context otherwise requires, the following expressions shall have the meanings respectively assigned to them hereunder:

a) "LANDOWNER"

Shall mean Mr. Anand Kumar Pandey, son of Late Narendra Nath Pandey, the absolute owner of the land more fully described in the

Schedule hereunder written, together with his heirs, legal representatives, executors, administrators, successors, and permitted assigns.

b) "DEVELOPER"

Shall mean "KAPIST HOUSING", a partnership firm duly registered under the Indian Partnership Act, 1932, and having its registered office as stated hereinabove, acting through its present and future partners, and shall include its successors and permitted assigns.

c) "TITLE DEEDS"

Shall mean and include all registered sale deeds, deeds of conveyance, inheritance documents, mutation records, records of rights (including L.R. Khatians), and all other documents evidencing and confirming the Landowner's right, title, interest, ownership, and possession over the said Property.

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(Adv)

d) "PREMISES" / "PROPERTY"

Shall mean the land admeasuring 22 (twenty-two) decimals, more or less, together with all easements, rights, appurtenances, liberties, privileges, and advantages attached thereto, fully described in the Schedule to this Agreement.

e) "NEW BUILDING"

Shall mean the proposed multi-storied residential-cum-commercial building(s) to be constructed on the said Property in accordance with the sanctioned Building Plan and applicable laws.

f) "PROJECT"

Shall mean the entire development scheme undertaken pursuant to this Agreement, including planning, design, construction, completion, marketing, and sale of the New Building along with all residential flats, commercial units, parking spaces, common areas, facilities, and amenities.

g) "FLAT / UNIT"

Shall mean a self-contained residential unit constructed in the New Building, together with the proportionate undivided share in the land and common areas, as permissible under law.

h) "COMMERCIAL SPACES"

Shall mean shops, offices, or other commercial units constructed in the New Building, together with proportionate undivided share in the land and common areas, as sanctioned under the Building Plan.

i) "PARKING"

Shall mean covered, open, or stilt parking spaces, including garages, earmarked in the Building Plan for use by owners and/or allottees, as permissible under applicable laws and regulations.

j) "COMMON AREA FACILITIES AND AMENITIES"

Shall mean and include staircases, lifts, lift lobbies, corridors, passages, landings, common entrances and exits, electrical rooms, pump rooms, water tanks, fire-fighting systems, drainage and sewerage systems, landscaped areas, roads, pathways, and all other

areas and facilities intended for common use of the occupants of the Project.

k) "COVERED AREA"

Shall mean the carpet area of a Flat/Unit or Commercial Space together with the area covered by internal ~~and~~ external walls, balconies, and exclusive usable areas, as per the sanctioned Building Plan and applicable norms.

l) "SALEABLE SPACE"

Shall mean the aggregate built-up area of all residential flats, commercial units, and parking spaces constructed in the Project and capable of being sold, allotted, or transferred, excluding common areas and facilities.

m) "SUPER BUILT-UP AREA OF THE FLAT / COMMERCIAL UNIT / SPACE / GARAGE"

(R)
(Adv)

Shall mean the covered area of such Flat/Unit/Space together with a proportionate share of the common areas and facilities, calculated in accordance with prevailing industry practice and applicable regulations.

n) "BUILDING PLAN"

Shall mean the plans, drawings, designs, layouts, and specifications for the New Building as sanctioned or to be sanctioned by the competent municipal and statutory authorities, including any modifications or revisions thereto.

o) "OWNER'S ALLOCATION"

Shall mean and include thirty-seven percent (37%) of the total Saleable Space of the Project, comprising residential and/or commercial Flats/Units and Parking Spaces, which shall be allotted and handed over to the Landowner by the Developer in accordance with the terms of this Agreement.

The remaining sixty-three percent (63%) of the total Saleable Space shall constitute the Developer's Allocation, to be retained, sold, or otherwise dealt with by the Developer at its own discretion, subject to the terms of this Agreement and applicable law.

p) "ALLOCATION AGREEMENT"

Shall mean a separate written agreement to be executed by and between the Landowner(s) and the Developer, after the Building Plan is duly sanctioned by the competent authority. The Allocation Agreement shall specifically identify and set out the location, floor-wise distribution, configuration, dimensions, and description of the residential units, commercial units, and parking spaces to be allotted to the Landowner(s) and the Developer, strictly in accordance with their respective shares of the Saleable Space as agreed under this Agreement.

The Allocation Agreement shall also specify the corresponding undivided and impartible share in the land, allocation of Common Areas, Facilities, and Amenities, and the terms and timelines of handover, and shall form an integral, inseparable, and binding part of this Agreement. The same shall be executed in good faith by the Parties after sanction of the Building Plan but prior to commencement of construction, unless otherwise mutually agreed in writing.

q) "DEVELOPER'S ALLOCATION"

Shall mean and include the remaining balance portion of the total Saleable Space, after allocation of the Owner's Allocation as specified herein, comprising residential and/or commercial Flats/Units, Parking Spaces, and all appurtenant and incidental rights, which shall belong exclusively to the Developer. The Developer's Allocation shall carry a proportionate, undivided, and impartible share in the Schedule Property, including the land and all Common Areas, Facilities, and Amenities, and shall be free from any interference, claim, lien, or demand from the Landowner(s) or any person claiming through or under them. The precise identification, location, configuration, and quantum of the Developer's Allocation shall be finalized and recorded in the Allocation Agreement.

r) "DEVELOPMENT AGREEMENT"

(A)
(Adv.) Shall mean this present Joint Development Agreement, executed between the Landowner(s) and the Developer, whereby the Landowner(s) grant and confer upon the Developer irrevocable rights and authority, subject to the terms herein, to enter upon, plan, develop, construct, complete, market, and sell the Project to be developed on the, Schedule Property. This Agreement governs the mutual rights, obligations, duties, and responsibilities of the Parties with respect to development of the land, construction of residential and/or commercial units, allocation of built-up space, sharing of Saleable Space, compliance with statutory approvals, and all matters ancillary and incidental thereto. This Agreement shall be binding upon and enure to the benefit of the Parties hereto and their respective heirs, legal representatives, successors, nominees, and permitted assigns, and shall remain in force until completion of the Project and full discharge of all mutual obligations.

s) "SERVICES"

Shall mean and include all essential and basic infrastructure, facilities, and utilities required for the proper functioning and enjoyment of the Project, whether provided by the Developer and/or statutory authorities, including but not limited to water supply, drainage and sewerage systems, electrical installations and connections, internal roads and pathways, street lighting, solid waste management systems, fire detection and fire-fighting, systems, rainwater harvesting (where applicable), security systems, and all other infrastructure necessary for the use of residential and/or commercial units, parking spaces, and Common Areas. The Developer shall be responsible for the installation, commissioning, and facilitation of such Services in accordance with the sanctioned Building Plan and applicable laws, until handover to the Landowner(s), allottees, or the duly constituted association/society, as the case may be.

t) "SPECIFICATION"

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(Adv.)

Shall mean the detailed specifications relating to materials, workmanship, construction standards, fixtures, fittings, finishes, and quality benchmarks to be adopted by the Developer in execution of the Project, including but not limited to flooring, wall finishes, doors and windows, plumbing and sanitary fittings, electrical wiring and fixtures, kitchen platforms, painting, elevators, fire safety systems, and allied works. The Specification shall strictly conform to the sanctioned Building Plan, applicable building codes, and statutory norms, and any modification thereto shall be made only with mutual written consent of the Parties, save and except changes mandated by statutory authorities.

u) "COMPLETION OF BUILDING" / "COMPLETION OF PROJECT"

Shall mean the stage when construction of the New Building is fully completed in accordance with the sanctioned Building Plan and the Developer has obtained the Completion Certificate and/or Occupancy Certificate, as applicable, from the competent municipal, panchayat, or statutory authority.

v) "CONSENT"

Shall mean the free, informed, unequivocal, and written approval granted by one Party to the other for any matter requiring approval under this Agreement, including modifications to the Building Plan, Specifications, allocation of units, timelines, or other contractual obligations. Such Consent shall be obtained prior to implementation of the concerned action and shall not be unreasonably withheld or delayed.

w) "ARCHITECT"

Shall mean the qualified and licensed architect or architectural firm appointed by the Developer for planning, designing, and supervising construction of the Project. The Architect shall be registered with the Council of Architecture and shall prepare all plans, drawings, elevations, and specifications in compliance with applicable laws, and shall assist in obtaining statutory approvals and supervise execution to ensure conformity with approved plans and standards.

x) "TRANSFER"

Shall mean and include any sale, conveyance, assignment, gift, lease, license, or other mode of alienation of rights, title, and interest in any Flat/Unit, Commercial Space, Parking Space, or undivided share in

the Schedule Property, whether inter se the Parties or in favour of third parties, in accordance with this Agreement and applicable laws.

y) "INTERPRETATION"

Unless the context otherwise requires:

(i) words importing the singular shall include the plural and vice versa; (ii) words importing any gender shall include all other genders; (iii) words importing persons shall include individuals, firms, partnerships, companies, bodies corporate, associations, trusts, and governmental authorities; (iv) headings are for convenience only and shall not affect interpretation; (v) references to statutes shall include amendments and re-enactments thereof; and (vi) references to Articles, Clauses, Schedules, or Annexures shall mean those forming part of this Agreement.

ARTICLE - II

GRANT OF DEVELOPMENT RIGHTS

2.1 Grant of Rights

In consideration of the mutual covenants, terms, and conditions contained herein, the Landowner, being the absolute and lawful owner of the Schedule Property, does hereby grant, convey, and confer upon the Developer, on a non-exclusive ownership basis but with exclusive development rights, the irrevocable right, license, and authority to enter upon, access, develop, construct, complete, market, and sell the Project to be developed on the Schedule Property, strictly in accordance with the sanctioned Building Plan, applicable laws, and the provisions of this Agreement.

2.2 Nature of Rights Granted

The rights granted to the Developer under this Agreement are developmental and contractual in nature and do not constitute any transfer of ownership or title in the Schedule Property, save and except the proportionate undivided and impartible share in the land that shall vest in the Developer and/or its nominees upon allocation and conveyance of the Developer's Allocation in terms of this Agreement.

2.3 Right of Entry and Possession for Development

The Landowner hereby permits and authorizes the Developer, its partners, employees, agents, contractors, architects, engineers, consultants, workmen, and representatives to enter upon and remain in possession of the Schedule Property for the limited purpose of development, construction, and completion of the Project, including erection of site offices, storage of materials, installation of machinery, and execution of all acts incidental and ancillary to development, without any hindrance, obstruction, or interruption from the Landowner or any person claiming through or under him.

(A)
(Adv.)

2.4 Authority to Obtain Sanctions and Approvals

The Developer shall have the exclusive right and authority, at its own cost and responsibility, to apply for, obtain, modify, renew, and comply with all necessary sanctions, approvals, permissions, licenses, and clearances from municipal, planning, development, environmental, fire, utility, and other statutory authorities required for execution and completion of the Project, and the Landowner shall render all reasonable cooperation, signatures, declarations, and documents as may be lawfully required for such purposes.

2.5 Right to Construct and Develop

The Developer shall have the right to plan, design, construct, and complete the New Building(s) and all appurtenant works, including residential flats, commercial units, parking spaces, common areas, facilities, and amenities, as per the sanctioned Building Plan and Specifications, and to carry out all construction activities at its own cost, expense, risk; and responsibility, without any financial contribution whatsoever from the Landowner.

2.6 Right to Market and Sell Developer's Allocation

Subject to the terms of this Agreement and applicable laws, the Developer shall have the exclusive and unfettered right to market, advertise, allot, book, sell, transfer, and convey its Developer's Allocation to third parties of its choice, including execution of agreements for sale, deeds of conveyance, and other instruments, and to receive and appropriate all consideration therefrom, without any interference, claim, or objection from the Landowner.

(A)

(Adv.)

2.7 Restrictions on Landowner During Development

During the subsistence of this Agreement and until completion of the Project, the Landowner shall not, without the prior written consent of the Developer: (a) create any charge, lien, mortgage, lease, or encumbrance over the Schedule Property or any part thereof; (b) enter into any agreement or arrangement inconsistent with the rights granted to the Developer herein; or (c) interfere with or obstruct the development, construction, marketing, or sale activities carried out by the Developer in accordance with this Agreement.

2.8 No Partnership or Agency

Nothing contained in this Agreement shall be deemed to constitute any partnership, joint venture, or agency between the Landowner and the Developer, save and except the contractual relationship expressly created herein for development of the Schedule Property. The Developer shall act in its own capacity and at its own risk and shall not represent itself as owner of the Schedule Property, except to the extent of rights lawfully vested under this Agreement.

2.9 Irrevocability

Save and except in cases of termination strictly in accordance with the provisions of this Agreement, the grant of development rights herein shall be irrevocable, and the Landowner shall not revoke, withdraw, or curtail the rights granted to the Developer during the subsistence of this Agreement, so long as the Developer performs its obligations in accordance with the terms hereof.

2.10 Survival of Rights

The rights granted under this Article shall survive execution of the Allocation Agreement, grant of Power of Attorney (if any), and execution of agreements for sale with third parties, and shall remain valid and binding until completion of the Project and full performance of obligations by the Parties.

ARTICLE - III

OBLIGATIONS & RESPONSIBILITIES OF THE DEVELOPER

3.1 Development at Developer's Cost and Risk

The Developer shall, at its sole cost, expense, and risk, undertake, execute, and complete the entire Project in accordance with the sanctioned Building Plan, Specifications, applicable laws, and the terms of this Agreement. The Landowner shall not be required to make any financial contribution whatsoever towards the development, construction, or completion of the Project.

3.2 Obtaining Statutory Sanctions and Approvals

The Developer shall be solely responsible for applying for, obtaining, renewing, modifying, and complying with all requisite approvals, sanctions, permissions, licenses, and clearances from the competent municipal, planning, development, fire, environmental, electricity, water supply, sewerage, and other statutory authorities necessary for execution and completion of the Project, including Completion Certificate and/or Occupancy Certificate.

3.3 Compliance with Laws and Regulations

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(Adv.) The Developer shall ensure that the Project is developed strictly in compliance with all applicable central, state, and local laws, rules, regulations, bye-laws, building codes, zoning regulations, fire safety norms, environmental conditions, labour laws, and RERA requirements, and shall keep the Landowner indemnified against any loss, penalty, or liability arising out of non-compliance.

3.4 Appointment of Professionals and Contractors

The Developer shall appoint, at its own discretion and cost, qualified and licensed architects, structural engineers, consultants, contractors, sub-contractors, and other professionals necessary for

execution of the Project, and shall be solely responsible for their acts, omissions, fees, and liabilities.

3.5 Construction Quality and Specifications

The Developer shall carry out construction of the Project in a good and workmanlike manner, using standard quality materials and workmanship, strictly in accordance with the approved Building Plan and agreed Specifications. Any deviation or modification required due to statutory directions shall be promptly carried out, and duly informed to the Landowner.

3.6 Project Timeline and Completion

The Developer shall complete the construction and development of the Project and obtain the requisite Completion Certificate and/or Occupancy Certificate, as applicable, within a period of three (3) years and six (6) months from the date of sanction of the Building Plan by the competent authority.

(A)
(Adv)

The aforesaid time period shall be subject to extension for delays caused by force majeure or unavoidable circumstances beyond the reasonable control of the Developer, including but not limited to acts of God, natural calamities, war, riots, governmental actions, court orders or injunctions, pandemics, labour unrest, non-availability of essential construction materials, or delay in grant of statutory approvals not attributable to the Developer.

In the event of such delay, the Developer shall promptly notify the Landowner in writing, and the time for completion shall stand automatically extended for the duration of such delay, without any breach or penalty, provided the Developer continues to make bona fide efforts to complete the Project.

3.7 Insurance and Safety

The Developer shall, at its own cost, maintain adequate insurance coverage for construction works, materials, equipment, workmen, third-party liability, and site safety, and shall comply with all applicable safety standards and labour welfare laws. The Developer shall be solely responsible for any accident, injury, or damage occurring at the Project site during construction.

3.8 Payment of Taxes, Fees, and Outgoings

The Developer shall bear and pay all development-related taxes, fees, charges, levies, premiums, betterment charges, scrutiny fees, labour cess, GST (if applicable), and other statutory dues arising out of development and construction of the Project. Property tax and municipal rates in respect of the land prior to completion shall be borne by the Landowner, unless otherwise agreed.

3.9 Utilities and Services

The Developer shall arrange for and install all essential Services and utilities required for the Project, including water supply, electricity, sewerage, drainage, fire-fighting systems, internal roads, and common infrastructure, in accordance with sanctioned plans and applicable regulations.

3.10 Marketing and Sale of Developer's Allocation

The Developer shall have the exclusive right to market, advertise, allot, sell, and transfer its Developer's Allocation at its own discretion and risk. All agreements, representations, and warranties made to

third-party purchasers shall be solely the responsibility of the Developer, and the Landowner shall not be liable for the same.

3.11 Indemnity

The Developer shall indemnify and keep indemnified the Landowner against all losses, claims, demands, damages, penalties, costs, and expenses arising out of: (a) breach of this Agreement by the Developer; (b) violation of laws or statutory conditions; (c) acts or omissions of the Developer, its contractors, agents, or employees; or (d) claims by third-party purchasers in respect of the Developer's Allocation.

3.12 Handover of Owner's Allocation

Upon completion of the Project and receipt of Completion/Occupancy Certificate, the Developer shall hand over possession of the Landowner's Allocation, along with proportionate undivided share in land and common areas, free from encumbrances created by the Developer, in accordance with the Allocation Agreement.

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(Adv)

3.13 Formation of Association/Society

The Developer shall facilitate the formation of an association/society of owners, if required under applicable law, and hand over common areas, facilities, and documents to such association upon completion of the Project.

3.14 Non-Creation of Encumbrances on Owner's Allocation

The Developer shall not create any charge, mortgage, lien, or third-party right over the Landowner's Allocation, except to the extent

expressly permitted under this Agreement or with prior written consent of the Landowner.

3.15 Records and Transparency

The Developer shall maintain proper records of construction progress, approvals, and compliances, and shall provide reasonable access to the Landowner or its authorized representatives for inspection of the Project at mutually convenient times.

3.16 Force Majeure

The Developer shall not be held liable for delay or failure in performance of its obligations due to events beyond its reasonable control, including acts of God, natural calamities, war, governmental actions, court orders, pandemics, labour unrest, or non-availability of materials, subject to timely notice to the Landowner.

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(Adv)
ARTICLE - IV

OBLIGATIONS & COVENANTS OF THE LANDOWNER

4.1 Confirmation of Title and Authority

The Landowner represents, warrants, and covenants that he is the absolute, lawful, and exclusive owner of the Schedule Property, having valid, clear, and marketable title thereto, free from all encumbrances, charges, liens, litigations, claims, or third-party interests, and that he has full right, power, and authority to enter into and perform this Agreement and to grant the development rights herein to the Developer.

4.2 Quiet Enjoyment and Non-Interference

The Landowner shall ensure peaceful, uninterrupted, and unhindered possession and enjoyment of the Schedule Property by the Developer for the purposes of development during the subsistence of this Agreement, and shall not interfere with, obstruct, or impede the Developer's lawful exercise of rights granted herein.

4.3 Non-Creation of Encumbrances

During the continuance of this Agreement and until completion of the Project, the Landowner shall not, without the prior written consent of the Developer, sell, transfer, lease, mortgage, charge, encumber, or otherwise alienate the Schedule Property or any part thereof, nor enter into any agreement or arrangement inconsistent with the rights of the Developer under this Agreement.

4.4 Assistance in Obtaining Approvals

(A)
(Adv.) The Landowner shall extend all necessary cooperation, assistance, and support to the Developer in obtaining statutory sanctions, approvals, permissions, licenses, and clearances required for execution of the Project, including signing of applications, declarations, affidavits, undertakings, and such other documents as may be lawfully required by competent authorities.

4.5 Execution of Ancillary Documents

The Landowner agrees to execute and register all ancillary and consequential documents, including but not limited to the Allocation Agreement, Power of Attorney (if required), declarations, affidavits,

deeds of conveyance, and such other writings as may be necessary to give full effect to the terms of this Agreement, provided the same are consistent with the rights and obligations herein.

4.6 Payment of Pre-Development Outgoings

The Landowner shall bear and pay all municipal taxes, land revenue, cess, and statutory dues in respect of the Schedule Property accrued prior to commencement of construction, unless otherwise expressly agreed in writing.

4.7 Disclosure of Defects and Claims

The Landowner covenants that there are no subsisting disputes, notices, acquisition proceedings, reservations, or claims affecting the Schedule Property. In the event of any claim, notice, or proceeding arising in respect of title or ownership during the subsistence of this Agreement, the Landowner shall promptly inform the Developer and take all necessary steps at his own cost to resolve the same.

Q

(Adv)

4.8 Indemnity

The Landowner shall indemnify and keep indemnified the Developer against all losses, damages, costs, claims, and expenses arising out of: (a) any defect in title or breach of representations and warranties made by the Landowner; (b) any claim by third parties relating to ownership or prior encumbrances on the Schedule Property; or (c) failure of the Landowner to perform obligations under this Agreement.

4.9 Cooperation During Construction

The Landowner shall permit installation of temporary site offices, labour sheds, material storage, and utilities on the Schedule Property during construction and shall cooperate with the Developer for smooth execution of the Project.

4.10 Acceptance of Owner's Allocation

The Landowner shall accept possession of the Owner's Allocation upon completion of the Project in accordance with the Allocation Agreement, subject to minor variations or changes mandated by statutory authorities, and shall not unreasonably refuse or delay such acceptance.

4.11 Execution of Conveyance for Developer's Allocation

(A)
(Adv.)
Upon completion of the Project and fulfillment of conditions precedent, the Landowner shall execute and register deeds of conveyance or such other instruments as may be required in favour of the Developer and/or its nominees in respect of the Developer's Allocation, together with the proportionate undivided share in the land and common areas, without demanding any monetary consideration.

4.12 Non-Solicitation of Purchasers

The Landowner shall not, directly or indirectly, interfere with or solicit purchasers of the Developer's Allocation, nor make any representation or commitment to third parties inconsistent with this Agreement.

4.13 Binding Effect

The obligations and covenants of the Landowner under this Agreement shall be binding upon and enforceable against the

Landowner and his heirs, legal representatives, successors, and permitted assigns until completion of the Project and full discharge of obligations.

ARTICLE - V

ALLOCATION, SHARING RATIO & POSSESSION

5.1 Sharing Ratio of Saleable Area

The Parties hereby mutually agree that the total Saleable Area of the Project shall be divided between the Landowner and the Developer in the following ratio: a) Owner's Allocation: Thirty-Seven Percent (37%) of the total Saleable Area of the Project; and b) Developer's Allocation: Sixty-Three Percent (63%) of the total Saleable Area of the Project.

The above sharing ratio shall apply collectively to residential units, commercial units, parking spaces, and all other saleable components of the Project, unless otherwise agreed in writing.

5.2 Nature of Owner's Allocation

The Owner's Allocation shall consist of such residential and/or commercial Flats/Units and Parking Spaces, together with the proportionate undivided and impartible share in the land and Common Areas, as shall be specifically identified and finalized in the Allocation Agreement.

The Landowner shall not be entitled to demand any specific floor, orientation, configuration, or unit number except as mutually agreed and documented in the Allocation Agreement.

5.3 Nature of Developer's Allocation

The Developer's Allocation shall comprise the remaining Sixty-Three Percent (63%) of the total Saleable Area, including residential and/or commercial Flats/Units, Parking Spaces, and appurtenant rights, together with the corresponding undivided share in the Schedule Property and Common Areas.

The Developer shall have absolute and unfettered rights to market, sell, transfer, assign, mortgage, or otherwise deal with its Allocation, either in whole or in part, in favour of third parties, without any interference, consent, or objection from the Landowner.

5.4 Finalization Through Allocation Agreement

The exact identification, location, floor-wise distribution, carpet area, covered area, super built-up area, and parking allocation of both the Owner's Allocation and Developer's Allocation shall be finalized and documented in a separate Allocation Agreement, to be executed after sanction of the Building Plan by the competent authority.

The Allocation Agreement shall form an integral and inseparable part of this Agreement and shall be binding upon the Parties.

5.5 Construction Cost and Consideration

The Landowner shall not be required to pay any monetary consideration or construction cost for the Owner's Allocation. The grant of development rights and the sharing of Saleable Area as agreed herein shall constitute full and sufficient consideration for this Agreement.

5.6 Possession of Owner's Allocation

Upon completion of construction and issuance of the Completion Certificate and/or Occupancy Certificate, as applicable, the Developer shall hand over physical possession of the Owner's Allocation to the Landowner in accordance with the Allocation Agreement.

Possession shall be deemed valid and complete upon issuance of a written possession letter, notwithstanding minor finishing works or statutory compliances that do not materially affect habitability or use.

5.7 Possession of Developer's Allocation

The Developer shall be entitled to take possession of, and create third-party interests in, its Allocation at such stages as permitted under applicable law, including prior to completion, subject to statutory compliances.

5.8 Undivided Share in Land

(A)
(Adv.)
Each Flat/Unit or Commercial Space, whether forming part of the Owner's Allocation or Developer's Allocation, shall carry a proportionate undivided and impartible share in the Schedule Property, as per applicable laws and local regulations.

5.9 Variation Due to Statutory Requirements

In the event of any variation in the total Saleable Area arising out of statutory sanctions, modifications, or directions of competent authorities, the sharing ratio of 37% : 63% shall remain unchanged, and the allocations shall be proportionately adjusted without any financial compensation or claim by either Party.

5.10 No Partnership or Joint Venture

Nothing contained herein shall be construed as creating a partnership, joint venture, or agency between the Parties. The relationship between the Landowner and the Developer is strictly limited to that of grantor and grantee of development rights, governed solely by the terms of this Agreement.

5.11 Binding Effect

This Article shall be binding upon and enforceable against the Parties hereto and their respective heirs, legal representatives, successors, nominees, and permitted assigns.

ARTICLE - VI

POWER OF ATTORNEY & AUTHORITY

6.1 Grant of Authority

(R)
(Adv.)
In consideration of the Developer undertaking the development of the Project at its own cost, expense, and risk, the Landowner hereby irrevocably authorizes and empowers the Developer to enter upon the Schedule Property and to plan, develop, construct, complete, market, and deal with the Project in accordance with this Agreement and applicable laws.

6.2 Execution of Power of Attorney

The Landowner agrees to execute and register, at the Developer's cost, a separate Special Power of Attorney in favour of the Developer and/or its authorized representatives, within 15 (fifteen) days from the date of execution of this Agreement, conferring powers strictly limited to the purposes of development, construction, marketing, and transfer of the Developer's Allocation.

6.3 Scope of Powers Granted

The Power of Attorney shall, inter alia, authorize the Developer to:

a) Apply for, obtain, amend, and modify all permissions, sanctions, licenses, approvals, No Objection Certificates, and consents from municipal, planning, environmental, fire, utility, and other statutory authorities;

b) Submit, sign, and pursue Building Plans, revised plans, layout plans, structural drawings, completion and occupancy applications, and all related documents;

c) Enter into contracts and appoint architects, engineers, contractors, consultants, surveyors, suppliers, and service providers for execution of the Project;

d) Arrange and obtain water, electricity, sewerage, drainage, gas, internet, fire safety, and other utility connections;

R
(Adv) e) Advertise, market, negotiate, and sell the Developer's Allocation, execute Agreements for Sale, Allotment Letters, Deeds of Conveyance, Parking Agreements, and other instruments in favour of purchasers of the Developer's Allocation;

f) Represent the Landowner before statutory authorities, courts, tribunals, and quasi-judicial forums, only in matters directly connected with the Project, including filing applications, affidavits, undertakings, and replies;

g) Open site offices, display project signage, erect hoardings, and undertake promotional activities at or around the Schedule Property;

h) Execute and register all deeds, documents, and writings necessary to convey valid title in respect of the Developer's Allocation, together with proportionate undivided share in land and common areas;

i) Do all such lawful acts, deeds, and things as may be necessary or incidental for the successful completion of the Project.

6.4 Limitations on Power of Attorney

Notwithstanding anything contained herein:

a) The Developer shall not mortgage, charge, or otherwise encumber the Landowner's Allocation or the Schedule Property, except to the extent expressly permitted under this Agreement or with prior written consent of the Landowner;

b) The Power of Attorney shall not authorize the Developer to transfer ownership rights in the Landowner's Allocation;

c) The Power of Attorney shall be used strictly for purposes of this Agreement and shall not extend beyond the Project.

6.5 Irrevocability During Project Term

The Power of Attorney granted pursuant to this Article shall be irrevocable during the subsistence of this Agreement, except in cases of material breach by the Developer or upon termination of this Agreement in accordance with its terms.

6.6 Effect of Termination

Upon termination of this Agreement for any reason whatsoever:

a) The Power of Attorney shall automatically stand revoked without the requirement of any further act or deed;

b) The Developer shall forthwith hand over possession of the Schedule Property, along with all original approvals, plans, and documents relating to the Project, to the Landowner, subject to rights accrued in favour of third parties prior to termination.

6.7 Ratification

The Landowner hereby agrees to ratify and confirm all lawful acts, deeds, and things done by the Developer in exercise of the authority granted herein, provided such acts are in conformity with this Agreement and applicable law.

6.8 No Agency or Ownership Transfer

The grant of Power of Attorney under this Article shall not be construed as creating any agency, partnership, or transfer of ownership in the Schedule Property, except to the limited extent necessary for development and sale of the Developer's Allocation.

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(Adv.)

6.9 Binding Effect

This Article shall be binding upon the Landowner and the Developer, and their respective heirs, legal representatives, successors, and permitted assigns.

ARTICLE - VII

SALE, MARKETING & TRANSFER RIGHTS

7.1 Exclusive Right of Sale of Developer's Allocation

The Developer shall have the exclusive and unrestricted right to advertise, market, negotiate, sell, transfer, and convey the Developer's Allocation, including residential units, commercial units, and parking spaces falling within its share of the Saleable Area, in its own name and at its sole discretion, subject always to compliance with this Agreement and applicable laws, including RERA.

7.2 No Interference by Landowner

The Landowner shall not interfere, obstruct, or object to the marketing, sale, or transfer of the Developer's Allocation in any manner whatsoever, provided such sale or transfer is in conformity with the sanctioned Building Plan, the Allocation Agreement, and this Agreement.

7.3 Sale of Owner's Allocation

(R)
(Adv.)
The Landowner shall be entitled to independently market, sell, transfer, or otherwise deal with the Owner's Allocation at his own cost and responsibility. However, execution and registration of conveyance deeds in favour of purchasers of the Owner's Allocation shall be carried out in coordination with the Developer to ensure consistency with the sanctioned plan, undivided share of land, and common area rights.

7.4 Execution of Agreements for Sale

a) The Developer may execute Agreements for Sale, Allotment Letters, and Deeds of Conveyance in favour of purchasers of the Developer's Allocation, either in its own name or as constituted attorney of the Landowner, as the case may be;

b) Such instruments shall clearly define the unit sold, proportionate undivided share in land, common area rights, and obligations of the purchasers;

c) The Landowner shall sign or cause to be signed all such documents, deeds, and writings as may be reasonably required to convey valid title to purchasers of the Developer's Allocation.

7.5 Pricing & Consideration

The Developer shall have the sole right to determine the sale price, payment terms, and conditions of sale of the Developer's Allocation. The Landowner shall have no claim, right, or entitlement to any portion of the sale proceeds derived from the Developer's Allocation, save and except the Owner's Allocation agreed under this Agreement.

7.6 Transfer Prior to Completion

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(Adv)
The Developer shall be entitled to transfer or assign its rights in respect of the Developer's Allocation, either wholly or in part, to third parties prior to completion of the Project, provided such transfer does not prejudice the rights of the Landowner under this Agreement.

7.7 Undivided Share of Land

Every transfer or conveyance of any Flat/Unit, Commercial Space, or Parking Space, whether forming part of the Owner's Allocation or Developer's Allocation, shall necessarily include a proportionate, undivided, and impartible share in the Schedule Property, together with corresponding rights in the Common Areas, Facilities, and Amenities.

7.8 Compliance with Laws & RERA

All sales, transfers, and marketing activities undertaken by the Developer shall strictly comply with the provisions of the Real Estate (Regulation and Development) Act, 2016, rules framed thereunder, and all other applicable laws, rules, and regulations.

7.9 Stamp Duty & Registration Charges

All stamp duty, registration charges, taxes, and statutory fees in respect of the transfer of units under the Developer's Allocation shall be borne by the respective purchasers, unless otherwise agreed in writing.

7.10 No Creation of Encumbrances on Owner's Allocation

The Developer shall not create any charge, lien, mortgage, or third-party interest over the Owner's Allocation or the Schedule Property, except to the extent permitted under this Agreement.

(A)
(Adv)

7.11 Binding Effect on Transferees

All purchasers and transferees of units from either Party shall be bound by the terms and conditions of this Agreement, the Allocation Agreement, and the sanctioned Building Plan, to the extent applicable to their respective units.

7.12 Survival

The provisions of this Article shall survive completion of construction, execution of conveyances, and handover of possession, to the extent

necessary to give effect to the rights and obligations of the Parties and their respective transferees.

ARTICLE - VIII

TIME SCHEDULE, DELAY, LIQUIDATED DAMAGES & FORCE MAJEURE

8.1 Project Time Schedule

The Developer shall complete the construction of the Project and obtain the Completion Certificate and/or Occupancy Certificate from the competent authority within a period of Thirty-Six (36) months from the date of commencement of construction or the date of handing over of vacant possession of the Schedule Property, whichever is later.

8.2 Grace Period

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(Adv.) The Developer shall be entitled to a grace period of Six (6) months beyond the stipulated completion period, without attracting any penalty or liability, provided the delay is for bona fide reasons connected with construction, approvals, or external factors.

8.3 Delay Beyond Grace Period

In the event the Developer fails to complete the Project within the total period of Forty-Two (42) months (i.e., 36 months plus 6 months grace), for reasons not attributable to Force Majeure or acts/omissions of the Landowner, such delay shall be deemed a default on the part of the Developer.

8.4 Liquidated Damages

Upon such default, the Developer shall be liable to pay the Landowner liquidated damages, and not by way of penalty, at the rate of ₹ 1000/- per month. The Parties agree that the said amount represents a genuine pre-estimate of loss and inconvenience likely to be suffered by the Landowner due to delay.

8.5 No Liquidated Damages in Certain Cases

No liquidated damages shall be payable by the Developer in case of delay caused due to:

a) Force Majeure events as defined herein; b) Delay in handing over peaceful and vacant possession of the Schedule Property by the Landowner; c) Delay in execution of Power of Attorney, permissions, or statutory documents by the Landowner; d) Litigation, stay orders, injunctions, or third-party claims affecting the Project; e) Delay in sanction of plans, approvals, or utility connections by statutory authorities; f) Changes or modifications in the Building Plan or Specifications requested by the Landowner.

8.6 Extension of Time

In the occurrence of any event under Clause 8.5 or Force Majeure, the time for completion of the Project shall stand automatically extended for a period equivalent to the duration of such delay, without any requirement of amendment to this Agreement.

8.7 Force Majeure

For the purpose of this Agreement, Force Majeure shall mean and include any event or circumstance beyond the reasonable control of the Developer, including but not limited to:

- Acts of God (flood, earthquake, cyclone, fire, pandemic, epidemic);
- War, riots, civil commotion, terrorist acts;
- Governmental actions, changes in law, moratoriums, or policy restrictions;
- Lockdowns, labour unrest, strikes, shortage of materials;
- Court orders, injunctions, or legal proceedings not caused by the Developer.

8.8 Effect of Force Majeure

Upon occurrence of a Force Majeure event: a) The obligations of the affected Party shall stand suspended to the extent impacted; b) The time for performance shall be extended accordingly; c) Neither Party shall be liable for damages or termination during the subsistence of such event.

(R)
(Adv)

8.9 Prolonged Force Majeure

If a Force Majeure event continues for a continuous period exceeding twelve (12) months, either Party may, after mutual consultation, decide to: a) Continue the Project with revised timelines; or b) Terminate this Agreement by mutual consent, upon settlement of rights and obligations accrued till such date.

8.10 No Waiver

Grant of extension of time or non-enforcement of liquidated damages shall not be deemed to be a waiver of the Landowner's rights under this Agreement.

8.11 Survival

The provisions of this Article shall survive termination of this Agreement to the extent necessary to enforce accrued rights and liabilities.

ARTICLE - IX

TERMINATION, CONSEQUENCES & EXIT CLAUSES

9.1 Events of Default by the Developer

The following shall constitute material defaults on the part of the Developer:

- (A)
(Adv)
- a) Failure to commence construction within a reasonable time after receipt of sanctioned Building Plan and vacant possession of the Schedule Property;
 - b) Failure to complete the Project within the stipulated time under Article VIII, including the grace period, except for reasons covered under Force Majeure;
 - c) Abandonment, suspension, or substantial slowing down of construction without reasonable cause for a continuous period of six (6) months;
 - d) Violation of sanctioned Building Plan, zoning regulations, or applicable laws;
 - e) Creation of any charge, mortgage, lien, or third-party interest over the Owner's Allocation or the Schedule Property without consent;
 - f) Insolvency, bankruptcy, winding-up, or cessation of business of the Developer;
 - g) Material breach of any obligation under this Agreement which remains uncured despite written notice.

9.2 Notice of Default & Cure Period

Upon occurrence of any default under Clause 9.1, the Landowner shall issue a written notice to the Developer specifying the nature of default. The Developer shall be entitled to a cure period of sixty (60) days from receipt of such notice to remedy the default to the satisfaction of the Landowner.

9.3 Termination by Landowner

If the Developer fails to cure the default within the stipulated period, the Landowner shall have the absolute right to terminate this Agreement, without prejudice to any other rights or remedies available in law or equity.

9.4 Immediate Consequences of Termination

Upon termination:

a) All development rights granted to the Developer shall stand revoked and extinguished; b) All Powers of Attorney, authorizations, and permissions granted in favour of the Developer shall stand automatically cancelled; c) The Developer shall hand over peaceful and vacant possession of the Schedule Property along with all partially constructed structures; d) The Landowner shall be entitled to retain and take over all constructions, materials, plans, approvals, and improvements made on the land without payment of any compensation to the Developer; e) The Developer shall remove its staff, machinery, and materials within thirty (30) days, failing which the Landowner shall be entitled to remove the same at the Developer's risk and cost.

9.5 Third-Party Rights upon Termination

Any sale, allotment, or agreement entered into by the Developer in respect of the Developer's Allocation prior to termination shall not bind the Landowner beyond the extent of completed and validly

conveyed units. The Developer shall be solely responsible for settling all claims of its purchasers, financiers, or third parties, and shall fully indemnify the Landowner against all such claims.

9.6 No Claim for Damages or Refund

Upon termination due to Developer's default, the Developer shall have no claim whatsoever against the Landowner for: a) Refund of expenses or investments; b) Loss of profit or anticipated gains; c) Compensation for structures or improvements.

9.7 Termination by Developer

The Developer may terminate this Agreement only if: a) The Landowner fails to hand over peaceful and vacant possession; or b) The Landowner commits a material breach which remains uncured for ninety (90) days after written notice. In such event, the Developer shall be entitled only to reimbursement of documented statutory fees and approval costs actually paid, excluding construction or overhead expenses.

9.8 Mutual Termination

(A)
(Adv.) The Parties may terminate this Agreement by mutual written consent, upon settlement of accrued rights, obligations, and third-party liabilities.

9.9 Exit Option for Landowner

Notwithstanding anything contained herein, if the Project remains stalled for more than twelve (12) consecutive months, the Landowner shall have an unconditional exit right, irrespective of cause, without any financial liability.

9.10 Survival of Rights

Termination shall not affect:

- a) Rights accrued prior to termination; b) Indemnities, representations, and dispute resolution provisions; c) The Landowner's absolute title and possession over the Schedule Property.

9.11 No Waiver

Failure to enforce any provision shall not be construed as waiver of rights.

ARTICLE - X

REPRESENTATIONS, WARRANTIES & INDEMNITIES

10.1 Representations & Warranties of the Landowner

The Landowner hereby represents and warrants to the Developer that:

- a) The Landowner is the absolute, lawful, and exclusive owner of the Schedule Property, having valid right, title, and interest therein, free from all encumbrances, charges, liens, mortgages, or third-party claims, except as disclosed in writing;
- b) The Landowner has full legal capacity and authority to enter into and perform this Agreement and to grant development rights to the Developer;
- c) All title deeds, records of rights, mutation entries, and documents relating to the Schedule Property are genuine, valid, and subsisting;
- d) There is no litigation, injunction, acquisition notice, or governmental restriction affecting the Schedule Property which would impede development;

(A)
(Adv.)

e) The execution of this Agreement does not violate any existing agreement, court order, or statutory provision;

f) The Landowner shall co-operate fully in execution of all documents, permissions, and formalities required for implementation of the Project.

10.2 Representations & Warranties of the Developer

The Developer hereby represents and warrants to the Landowner that:

a) The Developer is a duly constituted and validly existing entity under Indian law, competent to undertake real estate development activities;

b) The Developer has the financial capability, technical expertise, manpower, and resources necessary to complete the Project;

c) The Developer shall comply with all applicable laws, including RERA, municipal laws, environmental laws, labour laws, fire safety norms, and building regulations;

d) The Developer shall construct strictly in accordance with the sanctioned Building Plan and approved Specifications;

(A)
(Adv.) e) The Developer shall not create any charge, mortgage, lien, or third-party interest over the Owner's Allocation or the Schedule Property except as permitted herein;

f) The Developer has not made and shall not make any false, misleading, or unauthorized representations to any third party regarding ownership or rights over the Schedule Property.

10.3 Continuing Nature of Representations

All representations and warranties contained herein shall be deemed to be continuous and surviving throughout the subsistence of this Agreement and until completion of the Project.

10.4 Indemnity by the Developer (Primary Protection Clause)

The Developer hereby agrees to indemnify, defend, and hold harmless the Landowner from and against all losses, damages, costs, penalties, claims, demands, proceedings, and expenses, including legal fees, arising out of or in connection with:

- a) Any breach of this Agreement by the Developer;
- b) Any deviation from the sanctioned Building Plan or Specifications;
- c) Claims by purchasers, allottees, financiers, contractors, workers, or third parties engaged by the Developer;
- d) Violation of RERA or any statutory provisions by the Developer;
- e) Accidents, injuries, or loss of life at the Project site due to negligence or non-compliance by the Developer;
- f) Non-payment of taxes, duties, statutory dues, or consideration to any authority by the Developer.

10.5 Indemnity by the Landowner (Limited & Balanced)

The Landowner shall indemnify the Developer only against claims arising solely due to defects in title, fraud, or misrepresentation relating to ownership of the Schedule Property, provided such defects were not disclosed prior to execution of this Agreement.

(A
(Adv.)

10.6 Third-Party Claims

In the event of any third-party claim:

- a) The affected Party shall promptly notify the indemnifying Party;
- b) The indemnifying Party shall have the right to conduct and control the defence;
- c) No settlement shall be entered into without prior written consent of the affected Party.

10.7 Limitation of Liability

Except for cases involving fraud, wilful misconduct, or statutory violations, neither Party shall be liable for indirect or consequential losses.

10.8 Survival of Indemnities

The indemnities provided herein shall survive termination or completion of this Agreement and shall remain enforceable notwithstanding execution of conveyances or handover of possession.

10.9 No Waiver of Statutory Rights

Nothing contained herein shall limit or waive any rights or remedies available to either Party under applicable laws.

10.10 No Financial Transaction between Developer and Land Owner.

ARTICLE - XI

DISPUTE RESOLUTION, ARBITRATION & JURISDICTION

11.1 Amicable Resolution

(A)
(Adv)
In the event of any dispute, difference, or claim arising out of or in connection with this Agreement, including its interpretation, performance, breach, termination, or validity ("Dispute"), the Parties shall first attempt to resolve such Dispute amicably through mutual discussions within a period of thirty (30) days from the date of written notice of the Dispute by one Party to the other.

11.2 Reference to Arbitration

If the Dispute is not resolved amicably within the period stipulated under Clause 11.1, the same shall be finally resolved by arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996, as amended from time to time.

11.3 Constitution of Arbitral Tribunal

a) The arbitration shall be conducted by a sole arbitrator mutually appointed by the Parties within thirty (30) days of invocation of arbitration; b) In the event the Parties fail to mutually agree upon the appointment of the arbitrator within the said period, the arbitrator shall be appointed in accordance with the provisions of the Arbitration and Conciliation Act, 1996, by the Hon'ble High Court at Calcutta or its designated authority.

11.4 Seat and Venue of Arbitration

The seat and venue of arbitration shall be Asansol / Durgapur, District Paschim Bardhaman, West Bengal, and the arbitration proceedings shall be conducted in the English language.

11.5 Governing Law

This Agreement shall be governed by and construed in accordance with the laws of India.

11.6 Interim Relief

Nothing contained herein shall prevent either Party from approaching a competent court having jurisdiction for seeking interim or urgent relief, including injunctions, preservation of property, or appointment of a receiver, under Section 9 of the Arbitration and Conciliation Act, 1996, either prior to or during the arbitral proceedings.

11.7 Continuation of Work During Dispute

During the pendency of any Dispute or arbitration proceedings, the Developer shall, unless otherwise directed by a court or tribunal, continue construction and development of the Project in accordance with this Agreement, so as not to stall or prejudice the Project.

11.8 Binding Nature of Award

The arbitral award shall be final, conclusive, and binding upon the Parties and their respective heirs, legal representatives, successors, and assigns, and shall be enforceable in accordance with law.

11.9 Costs of Arbitration

The costs of arbitration, including arbitrator's fees and administrative expenses, shall be borne by the Parties in such manner as may be determined by the arbitral tribunal in its award.

11.10 Exclusive Jurisdiction of Courts

Subject to the arbitration provisions herein, the courts at Asansol / Durgapur, Paschim Bardhaman, West Bengal, shall have exclusive jurisdiction in respect of all matters arising out of or relating to this Agreement.

11.11 Survival

The provisions of this Article shall survive termination, completion, or expiry of this Agreement.

(A)
(Adv.)

ARTICLE - XII

MISCELLANEOUS

12.1 Entire Agreement

This Agreement, together with its Schedules, Annexures, and Allocation Agreement (when executed), constitutes the entire understanding between the Parties with respect to the subject matter hereof and supersedes all prior discussions, negotiations, representations, or agreements, whether oral or written.

12.2 Amendment & Modification

No amendment, modification, or variation of this Agreement shall be valid or binding unless the same is made in writing and signed by all the Parties hereto.

12.3 Stamp Duty & Registration

a) This Agreement shall be adequately stamped and compulsorily registered in accordance with the provisions of the Indian Stamp Act, 1899, the Registration Act, 1908, and applicable state laws of West Bengal;

b) The stamp duty and registration charges payable in respect of this Agreement shall be borne and paid by the Developer, unless otherwise mutually agreed in writing.

12.4 Severability

If any provision of this Agreement is held to be invalid, illegal, or unenforceable by a court or competent authority, such provision shall be deemed to be severed, and the remaining provisions shall continue to be valid and enforceable to the fullest extent permitted by law.

12.5 Waiver

Failure or delay by any Party to exercise any right, power, or remedy under this Agreement shall not operate as a waiver thereof, nor shall any single or partial exercise of any right preclude any other or further exercise of the same.

12.6 Notices

a) Any notice, demand, or communication under this Agreement shall be in writing and shall be deemed to be duly served if delivered personally, sent by registered post with acknowledgment due, speed post, or recognized courier service, or by email (with delivery

confirmation), to the addresses mentioned herein or such other address as may be notified in writing;

b) Notices sent by registered post or courier shall be deemed received within three (3) working days from the date of dispatch; notices sent by email shall be deemed received on the date of transmission.

12.7 Assignment

The Developer may assign or transfer its rights and obligations under this Agreement only to the extent permitted herein, and subject to compliance with applicable laws. The Landowner shall not assign this Agreement except along with transfer of ownership of the Schedule Property.

12.8 Relationship of Parties

Nothing contained herein shall be deemed to constitute a partnership, agency, or joint venture between the Parties, except to the limited extent expressly provided in this Agreement for development purposes.

12.9 Force of Schedules & Annexures

All Schedules and Annexures appended to this Agreement shall form an integral and binding part hereof and shall be read harmoniously with the main body of this Agreement.

12.10 Counterparts

This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

12.11 Binding Effect

This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, legal representatives, successors, nominees, and permitted assigns.

SCHEDULE OF PROPERTY

(Hereinafter referred to as the "Schedule Property")

All that piece and parcel of land situate, lying and being at Mouza - Benagorya, within Gram Panchayat - Rupnarayanpur, Police Station - Salanpur, District - Paschim Bardhaman, J.L. No. 37, PIN - 713364, within the jurisdiction of the ADSR, Kulti, more fully described hereunder:

Land Particulars

Sl. No.	L.R. Plot No.	R.S. Plot No.	L.R. Khatian No.	Classification	Area
L1	511	195/340	13294	Other Commercial Usage	22 (Twenty Two) Decimals

Total Area of Land: 22 (Twenty-Two) Decimals, more or less.

OWNERSHIP & RECORD OF RIGHTS

- After lawful purchase through Registered Sale Deed No. 04369 of 2023, executed on 13.09.2023 before the Additional District Sub-Registrar (ADSR), Kulti, West Bengal, the entire 22 decimals of land stands mutated in the name of Mr. Anand Kumar Pandey under L.R. Khatian No. 13294.

Approach & Access

- Width of approach road: 24 feet
- Road Type: Adjacent to metal (metalled) road
- Accessibility: Direct motorable access from public road

Nature & Possession

The Schedule Property is other Commercial Usage land, peaceful, vacant except the existing structure mentioned above, free from encumbrances, and is in the lawful possession and enjoyment of the Landowner, with full rights to develop, construct, transfer, and otherwise deal with the same under this Joint Development Agreement.

"Specifications" shall mean the detailed description of materials, finishes, fittings, fixtures, and standards of construction to be followed by the Developer, as set out in Schedule-'X' annexed hereto, or as may be mutually finalized in writing prior to commencement of construction, which shall form an integral part of this Agreement.

SCHEDULE - X

SPECIFICATION OF CONSTRUCTION

(RERA & West Bengal Building Rules Compliant)

1. GENERAL

1.1 All construction shall strictly conform to:

- The sanctioned Building Plan;
- West Bengal Municipal Building Rules / Panchayat Building Rules, as applicable;
- National Building Code of India (NBC);

- Real Estate (Regulation and Development) Act, 2016 (RERA) and rules framed thereunder.

1.2 All materials used shall be ISI-marked, of first quality, and sourced from reputed manufacturers.

1.3 Any change in specification shall be made only with prior written consent of the Landowner and shall not dilute quality.

2. STRUCTURE

- Foundation: RCC foundation as per structural design and soil test report.
- Super Structure: Reinforced Cement Concrete (RCC) framed structure.
- Cement: OPC / PPC of reputed make (ACC / UltraTech / Ambuja / equivalent).
- Steel: TMT bars (Tata / SAIL / JSW or equivalent).
- Brickwork: First-class burnt clay bricks / AAC blocks.

3. FLOORING

- Living / Dining / Bedrooms: Vitrified tiles (minimum 600×600 mm) of reputed make.
- Kitchen: Anti-skid ceramic tiles.
- Toilets: Anti-skid ceramic floor tiles; glazed wall tiles up to door height.
- Staircase & Common Areas: Anti-skid tiles / granite.

4. WALL FINISH

- Internal Walls: Cement plaster with smooth finish and plastic emulsion paint.
- External Walls: Weather-proof exterior paint (Asian Paints / Berger / equivalent).
- Ceiling: Cement plaster with acrylic emulsion paint.

5. DOORS & WINDOWS

- Main Door: Solid core flush door with laminated finish and mortise lock.
- Internal Doors: Flush doors with painted/laminated finish.
- Windows: Aluminium / UPVC sliding windows with glass panels.
- Door/Window Fittings: Stainless steel / anodized fittings.

6. KITCHEN

- Granite kitchen platform with stainless steel sink.
- Provision for water purifier and exhaust fan.
- Ceramic tile dado up to 2 feet above counter.

7. TOILETS & SANITARY

- European-type WC / equivalent.
- Wash basin with pillar / wall mount.
- CP fittings (Jaquar / CERA / Hindware / equivalent).
- Concealed plumbing system.

8. ELECTRICAL

- Concealed copper wiring with modular switches (Anchor / Havells / equivalent).
- Adequate power points in all rooms.
- MCB distribution board in each unit.
- Provision for AC, geyser, and exhaust fans.

9. PLUMBING & WATER SUPPLY

- Concealed CPVC / UPVC piping (Ashirvad / Astral / equivalent).
- Underground & overhead water tanks with adequate capacity.
- Provision for municipal water supply and alternative water source.

10. LIFT (IF APPLICABLE)

- Automatic lift of reputed make with power backup.
- Lift to comply with safety norms under NBC and local authority regulations.

11. FIRE SAFETY & EMERGENCY

- Fire-fighting system as per NBC & Fire Services norms.
- Fire extinguishers, hose reels, and fire exits as required.
- Emergency lighting in common areas.

12. COMMON AMENITIES

- Staircase with handrails.
- Adequate lighting in common areas.
- Boundary wall / fencing (if applicable).
- Drainage and rainwater disposal system.
- Rainwater harvesting system (where mandatory).

13. PARKING

- Marked parking spaces as per sanctioned plan.
- Cemented / paver block flooring.
- Adequate lighting and ventilation.

14. QUALITY CONTROL & INSPECTION

14.1 The Landowner or their authorized representative shall have the right to inspect construction quality at reasonable intervals.

14.2 Any defect or deviation shall be rectified by the Developer at its own cost.

15. DEVIATION CLAUSE (RERA-SAFE)

No material deviation in:

- Layout
- Area
- Structure
- Specification

shall be made without written consent of the Landowner, except where required by statutory authorities.

16. DEFECT LIABILITY

The Developer shall remain liable for structural defects or workmanship defects for a period of five (5) years from the date of possession, in compliance with Section 14(3) of RERA.

17. INTEGRAL PART

This Specification shall form an integral and binding part of the Joint Development Agreement and shall be enforceable against the Developer, its successors, assigns, and purchasers.

IT IS HEREBY DECLARED that the full name, color passport-size photograph, and fingerprints of each finger of both hands of the LANDOWNER and DEVELOPER are duly attested on additional pages appended to this deed, specifically on page no. 1(A), totaling one (1) page. These attested pages shall form an integral and inseparable part of this deed.

Q
(Adv)

IN WITNESS WHEREOF, the Parties hereto have executed this Joint Venture Development Agreement on the day, month and year first above written.

Anand Kumar Pandey

SIGNED AND DELIVERED BY THE LANDOWNER

KAPIST HOUSING

witness -!

as Partners

① Ramnaval Gupta

Sl. Rajendra Gupta.

Hl. -> Asansol Police Line.

Asansol, Dist. Paschim Bardhaman.

Pin - 713305

Santosh. K. Agarwal

Manu Agarwal

Anil Gupta

Asit Goyal

Prady Chakrabarty

KAPIST HOUSING

as Partners

② Santosh Singh

Sl. Kisan Singh

Rlat -> Neamtapur.

Dist - Paschim Bardhaman

Pin - 713559

SIGNED AND DELIVERED BY THE DEVELOPER

Drafted by me as per instructions of the Parties hereto

Read over and Explained by me and

Prepared in my office: -

Ramnaval Gupta.

ADVOCATE

Mr. Ramnaval Gupta

Enrollment No: F4370/2021

Asansol Court, Paschim Bardhaman

হস্তাদুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তৃত্বনী 1st Finger	মধ্যমী Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

Anand Kumar Panoley

হস্তাদুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তৃত্বনী 1st Finger	মধ্যমী Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

Santosh Kumar Agarwal

হস্তাদুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তৃত্বনী 1st Finger	মধ্যমী Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

Anil Kumar Agarwal

হস্তাদুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তৃত্বনী 1st Finger	মধ্যমী Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

Anil Gupta

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

Asit Gorai

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

Arshad Choudhury

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো PHOTO
	বৃহদাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো PHOTO
	বৃহদাঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

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Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : RAMNAVAL GUPTA
2. FATHER/ HUSBAND NAME : RAJENDRA GUPTA
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Advocate
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) STREET No. 8, ASANSOL POLICE LINE
POST OFFICE (পোস্ট অফিস) ASANSOL
POLICE STATION (থানা) ASANSOL (S) PIN 713304
DISTRICT(জেলা) PASCHIM BARDHAMAN STATE (রাজ্য) WEST BENGAL
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO 4605 4972 4329
PAN AXAPG 2946 G
EPIC NO _____

আমি (শনাক্তকারী) RAMNAVAL GUPTA অত্র দলিলের (Query No.)
_____ বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, _____ as identifier identifying the executants
of the concerned deed (Query No.) _____.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						 <u>Ramnaval Gupta</u>
RIGHT HAND						

Ramnaval Gupta
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

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



192025260448720198

GRN Details

GRN: 192025260448720198 Payment Mode: SBI Epay
GRN Date: 28/01/2026 11:04:23 Bank/Gateway: SBIEpay Payment Gateway
BRN : 9911259851028 BRN Date: 28/01/2026 11:04:47
Gateway Ref ID: 639408608023 Method: State Bank of India UPI
GRIPS Payment ID: 280120262044872018 Payment Init. Date: 28/01/2026 11:04:23
Payment Status: Successful Payment Ref. No: 2000185093/4/2026
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr RAMNAVAL GUPTA
Address: ASANSOL
Mobile: 8956490824
Period From (dd/mm/yyyy): 28/01/2026
Period To (dd/mm/yyyy): 28/01/2026
Payment Ref ID: 2000185093/4/2026
Dept Ref ID/DRN: 2000185093/4/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000185093/4/2026	Property Registration- Stamp duty	0030-02-103-003-02	15010
2	2000185093/4/2026	Property Registration- Registration Fees	0030-03-104-001-16	400
3	2000185093/4/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			Total	15710

IN WORDS: FIFTEEN THOUSAND SEVEN HUNDRED TEN ONLY.

PAID



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



192025260449170908

GRN Details

GRN: 192025260449170908 Payment Mode: SBI Epay
GRN Date: 28/01/2026 12:58:18 Bank/Gateway: SBIEpay Payment Gateway
BRN : 3621108236228 BRN Date: 28/01/2026 12:58:32
Gateway Ref ID: 639418634964 Method: State Bank of India UPI
GRIPS Payment ID: 280120262044917089 Payment Init. Date: 28/01/2026 12:58:18
Payment Status: Successful Payment Ref. No: 2000185093/9/2026
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr RAMNAVAL GUPTA
Address: ASANSOL
Mobile: 8956490824
Period From (dd/mm/yyyy): 28/01/2026
Period To (dd/mm/yyyy): 28/01/2026
Payment Ref ID: 2000185093/9/2026
Dept Ref ID/DRN: 2000185093/9/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000185093/9/2026	Property Registration- Stamp duty	0030-02-103-003-02	20000
Total				20000

IN WORDS: TWENTY THOUSAND ONLY.



Major Information of the Deed



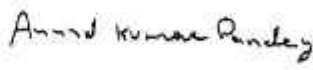
Deed No :	I-2324-00225/2026	Date of Registration	28/01/2026
Query No / Year	2324-2000185093/2026	Office where deed is registered	
Query Date	21/01/2026 5:34:37 PM	A.D.S.R. KULTI, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Ramnaval Gupta Asansol Police Line Asansol, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713305, Mobile No. : 8956490824, Status : Advocate.		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,67,14,302/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,010/- (Article:48(g))	Rs. 400/- (Article:E, E)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- Salanpur, Gram Panchayat: RUPNARAYANPUR, Mouza: Benagorya, JI No: 37, Pin Code : 713364

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-511 (RS -)	LR-13294	Other Commercial Usage	Vastu 22 Dec	1/-	1,67,14,302/-	Width of Approach Road: 24 FL. Adjacent to Metal Road,
Grand Total :				22Dec	1/-	167,14,302/-	












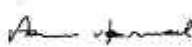


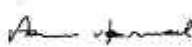


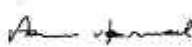


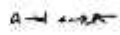


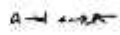


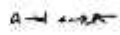
Land Lord Details :



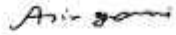
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANAND KUMAR PANDEY (Presentant) Son of Mr NARENDRA NATH PANDEY Executed by: Self, Date of Execution: 28/01/2026 , Admitted by: Self, Date of Admission: 28/01/2026 ,Place : Office		 Captured	
	NARSINGHBANDH MALLICK PARA BURNPUR, City:- Asansol, P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: amxxxxxx6q, Aadhaar No: 80xxxxxxx8414, Status :Individual, Executed by: Self, Date of Execution: 28/01/2026 , Admitted by: Self, Date of Admission: 28/01/2026 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KAPIST HOUSING M-26 DHUNARA PLOT BENACHITY DURGAPUR, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SANTOSH KUMAR AGARWAL Son of Mr MATADIN AGARWAL Date of Execution - 28/01/2026 , Admitted by: Self, Date of Admission: 28/01/2026, Place of Admission of Execution: Office </td> <td>  <small>Jan 28 2026 1:57PM</small> </td> <td>  Captured <small>LTI 28/01/2026</small> </td> <td>  <small>28/01/2026</small> </td> </tr> </tbody> </table> <p>PATWARI BHAWAN ANNAPURNA NAGAR BENACHITY, City:- Durgapur, P.O:- BENACHITY, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AExxxxxx2K, Aadhaar No: 22xxxxxxxx2511 Status : Representative, Representative of : KAPIST HOUSING (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr SANTOSH KUMAR AGARWAL Son of Mr MATADIN AGARWAL Date of Execution - 28/01/2026 , Admitted by: Self, Date of Admission: 28/01/2026, Place of Admission of Execution: Office	 <small>Jan 28 2026 1:57PM</small>	 Captured <small>LTI 28/01/2026</small>	 <small>28/01/2026</small>
Name	Photo	Finger Print	Signature						
Mr SANTOSH KUMAR AGARWAL Son of Mr MATADIN AGARWAL Date of Execution - 28/01/2026 , Admitted by: Self, Date of Admission: 28/01/2026, Place of Admission of Execution: Office	 <small>Jan 28 2026 1:57PM</small>	 Captured <small>LTI 28/01/2026</small>	 <small>28/01/2026</small>						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ARUN AGARWAL Son of Mr MATADIN AGARWAL Date of Execution - 28/01/2026 , Admitted by: Self, Date of Admission: 28/01/2026, Place of Admission of Execution: Office </td> <td>  <small>Jan 28 2026 1:57PM</small> </td> <td>  Captured <small>LTI 28/01/2026</small> </td> <td>  <small>28/01/2026</small> </td> </tr> </tbody> </table> <p>PATWARI BHAWAN SANI MANDIR GALI Benachity, City:- Durgapur, P.O:- BENACHITY, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AHxxxxxx7M, Aadhaar No: 70xxxxxxxx4652 Status : Representative, Representative of : KAPIST HOUSING (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr ARUN AGARWAL Son of Mr MATADIN AGARWAL Date of Execution - 28/01/2026 , Admitted by: Self, Date of Admission: 28/01/2026, Place of Admission of Execution: Office	 <small>Jan 28 2026 1:57PM</small>	 Captured <small>LTI 28/01/2026</small>	 <small>28/01/2026</small>
Name	Photo	Finger Print	Signature						
Mr ARUN AGARWAL Son of Mr MATADIN AGARWAL Date of Execution - 28/01/2026 , Admitted by: Self, Date of Admission: 28/01/2026, Place of Admission of Execution: Office	 <small>Jan 28 2026 1:57PM</small>	 Captured <small>LTI 28/01/2026</small>	 <small>28/01/2026</small>						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ANIL GUPTA Son of Mr HIRALAL GUPTA Date of Execution - 28/01/2026 , Admitted by: Self, Date of Admission: 28/01/2026, Place of Admission of Execution: Office </td> <td>  <small>Jan 28 2026 1:58PM</small> </td> <td>  Captured <small>LTI 28/01/2026</small> </td> <td>  <small>28/01/2026</small> </td> </tr> </tbody> </table> <p>16/5 ANNAPURNA NAGAR BENACHITY, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: agxxxxxx9n, Aadhaar No: 56xxxxxxxx2293 Status : Representative, Representative of : KAPIST HOUSING (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr ANIL GUPTA Son of Mr HIRALAL GUPTA Date of Execution - 28/01/2026 , Admitted by: Self, Date of Admission: 28/01/2026, Place of Admission of Execution: Office	 <small>Jan 28 2026 1:58PM</small>	 Captured <small>LTI 28/01/2026</small>	 <small>28/01/2026</small>
Name	Photo	Finger Print	Signature						
Mr ANIL GUPTA Son of Mr HIRALAL GUPTA Date of Execution - 28/01/2026 , Admitted by: Self, Date of Admission: 28/01/2026, Place of Admission of Execution: Office	 <small>Jan 28 2026 1:58PM</small>	 Captured <small>LTI 28/01/2026</small>	 <small>28/01/2026</small>						

Name	Photo	Finger Print	Signature
Mr AJIT GARAI Son of Mr MANIK GARAI Date of Execution - 28/01/2026, Admitted by: Self, Date of Admission: 28/01/2026, Place of Admission of Execution: Office	 <small>Jan 28 2026 1:58PM</small>	 Captured <small>LTI 28/01/2026</small>	 <small>28/01/2026</small>
DHUNURA PLOT PRAGATI SENGHA FOOTBALL MAIDAN DURGAPUR, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No.:: arxxxxx9g, Aadhaar No: 30xxxxxxxx2754 Status : Representative, Representative of : KAPIST HOUSING (as PARTNER)			

Name	Photo	Finger Print	Signature
Mr FUSHRAJ CHOUDHARY Son of Mr GANESH CHOUDHARY Date of Execution - 28/01/2026, Admitted by: Self, Date of Admission: 28/01/2026, Place of Admission of Execution: Office	 <small>Jan 28 2026 2:12PM</small>	 Captured <small>LTI 28/01/2026</small>	 <small>28/01/2026</small>
1B, NETAJI SUBHAS ROAD, A- ZONE, DURGAPUR, City:- Durgapur, P.O:- DURGAPUR, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9, PAN No.:: AFxxxxx6D, Aadhaar No: 69xxxxxxxx0047 Status : Representative, Representative of : KAPIST HOUSING (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAMNAVAL GUPTA Son of Mr RAJENDRA GUPTA ASANSOL POLICE LINE ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District-Paschim Bardhaman, West Bengal, India, PIN:- 713304	 <small>28/01/2026</small>	 Captured <small>28/01/2026</small>	 <small>28/01/2026</small>
Identifier Of Mr ANAND KUMAR PANDEY, Mr SANTOSH KUMAR AGARWAL, Mr ARUN AGARWAL, Mr ANIL GUPTA, Mr AJIT GARAI, Mr FUSHRAJ CHOUDHARY			

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mr ANAND KUMAR PANDEY	KAPIST HOUSING-22 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Salanpur, Gram Panchayat: RUPNARAYANPUR, Mouza: Benagorya, JI No: 37,
Pin Code : 713364

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 511, LR Khatian No:- 13294	Owner:आनंद कुमार पांडे, Gurdian:बालकृष्ण पांडे, Address:निक , Classification:बाग, Area:0.22000000 Acre,	Mr ANAND KUMAR PANDEY

Endorsement For Deed Number : I - 232400225 / 2026

On 28-01-2026

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 12:33 hrs on 28-01-2026, at the Office of the A.D.S.R. KULTI by Mr ANAND KUMAR PANDEY ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1.67,14,302/-

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

Execution is admitted on 28/01/2026 by Mr ANAND KUMAR PANDEY, Son of Mr NARENDRA NATH PANDEY, NARSINGHBANDH MALLICK PARA BURNPUR, P.O: BURNPUR, Thana: Hrapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Others

Indetified by Mr RAMNAVAL GUPTA, , Son of Mr RAJENDRA GUPTA, ASANSOL POLICE LINE ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-01-2026 by Mr SANTOSH KUMAR AGARWAL, PARTNER, KAPIST HOUSING (Partnership Firm), M-26 DHUNARA PLOT BENACHITY DURGAPUR, City:- Durgapur, P.O:- BENACHITY, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr RAMNAVAL GUPTA, , Son of Mr RAJENDRA GUPTA, ASANSOL POLICE LINE ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Advocate

Execution is admitted on 28-01-2026 by Mr ARUN AGARWAL, PARTNER, KAPIST HOUSING (Partnership Firm), M-26 DHUNARA PLOT BENACHITY DURGAPUR, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr RAMNAVAL GUPTA, , Son of Mr RAJENDRA GUPTA, ASANSOL POLICE LINE ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Advocate

Execution is admitted on 28-01-2026 by Mr ANIL GUPTA, PARTNER, KAPIST HOUSING (Partnership Firm), M-26 DHUNARA PLOT BENACHITY DURGAPUR, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr RAMNAVAL GUPTA, , Son of Mr RAJENDRA GUPTA, ASANSOL POLICE LINE ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Advocate

Execution is admitted on 28-01-2026 by Mr AJIT GARAI, PARTNER, KAPIST HOUSING (Partnership Firm), M-26 DHUNARA PLOT BENACHITY DURGAPUR, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr RAMNAVAL GUPTA, , Son of Mr RAJENDRA GUPTA, ASANSOL POLICE LINE ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Advocate

Execution is admitted on 28-01-2026 by Mr FUSHRAJ CHOUDHARY, PARTNER, KAPIST HOUSING (Partnership Firm), M-26 DHUNARA PLOT BENACHITY DURGAPUR, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr RAMNAVAL GUPTA, , Son of Mr RAJENDRA GUPTA, ASANSOL POLICE LINE ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 400.00/- (E = Rs 400.00/-) and Registration Fees paid by by online = Rs 400/-, by POS = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/01/2026 11:04AM with Govt. Ref. No: 192025260448720198 on 28-01-2026, Amount Rs: 400/-, Bank: SBI EPay (SBlePay), Ref. No. 9911259851028 on 28-01-2026, Head of Account 0030-03-104-001-16
Online on 28/01/2026 12:58PM with Govt. Ref. No: 192025260449170908 on 28-01-2026, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 3621108236228 on 28-01-2026, Head of Account

Description of Payment

By POS on 28/01/2026 2:27PM with Govt. Ref. No: 192025260449461426 on 28-01-2026, Amount Rs: 0/-, Bank: SBI, Ref. No. 23242000185093/01/2026 on 28-01-2026, Head of Account 0030-03-104-001-16

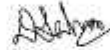
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 35,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1885, Amount: Rs.5,000.00/-, Date of Purchase: 27/01/2026, Vendor name: R P Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/01/2026 11:04AM with Govt. Ref. No: 192025260448720198 on 28-01-2026, Amount Rs: 15,010/-, Bank: SBI EPay (SBlePay), Ref. No. 9911259851028 on 28-01-2026, Head of Account 0030-02-103-003-02
Online on 28/01/2026 12:58PM with Govt. Ref. No: 192025260449170908 on 28-01-2026, Amount Rs: 20,000/-, Bank: SBI EPay (SBlePay), Ref. No. 3621108236228 on 28-01-2026, Head of Account 0030-02-103-003-02



Debasish Sahoo

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2324-2026, Page from 8389 to 8458

being No 232400225 for the year 2026.



Debasish

Digitally signed by DEBASISH SAHOO
Date: 2026.02.11 17:11:37 +05:30
Reason: Digital Signing of Deed.

(Debasish Sahoo) 11/02/2026
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
West Bengal.