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Certified that the Documents  
 submitted for Registration the  
 Agniture Sheet and the End-  
 rosements attached with this  
 Documents are the Part of the  
 Document

A.D.S.R. Durgapur  
 Bardwan

*Shreejit Roy*  
*Vinay Kumar Aggarwal*  
*S. Aggarwal*

16 OCT 2023

**DEVELOPMENT AGREEMENT**

This Development Agreement is made on this the day of 16<sup>th</sup> October, 2023  
 at ADSR Office Durgapur.

BETWEEN

*(Signature)*  
 (2/2)

Debashis Roy  
Kumar Subhashish  
Vishnu Kumar  
Agarwal  
Sanjay Kumar

**Mr. DEBASHIS ROY** [PAN-ACRPR6728H] son of Late Narapati Roy, Religion-Hindu, by Occupation-Business, by Nationality Indian, Residing at : Village Bhiringi, Near-Manasa Tala. P.O. Durgapur 13. Police Station Durgapur, Dist. Paschim Bardhaman, Pin 713213, hereinafter referred to as the **LANDOWNER / FIRST PARTY** (which terms shall includes unless repugnant to the context his heirs and successors) of the **FIRST PART.**

**AND**

**SHREE KRISHNA HOMES** [PAN-AETFS4083A] registered office at 42 Vijay Nagar, Golmuri Market, P.O.-Golmuri, P.S.-Golmuri, District-Purbi Singhbhum, Jharkhand, India, Pin-831003; represented by its Partners :

1. **MR. KUMAR SHUBHASHISH** [PAN-AVXPS6860J], son of Late Dr. K.C. Chatterjee, by faith Hindu, by occupation Business, Nationality-Indian, Residing at : 'B' Block, Netaji Nagar Colony, Durgapur 713213, DistrictPaschim Bardhaman, West Bengal.
2. **MR. VISHNU KUMAR AGARWAL** [PAN- ACWPA8733E] son of Late Sagar Mal Agarwal, by faith Hindu, by Occupation-Business, Nationality-Indian, Residing at : 48, Golmuri Market, Jamshedpur, East Singhbhum, Jharkhand;
3. **MR. SANJAY KUMAR AGARWAL** [PAN-ABEPA6160G] son of Late Sagar Mal Agarwal, by faith Hindu, by Occupation-Business, Nationality-Indian, Residing at : Flat No.3/1, C-Block, Chandrabali Uddyan, Kashidih, Road No. 1, Sakchi, Jamshedpur, East Singhbhum, Jharkhand, Pin 831001

**HEREINAFTER** referred to as the **DEVELOPERS, SECOND PARTY** (which terms shall includes unless repugnant to the context his, her, their, heirs and successors) of the **SECOND PART**

WHEREAS the LANDOWNER are seize, owned and possess of and/or/otherwise well and sufficient entitled to ALL THAT piece and parcel of land measuring an area of land 14 Cottaha 10 Chhataks in R.S. Plot No. 1402, L.R. Plot No. 2203, Khatian.No. 5356 of Mouza Bhiringi. in the Dist.-Paschim Bardhaman, which is hereinafter more fully mentioned in the "FIRST SCHEDULE", and hereinafter called as "said property".

Revised Ag-  
Munor Sublet 6/1  
13/11/2011  
Agreement  
S. J. S. S. S.

AND WHEREAS the DEVELOPERS / SECOND PARTY have examined the title of the FIRST PARTY to the 'said property' and has seen and investigate the documents of title of the FIRST PARTY and after fully satisfaction with clear right, title and interest of the FIRST PARTY in the said property the SECOND PARTY desire to develop the "Said Property" by construction of Multi-storied building/s up-to maximum limit of floor, -consisting of as many as Flats/Apartments, Garages etc., with the permissions of the appropriate authority (ies), and due to paucity of funds and lack of sufficient time and experience, the Landowner is not able to take necessary steps in everywhere for the said development construction works, as such the LANDOWNER accepts the proposal of DEVELOPERS herein, to do the said development construction work at the DEVELOPERS cost & expenses, with the permissions & approvals of the appropriate Authority (ies), and DEVELOPER herein after prolong discussion with the LANDOWNER, have agreed to do the development construction work over the FIRST SCHEDULE mentioned property,

AND WHEREAS to avoid any future disputes & litigation, both the parties AGREED to prepare and execute this written agreement on terms and conditions having been settled by & between the parties after mutual discussion.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED & AGREED BY THE PARTIES AS FOLLOWS :-**

- 1) That this agreement shall be deemed to have commenced on and with effect from the date, month and the year first above written.
- 2) GENERAL MEANING OK THE TERMS :-
- i) **BUILDING** : shall means the proposed Multistoried Building/s up to maximum limit of floors consisting of as many as flats/units, garages etc., to be construct according to the permissions & approvals, by the concerned authority/authorities, which will be sanctioned by the Durgapur Municipal Corporation and/or any other concern/appropriate Authority (ies), from time to time, and to be constructed on the 'said property' more-fully and specifically describe in the "FIRST SCHEDULE"

Subordinate  
Munici-Subordi  
Vishnu Kumar  
A. G. S. S. S.  
S. S. S. S.

written hereunder, and the said building herein after referred to as the "SAID BUDDING".

- ii) **PREMISES** as well as **SAID PROPERTY**: shall mean ALL THAT Piece and parcel of land measuring an area of land 14 Cottaha 10 Chhataks in R.S. Plot No. 1402, L.R. Plot No. 2203, Khatian No. 5356 of Mouza Bhiringi, in the Dist.-Paschim Bardhaman, more-fully and particularly mentioned, described, explained. enumerated and provided in the First Schedule hereunder written and/or given, and the premises hereinafter referred to as the "SAID PREMISES as well as SAID PROPERTY".
- iii) **PLAN**: shall mean the Building Plan for construction of the 'said building' on the 'said premises, which will approve and/or permit by the Durgapur Municipal Corporation and/or by the concerned/appropriate Authorities, and shall also include variations/modifications, alterations therein, that may be made by the DEVELOPERS .
- iv) **DEVELOPMENT AGREEMENT**: shall means the date of Execution of this Agreement Between the Landowner herein and the DEVELOPERS herein relating to the development, promotion, construction, erection of building/s at and upon the 'said premises', and shall also include all modifications, alterations, and changes, if any. made therein and all extensions, if any, thereof from time to time.
- v) **THE UNIT/FLAT**: shall mean any Unit/Flat/apartment or any other covered space in the Buildings, which is capable of being exclusively owned, used and/or enjoyed, and Unit/Flat in the Buildings lying/erected at and upon the said premises, and the right of common use of the common portion apartment to the concerned Unit/Flat, and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
- vi) **PARKING SPACE**:- shall mean the covered space at the said Building/s as approved by appropriate authority.
- vii) **PROJECT**:- shall mean the maximum limit of floors consisting of as many as flats, garages etc. i.e. the works of development, undertake and to be done by the DEVELOPERS herein, over the "said premises" in pursuance

S. S. S. S.  
(S. S. S. S.)

*Debasish Roy  
Kumar Shubhashish  
Vishnu Kumar  
Agarwal  
Sanjay Kumar*

of the Development Agreement and/or any modification or extension thereof, till the completion of such development, erect, promotion, construction of building/s at and upon the said premises.

- viii) **COMMENCEMENT OF CONSTRUCTION WORK:** shall mean the "DATE" on which the DEVELOPERS will start excavation of earth at the "said premises" to do the development construction work construction of the said Building/s, receiving approved Building Plan & it's allied permissions & approvals for the same, and/or registration (if required), from the concerned authority/authorities. Be it mentioned the Developers herein shall intimate the 'date' by writing to the land owner herein.
- ix) **LANDOWNER:** shall mean **DEBASISH ROY**, son of Late Narapati Roy
- x) **DEVELOPERS:** shall mean Shree Krishna Homes, a Partnership Firm, having its office at 42, Vijay Nagar, Vijay Nagar Market, Jamshedpur, East Singhbhum, Jharkhand, Pin-831003 duly represented by its Partners Namely, Mr. Kumar Shubhashish, Mr. Vishnu Kumar Agarwal, Mr. Sanjay Kumar Agarwal and their legal heirs successors in interest and assigns, representatives.
- xi) **FORCE MAJEURE:** -shall mean & include natural calamities, act of god. fire, civil commotion, riot, war, strike, lockout, notice or prohibitory order from any authority, shortage of essential commodities and/or any other act or commission or circumstance beyond the control of DEVELOPERS.
- xii) **EFFECTIVENESS:** - This agreement shall become effective from the date of execution of this agreement.
- xiii) **WORDS COMMONLY USED TO REFER THE MASCULINE GENDER.** Shall include the feminine and neuter gender and vice versa.
- xiv) **SINGULAR NUMBER:** Shall include the plural and vice-versa unless the context states otherwise.
- xv) **LANDOWNER'S & DEVELOPERS' ALLOCATION:-**That it 'has been agreed between the parties that the tune of share or division of of/the units/Flats/apartment to be construct by the DLVELOPLRS herein on the '**FIRST SCHEDULE**' below property, as mentioned in the "**SECOND**

*Sanjay Kumar*

**SCHEDULE"** hereunder.

*Subscribed by  
Mama Shalishik  
Vishnu Sharma  
Attorney  
Gutwadi*

4) **DUTIES & LIABILITIES OF THE LANDOWNER** and it is hereby undertake & agreed by the **LANDOWNER** as follows :-

- i) That the **LANDOWNER** is now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises, as the absolute owner with free from all encumbrance, having marketable title thereof, and without receiving any notice for acquisition and requisition from any authority having been beyond the ceiling limit under the Urban Land (Ceiling and Regulation Act, 1976), and being not attached with any suit, decree or order of any court of law or due Income Tax or Revenue or any public demand whatsoever, in spite of that if there is an dispute in respect of the said property then the **LANDOWNER** shall be fully responsible, and shall be solve the same at his own costs and expenses, as earl as possible, from the date of raising out of the said dispute.
- ii) That the **LANDOWNER** is in pursuance of this agreement, hand- over the peaceful physical vacate possession of the 'said premises' as 'mentioned in the "**FIRST SCHEDULE**" hereunder, to the **DEVELOPERS** herein, for the proposed development project/construction of multistoried building/s, simultaneously within the 7(seven) days from the execution of Registered Development Agreement.
- iii) That the **LANDOWNER** shall pay all taxes, fees, outgoings and etc. including arrears of the Government/ Durgapur Municipal Corporation and/or any other authority/ authorities before the concerned authority/ authorities in respect of said premises, till the dale of signing of these presents.
- iv) That if any dispute arises regarding the title and ownership & possession in respect of. the said premises of the **LANDOWNER** herein, from any person/s or any other, then the Landowner at his own costs and expenses shall clear the "said property" having establishing

*(Signature)  
(Date)*

Subodh Kojari  
Kumar Sahasrabudhi  
Vishwanath  
Havard  
Jambhale

of right and marketable title in his name, free from all encumbrance, though the Landowner admits that no suits and /or proceedings and /or litigations are filed/pending before any court of law in connection with the said property or any part thereof, and if any dispute arise in future in respect of the said property & against the development works thereon, & for which if the **DEVELOPERS** became unable to continue the said project thereon, then the Landowner shall always be present to assist the **DEVELOPERS** to solve the dispute/problem in respect of the "**FIRST SCHEDULE**" hereunder, and the time, which will be/may be lapsed to settle the dispute/problem, that time, shall be added/extended to the total time period for the completion of construction work, in accordance with this agreement.

- v) That the **LANDOWNER** shall not claim any manner save & except that written in the "Second Schedule" herein below in respect of their allocation in respect of the "said Building/s".
- vi) That the **LANDOWNER** during the continuance of the development work, of the project shall not cause any impediment of hindrance or obstruction in whatsoever nature and/or manner in the construction of the proposed building and/or project caused by the **DEVELOPERS**.
- vii) That the **LANDOWNER** shall not sell, lease, mortgage, let-out and /or charge the said premises and/or any part thereof towards any third party on and from the date of execution of this Agreement till the date of completion of the project including subsisting of this Agreement, and, also the landowner shall not, do any acts, deeds or things, whereby the **DEVELOPERS** may be prevented from selling, assigning and /or disposing of any portion fallen under the **DEVELOPERS'** allocation as well as **LANDOWNER'** allocation in the said proposed building. It is further-declared by the **LANDOWNER** that they did not sign and/or execute any agreement in any manner with any third party in respect of the "FIRST SCHEDULE" property, and subsequently, if any son of agreement/ s is/are found then the same will be treated as

*(Signature)*  
(20/10/14)

cancelled.

*Deborah Roy*  
*Kumar Subhashis*  
*Vishnu Kumar*  
*Agarwal*  
*For Mr. Subhashis*

- viii) That the **LANDOWNER** shall have no right or power to terminate these, presents, till the completion of the aforesaid development project, including to sell the **DEVELOPERS' Allocation** and 'or Landowner' allocation **written** in the "Second Schedule" herein towards the intending purchasers, subject to the terms & conditions & time limit of these presents as and when required for the purpose of Development of the first schedule mentioned property.
- ix) That the **LANDOWNER** shall handover to the **DEVELOPERS** the photocopy of the original title Deeds, Parcha/land records of rights / Tax Receipts & other relevant documents/papers, what they possess in respect of the First Schedule hereunder, simultaneously with the signing of these presents.
- x) That after execution of this agreement, the **LANDOWNER** shall always be present to put their signatures in any document, form, application, etc.. in favour of the **DEVELOPERS** herein, which are necessary for the development construction work only at the "First Schedule" hereunder.
- xi) That after execution of this agreement, the **LANDOWNER** shall grant a Development Power of Attorney in favour of the **DEVELOPERS** herein, within 7 (seven) days from its demand.

**5) RIGHTS, DUTIES & LIABILITIES OF THE DEVELOPERS**, and it is hereby undertake & agreed by the **DEVELOPERS as follows :-**

- i) That the **DEVELOPERS** by these presents, shall have every right and power to start all kinds of development works of the proposed project on and from the date of signing of this agreement including obtaining plan & permission from the Durgapur Municipal Corporation and/or by the concerned authority, including the proper plan for development of the said property described in the "First Schedule" hereunder written, and to submit the same to the Durgapur Municipal Corporation and/or

*Subhashis*  
*(Signature)*

Subscribed by  
Name = Shilpa  
V/S. Handwritten  
Signature  
Date

by the concerned authority for obtaining approval to the same, and to enter upon the said property either as on or along with others to look after and to control all the affairs of the proposed development works, and to erect new building and structures by virtue of the sanctioned all the statutory liabilities in respect of the sale of Developers allocated portion as mentioned in this indenture building plan, and to supervise the development work in respect of the new construction through contractor/ s, sub-contractor/ s, architect/s and surveyor/s as may be required by the said **DEVELOPERS** for construction of the proposed building/s.

- ii) That the **DEVELOPERS** by these presents, shall have every right and power to sell, transfer, assign and dispose of any unit or flat, and parking space at the said proposed multistoried building's or project at the said premises, in respect of **DEVELOPERS** allocated portion, on ; Ownership basis towards any intending purchaser's or buyer/s, and/or in any other manner as may be deem fit and proper, and accept any consideration money in regards to the unit/flat/apartment/portion with common facilities at the said proposed project at the "First Schedule" herein, as deem fit & proper, after received Regd. Development Power of Attorney from the **LANDOWNER** herein the developer shall bear all the statutory liabilities in the respect of the sale Developers allocated portion as mentioned in this indenture.
- iii) That the **DEVELOPERS** by these presents, shall have every right and power to collect and receive earnest money and/or advance or part payment of full consideration from any prospective buyer/s or lessee/s for booking and sell of such flat or flats, and parking space, and also to receive and collect or demand the rent from the tenants of the building standing on the said property, and for that act or purpose to make sign and execute and/or give proper and lawful discharge for the same, in respect of the allocated portion/share of the **DEVELOPERS**.
- iv) That the **DEVELOPERS** by these presents, shall have every right and power, to execute from time to time, agreements or agreement for sell, of such flat/s, or garages, and to transfer the same, on ownership basis

Signature  
(Acting)

*Richard Roy*  
*Kumar Sankar*  
*Vishnu Kumar*  
*Atanu*  
*Srinivas*

by conveyance in respect of the building/s, which will be constructed on the said property, and also to execute and sign conveyance, transfer an surrender in respect of the said property, or any part thereof, and present documents or documents for registration, and admit the execution of any such document/s before the appropriate registering authority, in respect of the allocated portion/share of the **DEVELOPERS.**

- v) That by virtue of these presents, the **DEVELOPERS' are** hereby empowered to raise the construction of the proposed new buildings of maximum limit of floors, consisting of as many as flats, garages etc. on the above mentioned property as well as on the property more-fully mentioned in the "FIRST SCHEDULE" hereunder by investing his own finance, and, the **DEVELOPERS** may take construction loan / project loan or take loan / borrowed money from any financial institutions or any Nationalized, Private or Public Sector Banks for the proposed construction at the "FIRST SCHEDULE" hereunder, against the building and the **LANDOWNER** shall not be liable in any course of incident if the developer failed to foreclose the loan. The Developer indemnified the first party from any loss out of said loan.
- vi) That the **DEVELOPERS** shall complete the construction of the "Said Building/ s" at its costs and expenses in pursuance of the sanctioned building plan & permissions within Two Years with further period of 6(Six) months, if needed, and the time shall be computed on and from the date of "sanction of the building plan" of the "Said Building/s", subject to the circumstances of Force Majeure.
- vii) That the stipulated time for construction as stated above shall be extended, if the **DEVELOPERS** is prevented to continue the Development Works of the project by any unforeseen reasons, beyond the control of the **DEVELOPERS**, and/or force majeure, and in that case, the time so to be expired, should be extended further beyond the aforesaid contractual period without raising any objection from the part of the **LANDOWNER.**
- viii) That all the taxes, rates, fees, outgoing etc., which will be arise after the execution of these presents, in respect of the "said premises" shall

*(Addy)*

Subscribed for  
Kumar Shubhashish  
Vishnu Kumar  
Sudhakar

- be borne the **DEVELOPERS**, till the date of hand-over the allocation of the **DEVELOPERS**, to the respective buyer for the same.
- ix) That the **DEVELOPERS** shall continue the development construction works of the "said Building" at the "said Premises" under the name of style, as the **DEVELOPERS** shall choice/ fix and that will be final to pay all the applicable taxes accrued out of any opportunities over the first schedule.
- x) **The DEVELOPERS hereby** undertake to keep the **LANDOWNER** indemnified against any third party, claim, suits, costs proceedings and claims for any third party including and /or statutory authorities and /or adjacent neighbors, which may arise out of the **DEVELOPERS'** sections with regard to the development and/or construction of the building on the "said premises".
- xi) That the **LANDOWNER** will give only legal support to the **DEVELOPERS** to settle any disputes against any statutory authorities and/or adjacent labours which may arise out due to constructions purposes.
- xii) That the **DEVELOPERS** by virtue of these presents, shall have right &/or authority to deal with any prospective buyer/s, &/or enter into any contract, &/ or agreement with the buyer/ s, to take advance and to borrow money, against any unit/flat/parking, in respect of the **DEVELOPERS** allocation, from any Nationalized, Private or Public Sector Bank &/or Financial Institution. The developer shall be liable.
- xiii) That the **DEVELOPERS** shall be responsible for any acts, deeds. or things, done towards any fund collection from any prospective buyer/s ' and or any person/s and/or authority(ies), and the **LANDOWNER** shall not liable or responsible for the same, in any circumstances.
- xiv) That the **DEVELOPERS** shall be liable/responsible for received any booking amount / advance/full consideration amount in connection with any agreement for sale from one or more prospective buyer/s of the proposed flats/units in respect of the proposed project at the first schedule hereunder.
- xv) That the **DEVELOPERS** have not acquired any ownership or title, and/o

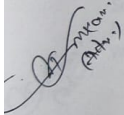
Signature  
Date

Relinquish by  
Kaveri S. Vasudevan  
Witnessed by  
J. S. Srinivasan  
10/06/2018

no such ownership or title has transferred in favour of the DEVELOPERS herein, by virtue of this Agreement, in respect of the "FIRST SCHEDULE" hereunder.

6) Mutual consent of the Parties : -

- i) That all the term & conditions of this agreement shall be bound to obey by all the parties of these presents.
- ii) **The LANDOWNER** and the **DEVELOPERS** have entered into these presents purely as a contract, and nothing contained herein shall be deemed to constitute as a partnership between the landowner and the **DEVELOPERS** in any manner nor shall the parties here to be constituted as Association of persons.
- iii) That if the concerned authority may grant permission or sanction to construct G+5 storied apartments over the "said property" and in that event the DEVELOPERS shall allotted another completed 3 (Three) BHK Flat in favour of the LANDOWNER.
- iv) That the cost of drafting of Registered Deed of Sale or any kind of Deeds/Conveyances/Indentures and Stamp Duty on the said Conveyance. charges of registration and all other expenses shall be borne by the **DEVELOPERS** and/or **PURCHASERS** of the Flats as may be agreed upon by and between the **DEVELOPERS** and the **PURCHASERS** of flats.
- v) That all the Registration Charges, Cost, Stamp Duties and other miscellaneous charges for registration of Deeds of Conveyances in the **LANDOWNER'S** allocation flats and go-down as described in the Second Schedule below shall be borne by the **DEVELOPERS**.
- vi) That the Development Agreement/Joint Venture Development Agreement and Power of Attorney shall be registered within one month from the final settlement and all clearance of the disputes against the Tenants of the First Schedule mentioned plot of land after obtaining No-Objection Certificates from the each Tenants subject to payment of Rs.1,00,00,000/- (Rupees one crore) by the **DEVELOPERS** to the **LANDOWNER**.

  
M. S. Srinivasan  
(Attorney)

- Subhasis Roy  
 Kumar Subhasis, 16.11  
 Vishnu Kumar  
 Agam  
 Subhasis
- vii) That the present agreement shall be treated as Development Agreement between the parties to this Deed.
  - viii) That all dispute or differences arising out of these presents, shall be adjudicated before the Court of Law ,
  - ix) The Civil Judge of Durgapur Court or Commercial Judge of commercial Court, Asansol shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.
  - x) That two copies of the present Agreement are prepared and each party shall retain the said Agreement and the same shall be treated as original.

**FIRST SCHEDULE as referred he-rein above**  
**(Description of Land/Premises)**

ALL THAT piece & parcel of land in the Dist.- Paschim Bardhaman (Formerly- Burdwan), P.S.-Durgapur, within the area of Durgapur Municipal Corporation at Mouza- Bhiringi, J.L. No.68. R.S. Plot No. 1402, L.R. Plot No. 2203, L.R. Khatian No.5356, measuring an area of land - 14 Cottaha 10 Chhataks, under Durgapur Municipal Corporation, Durgapur Police Station and the Land is recorded as Bastu. which is presently use for Residential Purpose as Bastu.

Butted and Bounded as follows:-

North	:	6 Ft. Passage and thereafter plot of the Landowner;
South	:	16 Ft. Road and thereafter plot of Gayatri Roy;
East	:	House of Shyamaprasad Ghatak;
West	:	10 ft' Road and thereafter Plot of Subhasis Roy;

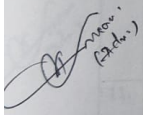
**SECOND SCHEDULE as referred herein above**  
**(Description of Allocation of the LANDOWNER & DEVELOPERS)**  
**(Landowner's Allocation)**

It has been agreed between the parties that the tune of SHARE or division of the units/Flats/apartment to 'be construct by the **DEVELOPERS** herein on the above mentioned 'FIRST SCHEDULE' property, will be as follows, subject to the Sanctioned Building Plan.

- a) One full complete Two BHK Flat/Apartment/unit in Second Floor havin 520 sq. ft. Carpet Area **marble/cemented/tiles** floor along with one C Parking having 120 sq. ft. in the front space.

Subscribed by  
Kamlesh Subhashil  
Witness  
Ajay D.  
Subhashil

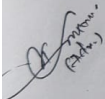
- b) If the concerned authority of Durgapur Municipal Corporation grant permission or sanction to construct G+5 storied apartments over the "said property" as described in the 'FIRST SCHEDULE', in that event the **DEVELOPERS** shall allot another complete Flat of 3 (Three) BHK of 640 Sq. ft. for 5<sup>th</sup> floor Carpet Area in favour of the **LANDOWNER** on the top floor and one car parking 120 sq.ft.
- c) Four Store Rooms/Godown measuring about 900 Sq. ft. in the Ground Floor.
- d) And Consideration Amount which the **LANDOWNER FIRST PARTY** shall get from the **DEVELOPERS** :
- 1) The **DEVELOPERS** have agreed to pay total sum of Rs.1,00,00,000/- (Rupees One Crore) only.
  - 2) Out of said total consideration price an amount of Rs.5,00,000/- (Rupees Five Lakhs) only and Rs. 1,50,000/- (Rupees one lakhs fifty thousand) only as earnest consideration price shall be paid by the **DEVELOPERS** to the **LANDOWNER** at the time of signing and execution of the instant Development Agreement.
  - 3) Rest consideration amounting to Rs. 38,50,000/- (Rupees thirty eight lakhs fifty thousand) only vide Cheque No. 000012 of Bank of Baroda, shall be paid by the DEVELOPERS to the LANDOWNER before or at the time of execution and registration of afresh Development Agreement and Power of Attorney before the A.D.S.R.O., Durgapur with same terms and conditions of the instant Agreement and
  - 4) The balance consideration amounting to Rs. 50,00,000/- (Rupees fifty lakhs) only shall be paid within 18 months from the date of Sanction Building Plan of the instant Project,
  - 5) That the TDS amount of Rs.5,00,000/- (Rupees five lakhs) only (10% on 50,00,000/-) will be deposited by Developer on behalf of Land Owners. And the amount given to Land Owner.

  
(A.D.S.R.O.)

Subin Roy  
 Kumar Saha  
 Vikram Kumar  
 H. J. Saha  
 Subin Roy

**General Specification of "said building"**

1.	Foundation	R.C.C foundation with good quality materials
2.	Structure	R.C.C. Super Structure with good quality materials
3.	External Finish	Brick wall with A-I brickfield bricks 8" thick outer wall and 5"3" thick partition wall inside of room
4.	Internal Finish	Cement plastered finish with plaster of wall putty.
5.	Doors	Good quality wood framed and complete teak wood door for main entrance and flash door inside the flat fittings for all doors with lock
6.	Windows	Aluminum sliding windows finished with good quality glass, steel windows only for both kitchen and toilet with M.S. Grill fittings
7.	Flooring	Vitrified tiles for flats/units and cemented floor for parking and common space
8.	Kitchen	One sink with black stone, aqua guard point, standard tap
9.	Sanitary & plumbing	Toilet ISI Standard O.T. Pan/ E.W.C. system, Commode/Indian Style, ISI standard shower, 2 (flat concealed PVC Pipe lines with two taps and-
10.	Electrical	Concealed copper wiring with standard wires, system with modular switch, one fan point, 2 points, 5 Amp plug point each in bed room and living space, same as extra 1 5 Amp point. 1 exhaust 1 light point in both kitchen and bathroom, 1 guard point and 1 5 Amp plug point extra in kitchen. T.V. point in dining space, one bell point. All electrical wire art-standard ISI quality
11.	Lift	24 hours Automatic Lift service (ISI Mark)
12.	Lift	24 hours Automatic Lift service
13.	Fire Protection	Fire extinguishing equipment at common space lightning arresters at suitable place
14.	Power Backup	24 hours Automatic Power Backup (DG service)

  
 (Author)

A separate sheet has been annexed to this deed containing the signature, fingers print and photographs of the LANDOWNER & DEVELOPERS herein, which is the part and parcel of these presents.

IN WITNESS WHEREOF both the parties of these presents do hereby put their respective signatures, in the free, fair state of mind, alter gone through all the terms & conditions & expressions of these presents on this the day of 16<sup>th</sup> September, 2023 before the Notary Public at Durgapur.

**WITNESSES :-**

1. *Citram Kumar Sadler*  
*9/10 1st Bhelamath Sadler*  
*Durgapur Court*  
*16<sup>th</sup> Sep*  
*Dist Paschim Bardhaman*

*Debarshi Ray*

**Signature of the  
Land Owner**

2. *Gunja Sharmam*  
*S/O Let Khelaram Som*  
*1F/2 Ambagan, Viringhi,*  
*Durgapur-13*  
*Paschim Bardhaman.*

*Kumar Shaktishel*  
*Vishnu Kumar Agarwal*

**SARADY KUMAR AGARWAL**  
**Signature of the  
Developer**

Drafted by me as per instruction of both the parties, read over and explained by me and also identified by me :

*Ashim Kumar Sarkar*  
*Advocate, Durgapur Court*  
*WB-1809/2023*

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

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



Debashis Roy

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

স্বাক্ষর  
Signature Debashis Roy

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



Kumar

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

স্বাক্ষর  
Signature Kumar Subhasish









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



Nishu

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

স্বাক্ষর  
Signature Nishu Aggarwal

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



S. Aggarwal

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

স্বাক্ষর  
Signature S. Aggarwal

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



192023240259630788

GRN Details

GRN: 192023240259630788  
GRN Date: 14/10/2023 18:56:52  
BRN: 3107029354632  
Gateway Ref ID: IGAQHXTX3  
GRIPS Payment ID: 141020232025963077  
Payment Status: Successful

Payment Mode: SBI Epay  
Bank/Gateway: SBIEPay Payment Gateway  
BRN Date: 14/10/2023 18:57:51  
Method: State Bank of India NB  
Payment Init. Date: 14/10/2023 18:56:52  
Payment Ref. No: 2002487805/4/2023  
[Query No\*/Query Year]

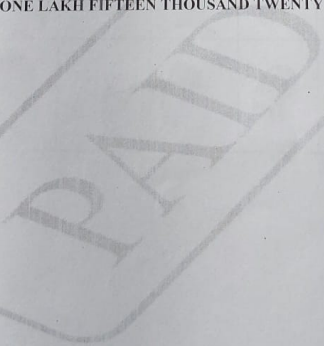
Depositor Details

Depositor's Name: Mr Ashim Kumar Sarkar  
Address: Durgapur Court Durgapur, Paschim Bardhaman, Pin-713216  
Mobile: 9434647671  
Period From (dd/mm/yyyy): 14/10/2023  
Period To (dd/mm/yyyy): 14/10/2023  
Payment Ref ID: 2002487805/4/2023  
Dept Ref ID/DRN: 2002487805/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002487805/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	15011
2	2002487805/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	100014
			<b>Total</b>	<b>115025</b>

IN WORDS: ONE LAKH FIFTEEN THOUSAND TWENTY FIVE ONLY.



# DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : CITAM Kumar Sadhu
2. FATHER/ HUSBAND NAME (পিতা/ স্বামীর নাম) : S/O Lt Bhola Nath Sadhu
3. OCCUPATION (পেশা) : Senior Clerk D&P Court
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)  
VILLAGE/TOWN (গ্রাম) Seergagan Court City Centre  
POST OFFICE (পোস্ট অফিস) Seergagan  
POLICE STATION (থানা) Seergagan PIN 713216  
DISTRICT (জেলা) Barisal STATE (রাজ্য) West Bengal  
Pradip Baridharmam
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) \_\_\_\_\_
6. AADHAR NO \_\_\_\_\_  
PAN \_\_\_\_\_  
EPIC NO WB 38/263/762408

আমি (শনাক্তকারী) \_\_\_\_\_ অএ দলিলের (Query No.) \_\_\_\_\_  
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, CITAM Kumar Sadhu as identifier identifying the executants of the concerned deed (Query No.) 200248 7808/2013

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

CITAM Kumar Sadhu  
IDENTIFIER SIGNATURE  
(শনাক্তকারীর স্বাক্ষর)

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 2306-2023, Page from 189134 to 189159  
being No 230610429 for the year 2023.



*Santanu Pal*

Digitally signed by SANTANU PAL  
Date: 2023.10.17 13:39:44 +05:30  
Reason: Digital Signing of Deed.

(Santanu Pal) 17/10/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.