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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Soumen Bha

Jnoi Rahman.

Narpy Beka

Rinu Sam

PRM REAL ESTATE PVT. LTD.

Authorized Signatory

The document is submitted for registration. The endorsement sheets and the signature sheet attached with the deed are part of the document.

1628901/25

AU 815419

Registrar, Malda
U/s 1(2) of the Registration Act.
03 JUL 2025

13 JUN 2025

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT IS MADE ON THIS 12TH DAY OF JUNE, 2025 AT MALDA.

Drafted by
Suhagio Chatterjee
Advocate.

Soumen Saha
Jwel Rahaman
Nantu Bala

BETWEEN

Pintu Saha

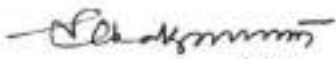
PRM REAL ESTATE PVT. LTD.

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Authorized Signatory

1. **MR. SOUMEN SAHA** (having PAN **BOFPS3412G** and Aadhaar No. **4064 3654 9125**), son of Late Amal Saha, Indian by citizen, Hindu by faith, Business by occupation, resident of No. 1 Govt. Colony, Post Office: Malda, Police Station: English Bazar, District: Malda, PIN 732101, West Bengal;
2. **MR. JWEL RAHAMAN** (having PAN **AVIPR2327Q** and Aadhaar No. **3505 6219 5177**), son of Late Anisur Rahaman, Indian by citizen, Muslim by faith, Business by occupation, resident of Unic Education Maheshmati, Post Office: Malda, Police Station: English Bazar, District: Malda, PIN 732101, West Bengal;
3. **MR. NANTU BALA** (having PAN **AHFPB2581B** and Aadhaar No. **4215 8744 2433**), son of Late Tarapada Bala, Indian by Citizen, Hindu by faith, Business by Occupation, resident of Sankarpur, Gazole, Rangabhita, Post Office: Gazole, Police Station: Gazole, District: Malda, PIN 732124, West Bengal;
4. **MR. PINTU SAHA** (having PAN **CIAPS8855F** and Aadhaar No. **9881 9065 9787**), son of Late Amal Saha, Indian by Citizen, Hindu by faith, Business by Occupation, resident of Hatkhola, Bibigram, Post Office: Malda, Police Station: English Bazar, District: Malda, PIN 732101, West Bengal;

....hereinafter collectively the "**LAND OWNERS**"(which expression shall mean and include unless excluded by or repugnant to the context their legal heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART.**

AND


for,

Soumen Saha
Jwal Rahaman,
Nandhi Bala
Pinnu Saur
AND

PRM REAL ESTATE PVT. LTD.

Ajay Verma
Authorised Signatory

PRM REAL ESTATE PRIVATE LIMITED (having PAN **AACCV4148F** and CIN **U70101WB2007PTC112485**), an existing company governed by the provisions of the Companies Act, 2013, having its registered office on the 4th Floor, Jeevandeep Building, Post Office Salugara, Police Station Bhaktinagar, PIN-734008, District-Jalpaiguri, represented by its authorized Signatory **MR. AJAY VERMA** (having PAN **ALOPV4202C** and Aadhaar No. **4698 3279 5587**) S/o. Late Radheshyam Verma, an Indian citizen, by faith Hindu, by occupation Service, resident of Silpasamati Para, Jalpaiguri, Post Office Jalpaiguri, Police Station Jalpaiguri, District Jalpaiguri, PIN 735101, hereinafter referred to as the "**DEVELOPER**" (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, successors in office, legal representatives, executors, administrators and permitted assignees) of the **OTHER PART**.

(The "**LAND OWNERS**" and the "**DEVELOPER**" are individually referred to as a "**Party**" and collectively as "**Parties**". Where the singular is used the same shall be construed as plural if the facts or context so require unless otherwise specifically stated.)

WHEREAS the land owner no.1 **MR. SOUMEN SAHA** acquired all that piece and parcel of land measuring 5 Decimal appertaining to and forming part of R.S. Plot No. 2197 recorded in Khatian No. 982 of Mouza - Uttar Jodupur in the District of Malda by virtue of registered Deed of Conveyance executed by one **RAM CHANDRA CHAUDHURY & PANKAJ ADHIKARY** and registered at the office of the Additional District Sub-Registrar, Malda and recorded in Book

See Annexure
AN.

Soumen Saha
Jewel Rahaman
Nantu Bala
Pankaj Adhikary

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No. I, being Document No. 6988 for the year 2011.

AND WHEREAS the land owner no.1 **MR. SOUMEN SAHA** also acquired all that piece and parcel of land measuring 15 Decimal appertaining to and forming part of R.S. Plot No. 2197 recorded in Khatian No. 982 of Mouza - Uttar Jodupur in the District of Malda by virtue of registered Deed of Conveyance executed by one **RAM CHANDRA CHAUDHURY & SOMA MAJUMDER** and registered at the office of the Additional District Sub-Registrar, Malda and recorded in Book No. I, being Document No. 6992 for the year 2011.

AND WHEREAS the land owner no.2 **MR. JWEL RAHAMAN** acquired all that piece and parcel of land measuring 2.5 Decimal appertaining to and forming part of R.S. Plot No. 2197 recorded in Khatian No. 982 of Mouza - Uttar Jodupur in the District of Malda by virtue of registered Deed of Conveyance executed by one **RAM CHANDRA CHAUDHURY & PANKAJ ADHIKARY** and registered at the office of the Additional District Sub-Registrar, Malda and recorded in Book No. I, being Document No. 6990 for the year 2011.

AND WHEREAS the land owner no.2 **MR. JWEL RAHAMAN** also acquired all that piece and parcel of land measuring 12.41 Decimal appertaining to and forming part of R.S. Plot No. 2197 recorded in Khatian No. 982 of Mouza - Uttar Jodupur in the District of Malda by virtue of registered Deed of Conveyance executed by one **RAM CHANDRA CHAUDHURY & SOMA MAJUMDER** and registered at the office of the Additional District Sub-Registrar, Malda and recorded in Book No. I, being Document No. 6991 for the year 2011.

AND WHEREAS the land owner no.3 **MR. NANTU BALA** acquired all that piece and parcel of land measuring 11.5 Decimal appertaining to and

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PRM REAL ESTATE PVT. LTD.

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forming part of R.S. Plot No. 2197 recorded in Khatian No. 982 of Mouza - Uttar Jodupur in the District of Malda by virtue of registered Deed of Conveyance executed by one **ASHWANI MANDAL & 3 OTHERS** and registered at the office of the Additional District Sub-Registrar, Malda and recorded in Book No. I, being Document No. 6993 for the year 2011.

AND WHEREAS the land owner no.4 **MR. PINTU SAHA** acquired all that piece and parcel of land measuring 3.17 Decimal appertaining to and forming part of R.S. Plot No. 2197 recorded in Khatian No. 982 of Mouza - Uttar Jodupur in the District of Malda by virtue of registered Deed of Conveyance executed by one **JUTHIKA BHATTACHARYA** and registered at the office of the Additional District Sub-Registrar, Malda and recorded in Book No. I, being Document No. 6089 for the year 2015.

AND WHEREAS the land owner no.4 **MR. PINTU SAHA** also acquired all that piece and parcel of land measuring 3.3 Decimal appertaining to and forming part of R.S. Plot No. 2197 recorded in Khatian No. 982 of Mouza - Uttar Jodupur in the District of Malda by virtue of registered Deed of Conveyance executed by one **BAIDYA NATH MANDAL** and registered at the office of the Additional District Sub-Registrar, Malda and recorded in Book No. I, being Document No. 545 for the year 2015.

WHEREAS the Land Owners are the joint, absolute & recorded owner in possession of all that piece or parcel of land measuring 52.88 Decimal equivalent to 32 Katha, more or less, appertaining to and forming part of R.S./L.R. Plot No.2197, presently recorded in L.R. Khatian Nos. 2170, 2172, 2174 and 2866 of Mouza Uttar Jodupur, J.L. No. 88, Police Station English Bazar, within the jurisdiction of Ward No.3 of English Bazar Municipality, Holding No.27/1, District Malda ("**Said Land**"), more fully described in the

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FIRST SCHEDULE hereunder written and bordered in Color "Red" in the plan annexed hereto.

AND WHEREAS the Land Owners are desirous of constructing and developing multistoried buildings or block by block-wise/phase-wise separated Commercial buildings for purpose of selling them on ownership basis to various intending customers/buyers and thereby make profits thereof on the Said Land.

AND WHEREAS the Land Owners are unable to construct and develop the Building on the Said Land due to lack of funds, experiences, expertise, energy and preoccupations.

AND WHEREAS the Developer is a bona-fide and renowned developer/promoter/contractor/builder having experience in design and construction and adequate resources of finance in construction of multistoried building and has got standing goodwill and reputation to collect/advance/ securities during the tenure of construction and development.

AND WHEREAS the Land Owners having come to know about the credential of the Developer, the Land Owners approached the Developer to construct and develop the Building on the Said Land, as morefully described in the Schedule hereunder written either building wise/block wise/phase-wise or in piece meals on the basis of the Plan to be approved by the competent authority or as to be mutually agreed upon by both the Parties. The Developer/Second Party shall do all the construction and development of the Building on the Said Land from its own resources, efforts and endeavors and shall recover the investment cost by selling/leasing the constructed

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Nanky Bole
Pinu Saha

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Authorised Signatory

blocks/buildings/utility areas/common spaces to the intending buyers/purchasers/companies/organizations/co-operatives and/or as deemed fit from the Developer's allocated share.

AND WHEREAS in consideration of the aforesaid offer and the acceptance by the Parties and to avoid future disputes and misunderstandings the Parties hereby mutually agree to the following terms and conditions appearing hereunder.

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH AND IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

ARTICLE 1, DEFINITIONS:

1. **BUILDING/PROJECT:** This shall mean multistoried commercial Building to be constructed on the said Land in accordance with the Building Plan prepared, which the respective regulatory authority shall approve.
2. **ARCHITECT(S):** shall mean the person or persons who may be appointed by the Developer for designing and planning of the said Building.
3. **COMMON FACILITIES AND AMENITIES** shall mean corridors, stairways, passageways, approach roads, lifts provided by the Developer, pump room, tube well, overhead tank, water pump, generator room, fire protection, transformer and motor and other facilities which may be mutually agreed upon between the parties and

[Signature]
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Soumen Saha
Jewel Rahaman
Nantu Bala
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required for the establishment, location enjoyment maintenances and/or management of the Building.

4. **DEVELOPER** shall mean the aforesaid **PRM REAL ESTATE PRIVATE LIMITED**, a Private Limited Company.
5. **DEVELOPER'S ALLOCATION** shall mean **48% (forty eight percent)** in each floor of the proposed Building together with Parking Spaces which are fully described in the Second Schedule hereunder.
6. **LAND OWNERS** shall mean **MR. SOUMEN SAHA, MR. JWEL RAHAMAN, MR. NANTU BALA and MR. PINTU SAHA.**
7. **LAND OWNER'S ALLOCATION** shall mean **52% (fifty two percent)** in each floor of the proposed Building together with Parking Spaces which are fully described in the Third Schedule hereunder.
8. **PARKING SPACES** shall mean the covered, as also the open spaces as also basement/ MLCP/ Mechanical CP, as the case may be to be so constructed and/or provided in the Building as per the sanction plan where at four-wheeler/two-wheeler(s) can be parked.
9. **SAID LAND** shall have the same meaning as defined hereinabove in this Agreement and as more fully described in the **FIRST SCHEDULE** hereunder written and bordered in Color "**Red**" in the plan annexed hereto.
10. **SALEABLE SPACE:** This shall mean the space in the constructed area or Building/s available for independent use and occupancy after

Chandramohan
for

Soumen Saha
Jwel Karmakar
Nikhil Bose
Dinu Sam

PRM REAL ESTATE PVT. LTD.

Jay Varma
Authorised Signatory

making the provisions for common facilities as aforesaid and space of car parking/s.

ARTICLE II: APPOINTMENT

Relying upon the facts as mentioned in the recitals above and also relying on the representations and warranties made in this Agreement and believing the same to be true and on the faith thereof and in pursuance of the understanding by and between the Parties herein, the Land Owners have agreed to cause the Developer herein to develop the Said Land as more fully described in the Schedule hereunder written on which the Building is to be developed and/or constructed. The Land Owners herein have accordingly offered the said proposal for developing the Said Land to the Developer herein and the Developer herein has accepted such proposal on the terms and conditions as recorded hereunder and with regard to the appointment of the Developer the Parties have agreed to terms and conditions as mentioned in this Agreement.

ARTICLE III: LAND OWNER'S REPRESENTATION

At or before the execution of this Agreement, the Land Owners have assured and represented to the Developer that the Land Owners and each of the them;

1. are the absolute joint owners of the Said Land and are in peaceful possession of the Said Land;
2. have a clear, good, marketable title in respect of the Said Land and the same is free from all encumbrances, charges, liens, lispendences,

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acquisitions, requisitions, attachment, debuttars, wakfs, alignments, vesting, family dispute, and trust whatsoever or howsoever.

3. nobody else except the Land Owners have any right, title, interest, claim or demand into or upon the Said Land or any part or portion thereof.
4. the Said Land is not vested under the Urban Land (Ceiling and Regulation) Act, 1976.
5. there is no suit or legal proceeding pending before any court/courts/tribunals in respect of the Said Land nor there is any threat of any legal proceeding being initiated against the Land Owners in respect of the Said Land on any account whatsoever or howsoever.
6. in case if in future any dispute or litigation arises or is found pending with respect to the Said Land as more fully described in the Schedule hereunder written the same shall be settled by the Land Owners at their own costs and expenses and the Developer shall cooperate and assist the Land Owners in doing so, but the Developer shall not make any expenditure in doing so and/or with respect thereof.
7. the Land Owners have not entered into any agreement for sale, transfer, development nor have created any interest of third party into or upon the Said Land or any part or portion thereof prior to entering this Agreement for Development.
8. are fully empowered to enter into this Agreement with the Developer for development of the Said Land.

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9. have not given the Said Land as a collateral security and the Said Land has not been given as security to any person/ entity whatsoever concerning any transaction or obligation of any nature whatsoever.
10. declare and assure the Developer that based on the Land Owners representation of a clear and marketable title to the Said Land, the Developer:
 - a. can submit the declaration supported by a sworn affidavit together with the application to the West Bengal Real Estate Regulatory Authority constituted under Real Estate (Regulation and Development) Act, 2016 ("**RERA**") and/or any other applicable real estate laws and/or the West Bengal Real Estate (Regulation and Development) Rules, 2021 made thereunder ("**Rules**") for registration of the Building;
 - b. obtain a title certificate of the Said Land from an advocate.

ARTICLE IV: DEVELOPER'S RIGHT

1. The Land Owners hereby grants, subject to what has been hereinafter provided, the exclusive right to the Developer to demolish the existing structure (if any) and build, construct, erect and complete the Building comprising of the commercial spaces, Parking Spaces and Common Facilities and Amenities etc.
2. That the Land Owners and Developer mutually agreed that the Land Owners shall be entitle to get 52% of the commercial/saleable spaces which is described in the Third Schedule below and the Developer shall

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be entitle to get 48% of the commercial/saleable spaces which is described in the Second Schedule below and shall be entitled to the Sale Consideration of their respective Allocations.

3. That Save and except the allocated portion of the Land Owners, the Developer shall have the exclusive right to deal with the remaining 48% of the commercial/saleable spaces or portion of the building to be developed which is described in the Second Schedule below, including its rights to all common areas and facilities provided in the said building and shall have the right to enter any agreement with prospective Purchaser or Occupiers as may be chosen and selected by the Developer with an exclusive right to transfer and collect consideration amount or otherwise deal with or dispose of the same and hand over the possession of the same without any consent, permission, approval from the Land Owners.
4. The Developer shall be entitled in their own right to enter into agreements on what is popularly called Ownership basis or otherwise and/or arrangements with any person or persons of their choice for the purpose of selling, allotting and/or transferring or lease out any of the commercial spaces etc. to be constructed by the Developer on the property hereinafter referred as First Schedule below or any portions thereof in accordance with these terms and conditions, save and except the Owner's Allocation which is hereinafter referred as Third Schedule below and to receive and appropriate the consideration payable in respect of thereof and/or any part thereof for their own benefit and use. The Developer in their own name and at their own cost and risk shall enter into such agreements and/or arrangements or liability of any kind in any manner and no risk or liability of any kind shall be incurred by the Land Owners.

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5. That the Developer shall be entitled to receive from the purchaser or purchasers any earnest money or advance money or any booking price and also the balance consideration money or payments in installments in respect of the Developer's Allocation and to give good valid receipt and discharge for the same which will protect the Purchaser or Purchasers without being required to see the application of the money.
6. That on the strength of General/Development Power of Attorney on behalf of the Land Owners the Developer shall sign and execute any agreement for sale or conveyance or conveyances or deed of sale and registered the same in the office of registration in respect of commercial spaces except the Owner's allocated portions in favour of the said Purchaser or Purchasers or their nominees or assignees.
7. The Developer shall be entitled to prepare, modify or alter the plan with approval of the Land Owners and to submit the same to the appropriate authorities in the name of the Land Owners.
8. The Land Owners will execute and register a **GENERAL/ DEVELOPMENT POWER OF ATTORNEY** in favour of the Developer or any of its Authorized Person (s) representing the Developer, for the purpose of selling the commercial saleable spaces, units/shops and garages/parking spaces to the intending Purchasers or Purchasers of the Developer's choice, save and except the Owner's allocated portion which is described in the Third Schedule below.
9. The Developer is fully authorized to develop the Said Land by constructing the Building on the Said Land. The Developer is also entitled to enter into agreement to sale with intended purchaser/s and

Shuman Saha
for,

Pranav Kumar
(Not a Lawyer)
Nand Lal
Pranav Kumar

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receive the advance money and other payments there from at any stage.

10. The Developer hereof shall also be solely and absolutely entitled and duly authorized to register itself as the promoter under the prevalent laws, if and as applicable, and for that to sign execute and deliver all applications, forms, documents, papers, etc.
11. The Developer shall be entitled to obtain loans, project loans, etc., from any bank, financial institution, etc., for development of the Said Land, but the Developer shall not be permitted to charge or mortgage the land as mentioned in the schedule below to any Bank or Financial institutions. The Developer also assured to the Land Owners that the Land Owners shall not be responsible under any circumstances for repayment of the aforesaid loans, if any, taken by the Developer and the Land Owners shall not execute any documents or deposit the Title Deeds to the Banks or Financial Institutions for the purpose of securing loan of the Developer.
12. That the Developer shall be solely liable and responsible to settle all the issues, disputes related to construction of Building at its own cost. All the construction hazards including the workmen issues shall be settled by the Developer at its own costs and expenses.

ARTICLE V: BUILDING CONSIDERATION

1. That the Developer shall pay a sum of Rs.1,00,00,000/- (Rupees One Crores only) to the Land Owners as interest-free refundable security deposit and the same shall be adjusted and/or returned by the Land Owners to the Developer within one month from the date of

Pranav Kumar
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Jwal Rahaman,
Nikhil Bala
Pintu Sam

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Completion Certificate

2. That the sum described above of Rs.1,00,00,000/- (Rupees One Crores only) shall be paid by the Developer to the Land Owners in the following manner:
 - (i) On 02.05.2024 a sum of Rs.10,00,000/- (Rupees Ten Lakhs only) already received by the Land Owners,
 - (ii) On 12.12.2024 a sum of Rs.40,00,000/- (Rupees Forty Lakhs only) already received by the Land Owners,.
 - (iii) A sum of Rs.50,00,000/- (Rupees Fifty Lakhs only) to be paid by the Developer to the Land Owners at the time of commencement of construction work or within 4 (four) months from the date of execution of this Agreement.
3. In consideration of the Land Owner's Allocation reserved for the Land Owners, the Land Owners have agreed to permit the Developer to construct, erect and complete the Building on the Said Land as the Developer agrees and to thereafter sell Developer's Allocation of saleable spaces/ units/shops, parking spaces and other saleable spaces of the Building so constructed on the Said Land by the Developer.

ARTICLE VI: LAND OWNER'S ALLOCATION

1. **LAND OWNER'S ALLOCATION:** shall mean **52% (fifty two percent)** of the commercial saleable space/area in each floor of the proposed Building.
2. That after completion of the construction works, the Developer shall hand over the Owner's Allocation which is mentioned in the Third Schedule below to the Land Owners.
3. The Land Owners Allocation shall consist of saleable spaces which are

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demarcated in the annexed sketch map.

4. That the Developer shall provide the following amenities to the Land Owners in respect of their allocation:
 - a) The commercial spaces shall be covered up by the walls with plaster;
 - b) Outer side of the commercial spaces shall be finished with plaster with colours;
 - c) Inner side of the commercial spaces shall be wall putty finished and floor shall be tiles finished;
 - d) The Water connection with main pipes, underground reservoir and overhead Tank;
 - e) Main electricity connection up to the each floors.
5. Both the Parties may execute another registered Development Agreement and/or Allocation Agreement and/or Supplementary Development Agreement as the case may be for their respective allocated, separated and demarcated shares in the Project, if so required.
6. The Developer shall construct, erect and complete at its own costs the entire common facilities and amenities for the Building by using industrially acceptable standard quality materials which will be specified for construction purpose for which Land Owners hereof have no liability of any nature whatsoever.
7. The Developer shall have no right to claim for payment or reimbursement of any costs, expenses or charges incurred towards

Signature
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Sd/- Mr. N. Sathya
Jwal Karaman,
Nankh Bala
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PRM REAL ESTATE PVT. LTD.

Sd/- Mr. Jayaraj
Authorised Signatory

construction for common facilities and amenities of the Building from the Land Owners.

8. Apart from the Land Owners allocation, Land Owners or any person claiming under them shall have every right to use common areas and facilities of the Building by paying Common Area Maintenance charges.

ARTICLE VII: DEVELOPER'S ALLOCATION

In consideration of the above, the Developer shall be entitled to **48% (forty eight percent)** of the commercial saleable space in each floor of the building to be constructed on the said land as described in the First Schedule below, individual allotment of the Developer and the Land Owners allocation are fully demarcated and Map are also annexed in Second and Third Schedule with this present and the Developer shall be entitled to enter into agreement to sale and transfer and to receive and collect all moneys in respect thereof and it is hereto expressly agreed by and between the Parties hereof that for the purpose of entering into such agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the Land Owners and this agreement by itself shall be treated as consent by the Land Owners and comply with all other obligations of the Developer to the Land Owners under this agreement.

It is further agreed that the Land Owners shall be a party in the deed of conveyances to be executed by the Developer and shall be represented through Attorney Holder as described in Article IV, Para 8.

ARTICLE VIII: THE LAND OWNER'S OBLIGATION

1. The Land Owners shall not demand for any payment apart from that mentioned in this Agreement whatsoever and any liability on part of the

Page 17 of 40

Sd/- Mr. N. Sathya
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(Jwal Lakshmi)
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Land Owners such as Professional Tax, Income Tax and/or any other kind of personal liability to clear the Said Land shall be borne solely by the Land Owners.

2. The Land Owners shall co-operate and arrange to hand over the vacant possession of the Said Land after clearing all kind of disputes if any with whomsoever, for any delay due to aforesaid reason land owners shall be liable.
3. The Land Owners shall co-operate for the renewal of plan and get it sanctioned from the respective authority at the cost of the Developer.
4. In case of any dispute or obstructions in respect of the title and/or possession of the Said Land, before/during/post construction, the Developer shall take all necessary measures to resolve it and the Land Owners shall co-operate in any manner to resolve the same at the cost of the Land Owners. Any delay in construction of the Building due to such dispute or obstructions shall not be considered as delay in the part of the Developer in completion of the Building.
5. The Land Owners shall handover all the original documents related to the Said Land to the Developer at the time of registration of this Agreement.
6. The Land Owners shall pay and update all the taxes/khazna/holding tax pertaining to Said Land till the time of this Agreement and post the Agreement to completion of the project the Developer will bear all the taxes/khazna/ holding tax pertaining to the Said Land after that the Owners and maintenance agency/association of owners will bear the

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7. The Land Owners hereby further agrees and covenants with the Developer that the Land Owners shall subject to the Developer complying with its obligations as contained in this Agreement:
- not cause any interference and/or hindrance in the construction and development of the Building on the Said Land;
 - not do any act, deed and/or thing whereby the Developer may be prevented and/or deprived from its right and entitlements under this Agreement or subsequent hereto;
 - render all possible assistance to the Developer to enable the Developer to obtain their consents for the development and construction of the Building on the Said Land;
 - render and extend all reasonable co-operation, help and assistance to the Developer for the successful completion of the construction and development of the Building on the Said Land.
 - engaged an engineer by the landlords at their own cost to supervise and ensuring the quality of materials use at the project.

ARTICLE IX: THE DEVELOPER'S OBLIGATION

- The Developer shall indemnify and keep the Land Owners saved, harmless and indemnified in respect of any reasonable loss, damage, costs, claims, charges and proceedings that may arise in pursuance hereto including all claims or demand that may be made due to anything done by the

Signature
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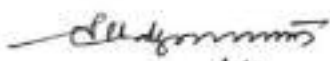
Ganesh Babu
Jini Babu
Nandhi Babu
Ginu Sam

PRM REAL ESTATE PVT. LTD.

Jay Varz
Authorised Signatory

Developer during demolition of the existing structures if any and construction of the Building, including claims by the land owners of adjoining properties, for damage to their buildings, all claims and demand of the suppliers, contractors, workmen and agents of the Developer on any account whatsoever, including for any accident or other loss and any action taken by the corporation and/or any other authority for any illegal or faulty construction or otherwise of the Building and the Developer shall also indemnify and keep the Land Owners indemnified in respect of all reasonable costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer, in pursuance of the authorities granted as aforesaid.

2. All documentation and plan renewal with all relevant legal costs with respect to the development of the Said Land is henceforth, to be borne by the Developer only.
3. The Developer shall construct the Building in appropriate order (as per the building plans sanctioned by competent authorities) and shall use standard quality of materials. The quality of materials shall be such as may from time to time be recommended by the Architect and such recommendation of the Architect shall be acceptable to the parties hereto.
4. The Developer at its own cost and expenses shall obtain connections for water, electricity, fire, drainage, sewerage, security system for common areas, landscaping and other inputs utilities and facilities (both temporary and permanent) from State, Central Government authorities, statutory or other bodies as required for construction, use and enjoyment of the Building. The said connection may be in the name of


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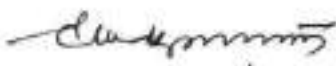
Ganesh Saha
Jwal Ranjan
Nand Lal
Rina Saha

IMPERIAL ESTATE PVT. LTD.

Authorized Signatory

the Developer and/or the Land Owners and/or both of them as the case may be. All the electrical infrastructure costs of the Land Owner's allocation as mentioned in Article VI above, will be borne by the Land Owners only.

5. The Developer shall be solely liable and responsible to look after, supervise manage and administer the progress and day to day work of construction of the Building on the Said Land.
6. The Developer shall be solely liable and responsible to settle all the issues, disputes related to construction of Buildings at its own cost. All the construction hazards including the workmen issues shall be settled by the Developer at its own cost and expenses.
7. The Developer shall complete all the common areas requisites such as fire, septic tanks, common bathroom, parking lots, common electricity, flooring, plumbing and water (for common), exterior painting works, boundary wall and common roads and passages, etc.
8. In case of any dispute or obstruction before/during/post construction relating to Construction, the Developer shall take all necessary measures to resolve it and the Land Owners shall co-operate in any manner to resolve the same.
9. After completion of the Building the Developer will hand over all the original documents, plans and other documents (if any) to the Association of Owners.
10. At the time of completion of the Building, if any unsold units/inventory exists, then the Parties may mutually decide to take the registration of


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the unsold units/inventory as per their respective share. At that time the applicable GST will be paid by the Parties as per their respective shares. Both the parties shall be bound to execute the documents required in this respect.

ARTICLE X: POWER OF ATTORNEY

1. The Land Owners shall sign, execute and register a General/ Development Power of Attorney in favor of the Developer or any of its authorized person(s) representing the Developer for (a) compliance with the obligations on the part of the Developer to be observed, fulfilled and performed hereunder, (b) the proper and uninterrupted exercise of implementing the rights and authorities granted or intended to be granted to the Developer hereunder (including those relating to sell, conveyance or otherwise transfer of the saleable units, areas, spaces of the Developer's allocation in respect of the Building to be constructed).
2. It is further understood that to facilitate the construction of the Building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Land Owners and various applications and documents may be required to be signed or made by the Land Owners from time to time relating to which specific provisions may not have been mentioned herein and the Land Owners hereby agrees to do at the costs and expenses of the Developer all such acts, deeds, matters and things and execute such applications, papers and such further/ additional power of attorney and/or authorization as may be required by the Developer.

ARTICLE XI: CONSTRUCTION

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Jwal Ramesh
Narthy Balaji
Renu Sam

PRM REAL ESTATE PVT. LTD.

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1. The Developer shall be solely and exclusively responsible for construction of the said Building on the Said Land.
2. The construction shall be completed within 2 (two) years from the date of receipt of sanctioned building plan from the competent authorities (subject to force majeure). Further, the stipulated time can be extended for a period of not more than 6 (six) months.
3. That the Architects and engineers so appointed shall be the deciding authority for the quality of the materials used in construction and of the construction work too. They shall also be authorized to declare whether the commercial premises are fit for possession or not.

ARTICLE XII: SALE PROCEEDS

1. The Developer shall be entitled to 48% (forty eight percent) of commercial Saleable space of the proposed building as allocated and demarcated in the plan annexed and grant of right to use of Parking Spaces as permissible under the relevant laws in the Building and also sale proceed of the same.
2. The undivided proportionate right, title and interest in the Said Land and Common Facilities and Amenities and common portions of the Building and the open space shall exclusively belong to the Land Owners and the Developer herein.
3. The Land Owners and Developer shall be entitled to transfer or otherwise deal with the Building and as per the allocations as mentioned in this Agreement.
4. That the payment of the sale proceeds in respect of the Developer's

Attest
By,

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Nikhil Bala
Primesan

PRIME REAL ESTATE PVT. LTD.

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allocation received by the Developer in the form of advances, installments and/or full payment in connection with the sale of commercial saleable spaces/ unit/ shop area and grant of right to use the Parking Spaces as permissible under the relevant laws of the Building, RERA or any other laws at the time being in force, and share the same as per their entitlement between the parties.

5. The parties shall bear their respective proportionate statutory impositions and/or tax liabilities. The capital gain, wealth tax, income tax and/or any other taxes that may arise due to the development of the said Project shall be borne by the parties in proportion to their allocated share in the said Project. GST, as per the Goods and Services Act, 2017, will be charged by the Developer on the constructed area allotted to the Land Owners and the same needs to be paid by the Land Owners to the Developer within the period of 30 days from the submission of the invoice.

ARTICLE XIII: BUILDING

1. The Developer shall at its own cost construct, erect and complete the Building and Common Facilities and Amenities at the Said Land in accordance with the sanctioned plan as aforesaid with good and standard materials as may be specified by the Architect from time to time.
2. Subject as aforesaid the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto. The Land Owners may inspect the site during the construction period (but only in the presence of authorized representative[s] of the Developer) and may suggest any variation and/or regarding quality of material.

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(Jai Lakshmi)
Maya Bala
Pintu Saha

PRM REAL ESTATE PVT. LTD.

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Authorized Signatory

3. The Developer shall erect in the Building at its own costs as per specification and drawings provided by the Architect, pump, tube well, water storage tanks, lift, overhead reservoirs, septic tank, electrification, generators, permanent electric connection and until permanent electric connection is obtained, temporary electric connection shall be provided and other facilities as are required to be provided in a commercial building and constructed spaces for sell and/or lease of the constructed space therein on ownership basis.
4. The Developer shall at its own cost and expenses construct and complete the Building containing the commercial units/spaces, Parking spaces and other common spaces in accordance with the sanctioned building plan and amendments thereto or modification thereof made or caused to be made by the Developer.
5. All costs, charges and expenses including reasonable Architect's fees shall be paid, discharged and borne by the Developer and the Land Owners shall have no liability in this context.
6. That after the construction of the Building, the Developer hereof shall at its own cost and expenses install a transformer and generator in the Building, and the Developer will collect infrastructure cost for the same from the intending purchasers, the Land Owners shall have no liability or demand for the same.
7. The Developer shall provide at its own cost supplying electricity, main switch, socket, etc. water pipeline, sewerage connection in the Building.
8. The name of the Building/project shall be any name as decided by the Developer and shall be named "PRM _____"/prefixed with

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PRM REAL ESTATE PVT. LTD.

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ARTICLE XIV: PROVISIONS REGARDING COMMON FACILITIES AND AMENITIES

1. The Land Owners shall pay and bear the property taxes and other dues and outgoing of the said Building according to dues till to the date of execution of this Development Agreement. Thereafter Developer or the Land Owners or respective purchasers of the commercial spaces shall bear the same proportionately including for their respective rights to the use the respective allotted Parking Spaces.
2. After completion of the Building, the Management will be handed over the building to the owners association, entire Building shall be managed by the Owners Association and all the owners of the Building shall be liable and responsible for the payment of common area Maintenance charges. The Land Owners and the Developer shall also be liable to pay the maintenance charges for their respective unsold unit/shop area.

ARTICLE XV: LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the Parties hereto that it shall be the responsibility of the Developer as the constituted attorney of the Land Owners, to defend all actions, suits and proceedings which GOD FORBID may arise in respect of the development of the Said Land and all costs, charges and expenses incurred for that purpose with the approval of the Land Owners shall be borne and paid by the Developer for which Developer may need the authority of the Land Owners' application and other documents may be required to be signed of made


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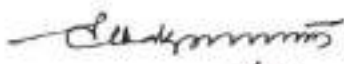
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Authorised Signatory

by the Land Owners relating to which specific provisions may not have been mentioned herein. However, all expenses relating to title and possession dispute shall be borne by the Land Owners.

2. The Land Owners hereby undertakes to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the Land Owners shall execute authorizations as may be required by the Developer for the purpose and the Land Owners also undertakes to sign and execute all such additional applications and other documents as the case may be, provided that all such acts, deeds and things do not in any way infringe of the rights of the Land Owners and/or go against the spirit of this agreement.
3. It is hereby expressly agreed by and between the Parties hereto that Land Owners shall be liable and responsible to make good the title and/or possession in case any dispute arises relating to the title and/or possession of the Said Land and to defend all actions, suits and proceedings which GODFORBID may arise in respect of the Said Land on which the Building is to be constructed.
4. Any notice required to be given by the Developer shall without prejudice to any other mode of service available deemed to have been served on the Land Owners if delivered by hand with due acknowledgement at the residence of the Land Owners and shall likewise be deemed to have been served on the Developer by the Land Owners if delivered by hand or send by pre-paid registered post to the registered office of the Developer. Further Notice may be send by Email Address given below:-
Landowners :- soumensaha136@gmail.com
Developers :- prembegraj@gmail.com


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Soumen Saha
Jyoti Saha,
Nandya Bala
Pooja Saha

PRIME REAL ESTATE PVT. LTD.

Jay Varma
Authorized Signatory

5. Both the Developer and the Land Owners shall frame a scheme for the management and administration of the Building and/or common parts thereof, the Land Owners hereby agrees to abide by all the rules and regulations, as such management, society/ association/ holding organization do hereby give their consent to abide by the same.

ARTICLE XVI: FORCE MAJEURE

1. The Parties hereto shall not be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.
2. The Developer shall not be liable nor responsible for any loss or damage caused by the Act of GOD or on happening of anything/act beyond its reasonable control, in spite of constructing the Building with seismic design or standard quality materials with proper supervision of the Developer.
3. Force Majeure shall include and shall not be limited to flood, earthquake, riot, war storm, tempest, civil commotion, strike, lockout, air raid, fire, lightning, acid rain, accident, hurricane, explosions, terrorist activities, pandemic, lockdown, curfew, imposition of orders under Section 163 of the The Bharatiya Nagarik Suraksha Sanhita, 2023, sealing of premises by any statutory authorities, insurrections, embargoes or blockages, and/or any court order or injunction restraining the construction of the Building(s) at the Said Land (not occasioned at the instance of the Developer) and/or changes in any municipal or other rules and laws relating to

Chakraborty
for,

Gourav Sahu
(Mr) Rakam.
Nanku Balg
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PRM REAL ESTATE PVT. LTD.

Jay Verma
Authorized Signatory

sanction of plans after the same is submitted for sanction, and/or any other unforeseen circumstances beyond the control of the Parties.

ARTICLE XVII: DEFAULT/TERMINATION

1. If at any time hereafter, it shall appear that any of the Parties hereto have failed to carry out its obligations under this Agreement, within the stipulated time frame, if any, specified in this Agreement then, and in such event, the Party which may allege the default shall bring the same to the notice of the other Party in writing for giving the other Party reasonable opportunity of 30 (thirty) days, from the date of receipt of the notice in writing, to remedy the breach and in case the Party who is alleging default is not satisfied with the explanation, then, and in such event, the Party not at fault shall be entitled to rectify the fault of the defaulting party either on its own or through any agency as may be so decided by the Party not at fault, at the costs and expenses of the Party in default. The Party alleging default shall also be entitled to claim all losses and damages suffered by them from the defaulting Party without prejudice to other rights hereunder and in such case the matter shall be referred to the Arbitrator for arbitration.
2. In case, however, the default or breach be such which cannot be remedied the construction of the Building on the Said Land cannot be proceeded with by the Developer, then the Developer shall be at liberty to terminate this Agreement.
3. In case the Developer abandons the site or abandons the work of construction for a period in excess of 6 (six) months or within such extended time as may be so mutually agreed upon between the Parties herein in writing, then, and in such event, the Land Owners may, after


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Sole Proprietor
Joshi Sahu
(Joshi Sahu)
Neha Bala
Sinnu Sahu

PRM REAL ESTATE PVT. LTD.

Authorized Signatory

giving a 60 (sixty) days written notice, terminate this Agreement and consequent to such termination, the Developer shall cease to have any right title and/or interest in respect of the Said Land.

4. That if both the Parties mutually agreed to terminate the Development Agreement in future for the reason mutually accepted by both parties, then no parties shall claim, demand or expenditure incurred to each other and the Developer shall handed over the land to the Owners.
5. Neither Party shall be in default in the performance of any of its duties or obligations hereunder, if prevented by Force Majeure, provided however that such affected Party has given notice to this effect to the other Party.

ARTICLE XVIII: PERMISSIVE POSSESSION

The Developer in terms of this Agreement has only been allowed by the Land Owners to enter upon the Said Land for the purpose of undertaking development thereof and as such nothing should be construed that the possession of the Said Land is being given or intended to be given by the Land Owners to the Developer in part performance as contemplated by Section 53A of the Transfer of Property Act 1972 read with Section 2 (47)(v) of the Income Tax Act 1961.

ARTICLE XIX: INDEMNITY

The Land Owners hereby assures the Developer that there is no existing agreement regarding the Said Land and/or the development or sale of the Said Land and that all and/or any other agreements, if any, prior to this Agreement have been cancelled and that Land Owners shall indemnify and keep the Developer always indemnified from and against any and all losses.

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Jyoti Lakshmi
Nandini Bala
Suman Saha

PRM REAL ESTATE PVT. LTD.
Jyoti
Authorised Signatory

damage or liability (civil or criminal), action, disputes, proceedings and any third-party claims that may arise on account of any defect in title on the part of the Land Owners over the Said Land on which the Building shall be developed and/or constructed and/or against any or all claims whatsoever made by any third party in respect of the Said Land.

ARTICLE XX: RELATIONSHIP OF THE PARTIES

This Agreement does not create nor shall it in any circumstances be taken as having created a partnership between the Parties.

ARTICLE XXI: TIME IS OF ESSENCE

Time shall be the essence as regards to the provisions of this Agreement, both as regards the time and period mentioned herein and as regards any times or periods which may, by agreement in writing between the Parties be substituted for them.

ARTICLE XXII: NON-WAIVER

Any delay tolerated and/or indulgence shown by any of the Parties in enforcing the terms and conditions mentioned herein in this Agreement or any tolerance shown shall not be treated or constructed as a waiver of any breach nor shall the same in any way prejudicially affect the rights of the respective Party.

ARTICLE XXIII: ENTIRE AGREEMENT

This Agreement supersedes all document and/or writing and/or correspondence exchanged between the Parties hereto with respect to the development of the Said Land. Any addition alteration or amendment to any

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for

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Twee Lakmo
Nikhil Bala
Pinu Sam

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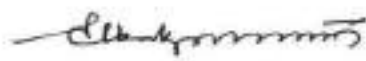
of the terms mentioned herein shall not be capable of being enforced by any of the Parties unless the same is recorded in writing and signed by the Parties herein.

ARTICLE XXIV: SEVERABILITY

The Parties hereto agree that if at any time, any of the clauses, terms, conditions and or provisions of this Agreement is declared to be invalid or unenforceable under the applicable law or directions or orders of any judicial or other competent authority, this Agreement shall continue to be in force in respect of the other clauses, as if such invalid/ unenforceable clauses, terms and conditions were never in existence.

ARTICLE XXV: DISPUTE RESOLUTION

1. **Invitation to Negotiate:** Any dispute, controversy or claim arising out of or incidental or in relating to or arising in connection with this Agreement, shall in the first instance be endeavoured to be settled by the Parties herein amicably by mutual discussion and negotiation. In case, however, such dispute, controversy or claim is not resolved by negotiation within 30 (thirty) days of receipt of a written 'invitation to negotiate' by either Party, then and in such event, either Party shall be entitled to seek legal recourse as provided for in this Agreement.
2. **Arbitration:** Any dispute, controversy or claim arising out of or incidental or in relating to or arising in connection with this Agreement shall be referred to arbitration according and subject to the provision of the Arbitration and Conciliation Act, 1996 (as amended from time to time) and in force for the time being. The Arbitral Tribunal shall consist of a sole arbitrator to be mutually decided by the Parties. The language of


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the arbitration shall be English. The venue and seat of the arbitration shall always be Malda, West Bengal, India and the courts at Malda, West Bengal, India have sole and exclusive jurisdiction to try, entertain and dispose all disputes and differences between the Parties.

3. **Jurisdiction:** The ordinary original civil jurisdiction of the Courts at Malda, West Bengal, India shall have sole to entertain, try and determine all actions and suits (including the arbitration proceedings) arising out and/or in relation to this Agreement.

ARTICLE XXVI: LEGAL ADVICE

Each Party has taken and shall take their own legal advice with regard to this Agreement and/or for all acts to be done in pursuance whereof and the other Party shall not be responsible for the same.

ARTICLE XXVII: COSTS

The Parties shall bear their own costs and expenses in relation to the preparation, execution, registration, administration, modification and amendment of this agreement. The stamp duty, registration charges and legal charges payable in connection with this agreement shall be equally borne by the Parties hereto.

ARTICLE XXVIII: RULES OF INTERPRETATION

The words used in bold in the headings of the Clauses and any Sub-Clause have the meaning assigned to them in such Clause or Sub-Clause and the words put in bold in brackets and closed inverted commas define the word, phrase or expression immediately preceding. Reference to male shall include reference to female and vice-versa.


At,

Soumitra Saha
Jyoti Karmakar
Nandini Bala
Suman Saha

PRM REAL ESTATE PVT. LTD.
Jyoti Karmakar
Authorized Signatory

ARTICLE XXIX: COUNTERPARTS

This Agreement or any amendments thereto may be executed in several counterparts, all of which shall be considered one and the same instrument and shall become effective when one or more counterparts have been signed by each of the Parties herein and delivered to the other Party.

THE FIRST SCHEDULE ABOVE REFERRED TO **(SAIDLAND)**

ALL THAT the piece or parcel of land measuring 52.88 Decimal equivalent to 32 Katha, more or less, appertaining to and forming part of R.S &L.R. Plot No. 2197, recorded in L.R. Khatian Nos. 2170, 2172, 2174 and 2866 of Mouza Uttar Jodupur, J.L. No. 88, Police Station English Bazar, within the jurisdiction of Ward No.3 of English Bazar Municipality, Holding No.27/1, District Malda. Plot wise detail of the land are as follows:

R.S & L.R. PLOT NOS.	CLASSIFICATION	L.R. KHATIAN NOS.	AREA (Dec.)
2197	Commercial	2172	20
		2170	14.91
		2174	11.5
		2866	6.47
Total			52.88

The Land is butted and bounded as follows:

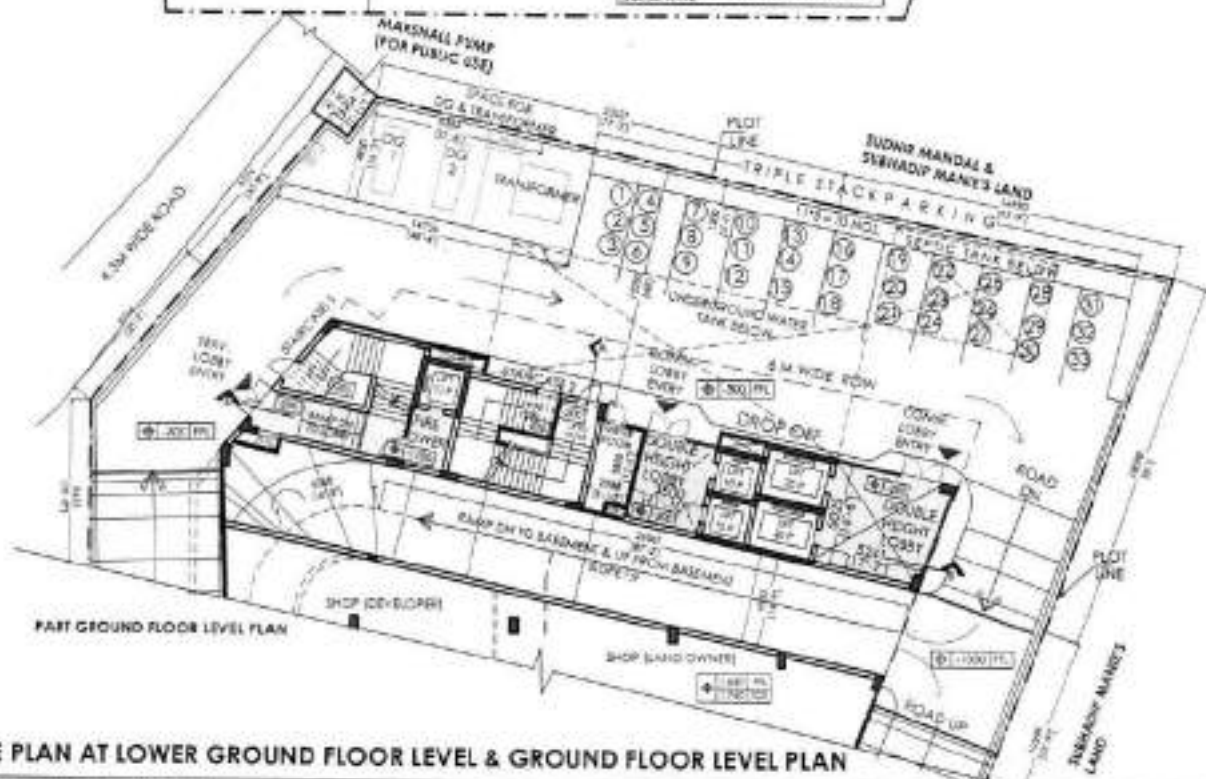
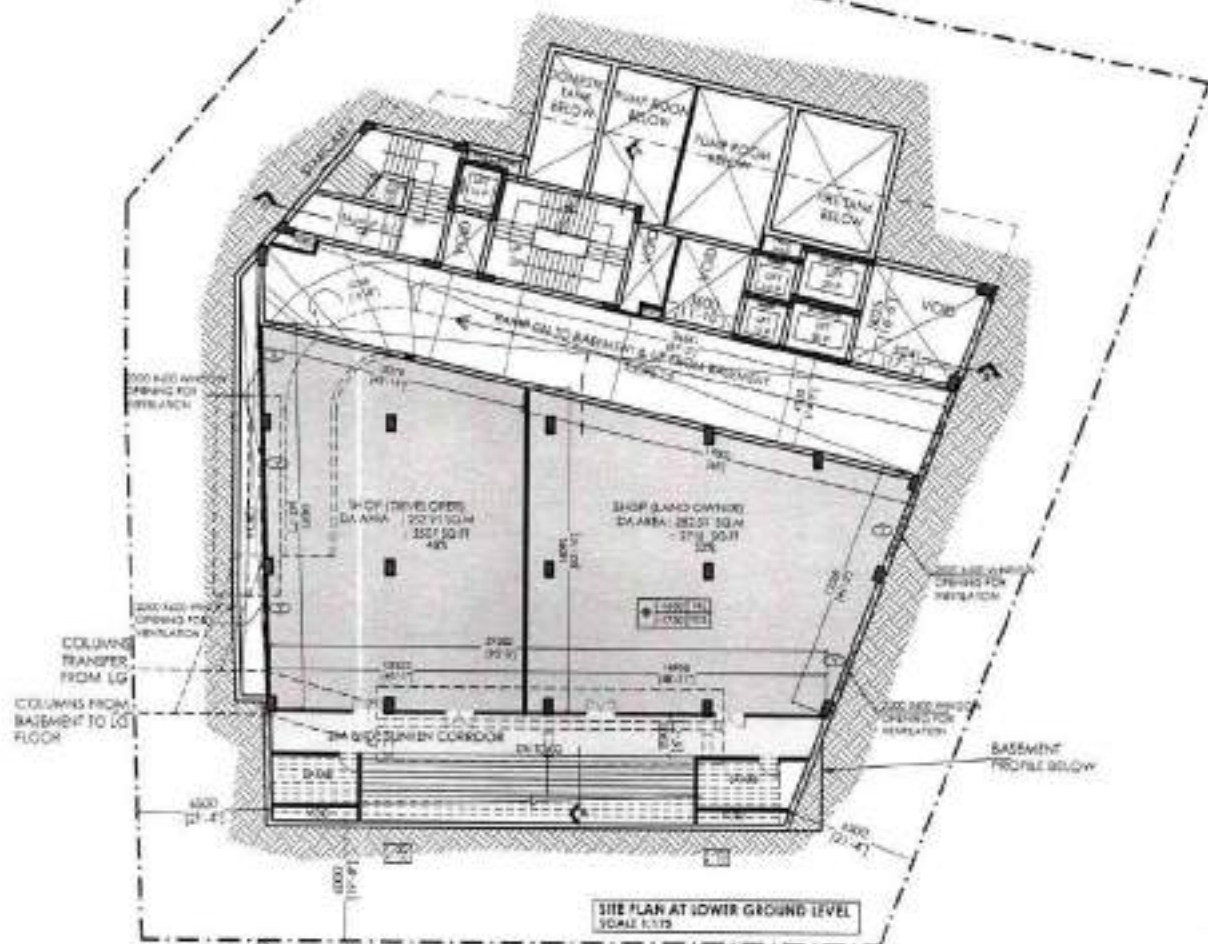
NORTH : Land of Sudhir Mandal & Subhadip Mainie

EAST : Land of Subhadip Mainie & 60 feet wide National Highway

SOUTH : 60 feet wide National Highway & Land of Dabu Ghosh & Ors.

WEST : 14 feet wide Pucca Road

Soumitra Saha
Adv.

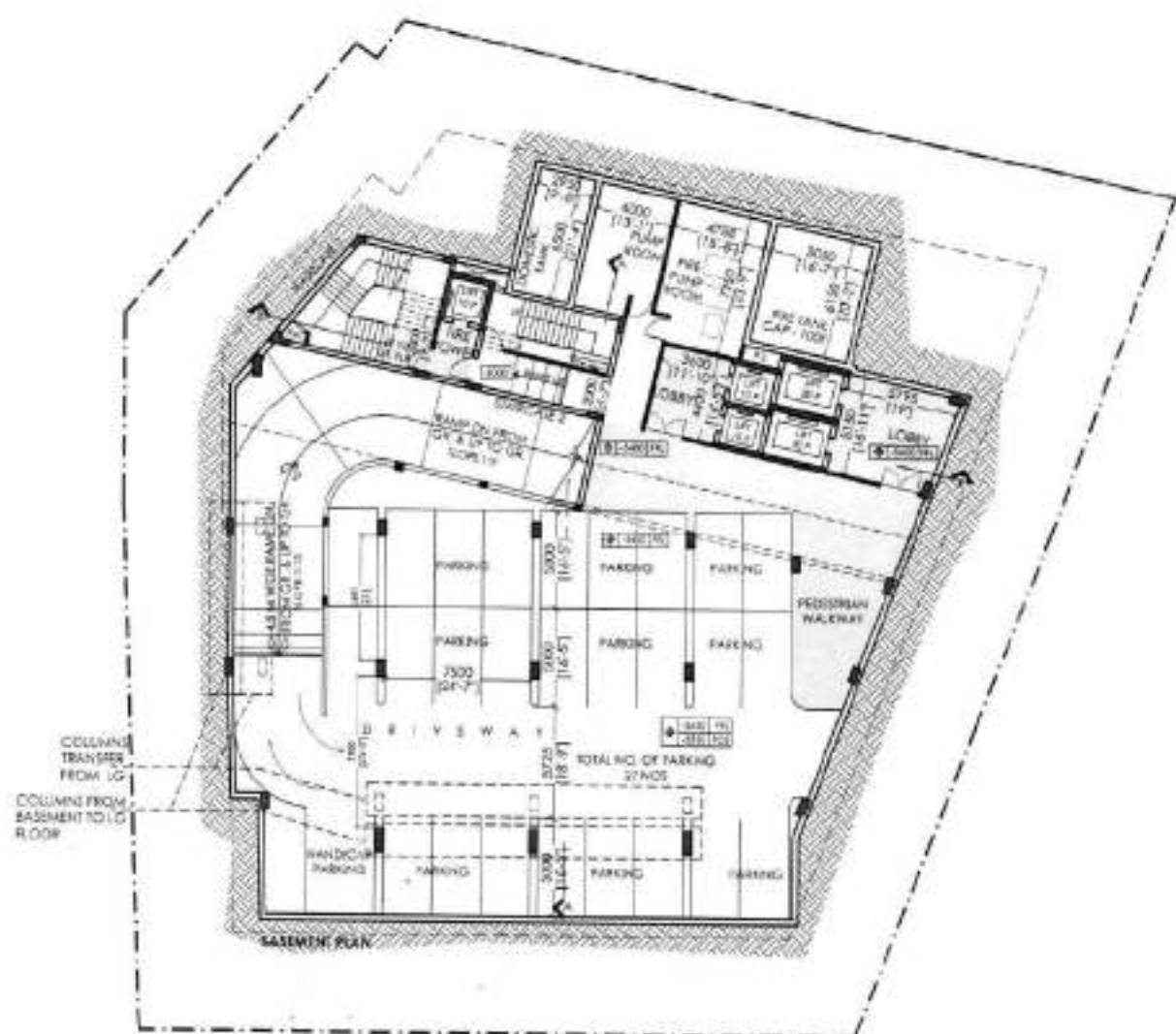


SITE PLAN AT LOWER GROUND FLOOR LEVEL & GROUND FLOOR LEVEL PLAN

DRG. NO.	SLAB	DATE	PROJECT	USER	ARCHITECT
01	1, 2, 3	17.08.2023	COMMERCIAL ON 32 KATHAS AT NH-12, MALDA	PRM GROUP	STUDIO 4TH DIMENSION

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 Jwal Ranjan
 Nitya Bera
 Pankaj Saha

PRM REAL ESTATE PVT. LTD.
 Authorised Signatory



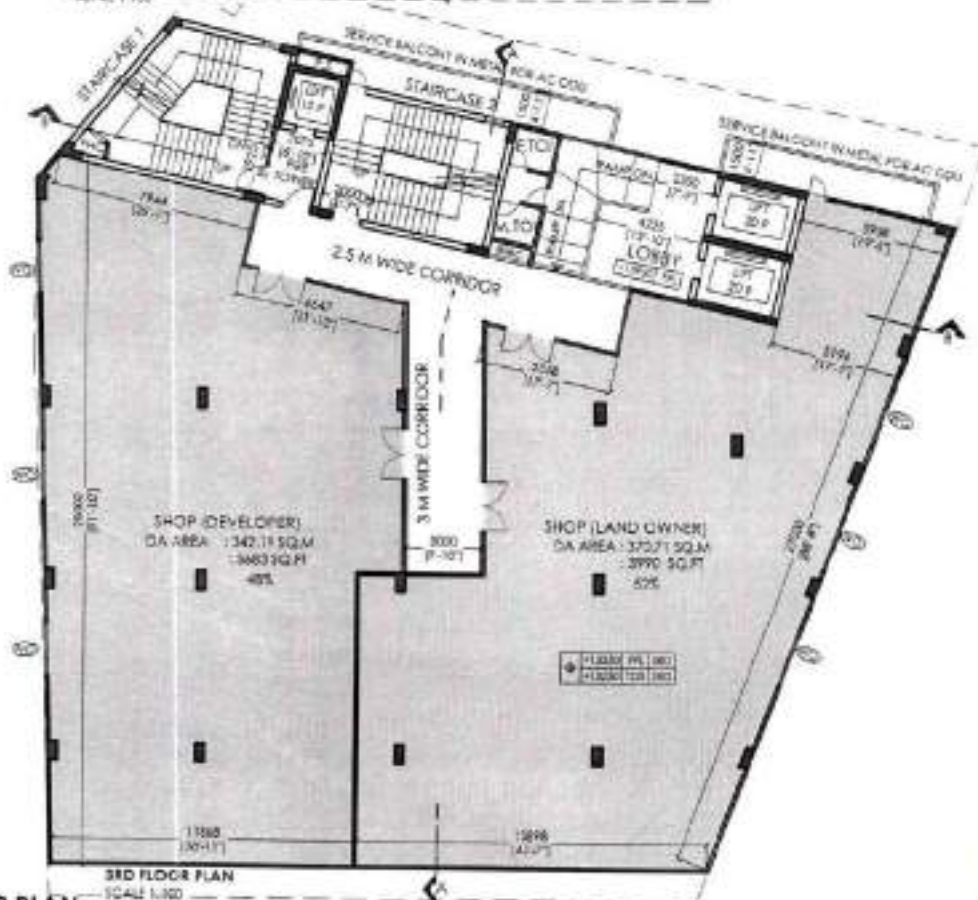
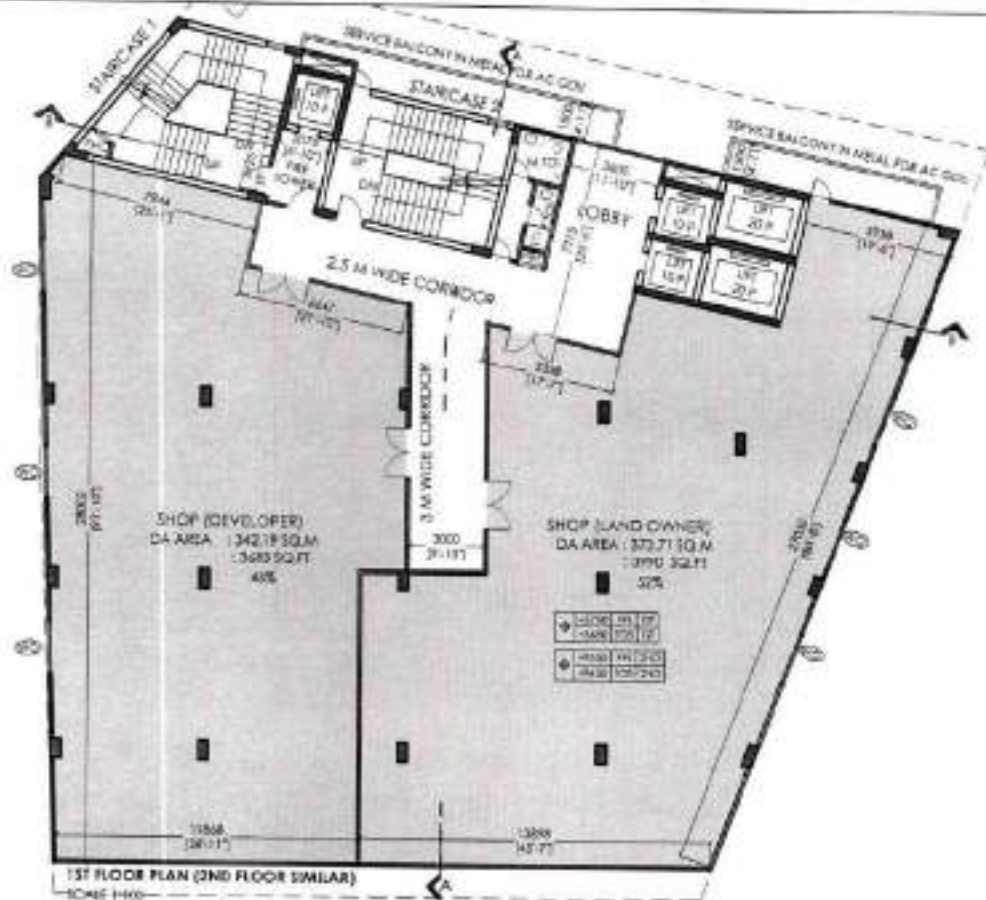
BASEMENT PLAN

Dwg. No 02A	Scale 1:200	Date 17/08/2024	Project COMMERCIAL ON 32 KATHAS AT NH-12, MALDA	Client PRIM GROUP	Architect STUDIO 4TH DIMENSION DELHI
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Sourav Sethi
JN / Rakhi

Mahesh Babu
Pranav Sam

PRIM REAL ESTATE PVT. LTD.
[Signature]
 Authorised Signatory



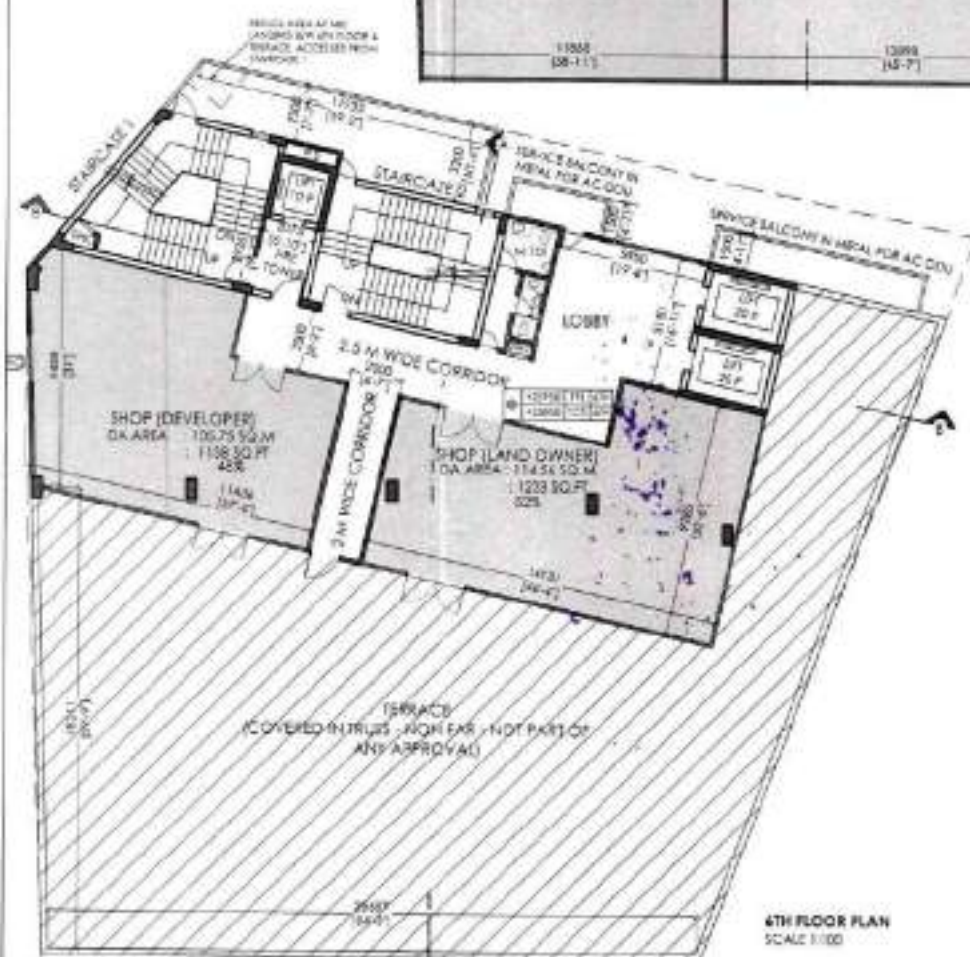
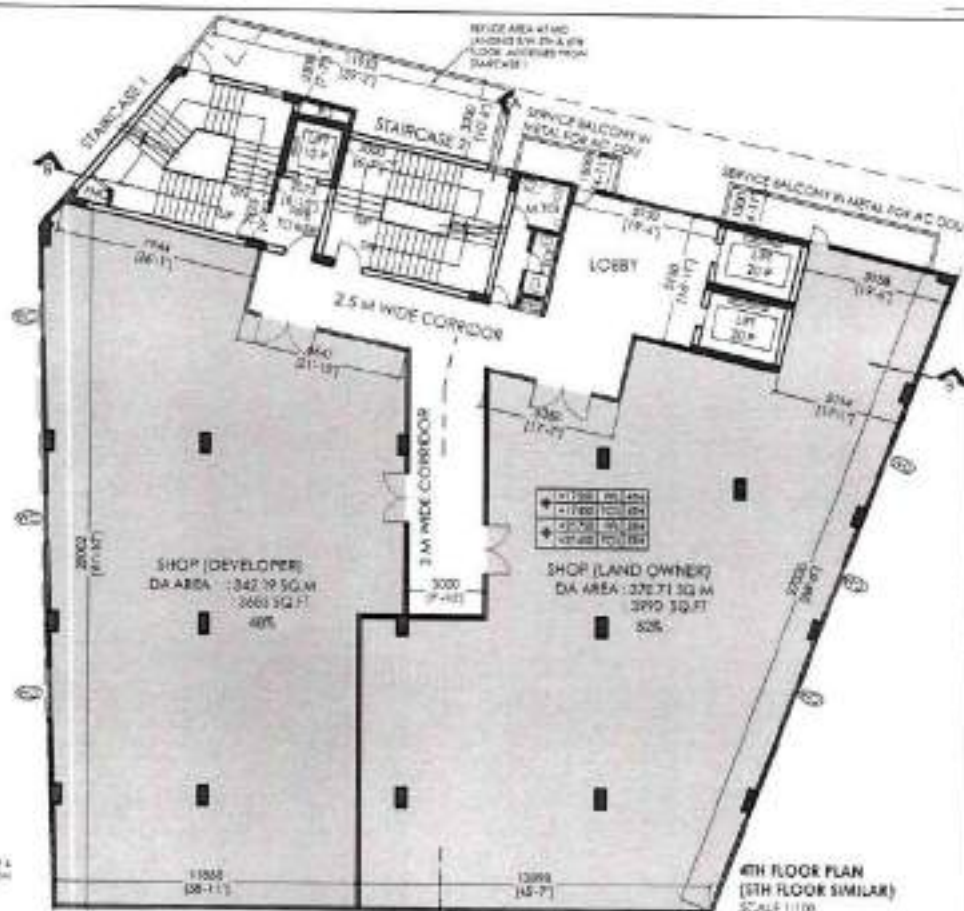
1ST, 2ND & 3RD FLOOR PLAN

03	DATE: 17.05.2023	COMMERCIAL ON 32 KATHAS AT NH-12, MALDA	DATE: 17.05.2023	ARCHITECT: STUDIO WITH DIMENSION DELHI
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Iwei Rahman

Mentha Barik
Pratik Sam

PRM REAL ESTATE PVT. LTD.
Authorised Signatory



4TH, 5th & 6th FLOOR PLAN

ORG. NO.	SCALE	DATE	PROJECT	DESIGN	ARCHITECT
04	1:100	17.08.2024	COMMERCIAL ON 32 KATHAS AT NH-12, MALDA	PRM GROUP	STUDIO 4TH DIMENSION

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Pinu San

PRM REAL ESTATE PVT. LTD.

Authorized Signatory

Sumen Saha
Jwoi Rahawan,
Nanki Bala
Pinu Saha

PRM REAL ESTATE PVT. LTD.

Authorized Signatory

IN WITNESSETH WHEREOF THE PARTIES HAVE HEREUNTO SET
AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THIS
THE DAY, MONTH & YEAR FIRST ABOVE MENTIONED.

WITNESSES

1. Karna Paul
S/o. Debashis Paul
Malda B&S Association
English Bazar
Malda, 732101

2. Hari Akhosh
S/o. Late parashoren Chakraborty
Villd - Newgajashpur
P.O. - Jharidighela
P.S. - English Bazar
Dist - Malda
Pin - 732102.

Drafted by me

EXECUTANTS

Sumen Saha
Jwoi Rahawan,
Nanki Bala
Pinu Saha

(LAND OWNERS)

PRM REAL ESTATE PVT. LTD.

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Authorized Signatory

(DEVELOPER)

SUHASIS CHAKRABORTY,

12.06.2025

ADVOCATE, MALDA DISTRICT JUDGES' COURT, P.O & DIST: MALDA,
REGISTRATION NO. WB/1210/2000

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF PRM REAL ESTATE PVT LTD, HELD ON 11TH JUNE, 2025 AT 11.00 A.M AT ITS REGISTERED OFFICE SITUATED AT 4TH FLOOR, JEEVANDEEP BUILDING, SEVOKE ROAD, SILIGURI – 734008

Item 1: Authorisation to Mr. Ajay Verma to represent company for signing documents in relation to Ward No 3, English Bazar

"Resolved that Mr. Ajay Verma (PAN: ALOPV4202C), employee of the company be and is hereby authorized to sign, appear, execute and arrange to file, whether digitally or physically, the forms, documents, appear as may be required, for the purpose of execution of Development Agreement and Power of Attorney with the landlords on behalf of the Company for the development of the proposed project on the below mentioned schedule of property.

ALL THAT the piece or parcel of land measuring 52.88 Decimal equivalent to 32 Katha, more or less, appertaining to and forming part of L.R. Plot No. 2197, recorded in L.R. Khatian Nos. 2170, 2172, 2174 and 2866 of Mouza Uttar Jodupur, J.L. No. 88, Police Station English Bazar, within the jurisdiction of Ward No.3 of English Bazar Municipality, Holding No.27/1, District Malda.

"RESOLVED FURTHER THAT a certified true copy of the resolution be given to anyone concerned or interested in the matter.

Certified to be a True Copy

For PRM Real Estate Pvt Ltd,

Prem Kumar Agarwal

PRM REAL ESTATE PVT. LTD.

Director (DIN: 00544638)

DIRECTOR

Utsav Mittal

PRM REAL ESTATE PVT. LTD.

Director (DIN: 05203130)

DIRECTOR

Umang Mittal

PRM REAL ESTATE PVT. LTD.

Director (DIN: 05314649)

DIRECTOR

Date: 11/06/2025

Place: Siliguri



Photograph of Owner
Soumen Saha

Soumen Saha



Photograph of Owner
Jwel Rahaman

Jwel Rahaman





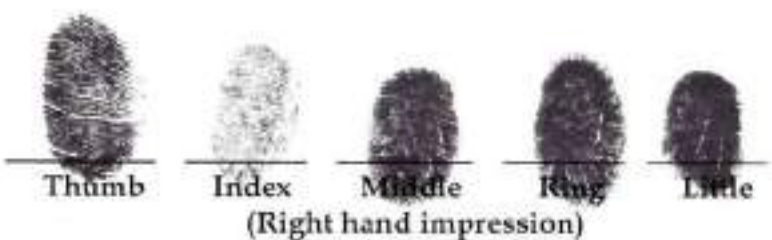
Photograph of Owner
Nantu Bala

Nantu Bala



Photograph of Owner
Pintu Saha

Pintu Saha





Photograph of Developer
Authorised Signatory
Ajay Verma

PRM REAL ESTATE PVT. LTD.

Ajay Verma
Authorised Signatory



Little



Ring



Middle



Index



Thumb

(Left hand impression)



Thumb



Index



Middle



Ring



Little

(Right hand impression)

Major Information of the Deed

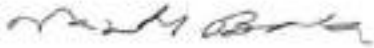
Deed No :	I-0901-10456/2025	Date of Registration	03/07/2025
Query No / Year	0901-2001628901/2025	Office where deed is registered	
Query Date	11/06/2025 6:31:01 PM	D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	SUHASIS CHAKRABORTY Flat No. 5/4 Of Kiran Apartment, R.K Mission Road,Thana : English Bazar, District : Malda, WEST BENGAL, Mobile No. : 7001642373, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]		
Set Forth value	Market Value		
Rs. 8,54,21,532/-	Rs. 8,54,21,533/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,011/- (Article:48(g))	Rs. 50,046/- (Article:E, E. B, M(b), H)		
Remarks			

Land Details :

District: Malda, P.S:- English Bazar, Gram Panchayat: JADUPUR-I, Mouza: Uttar Jadupur, JI No: 88, Pin Code : 732103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2197 (RS :-)	LR-2172	Commercial	Bastu	20 Dec	3,23,07,690/-	3,23,07,690/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	LR-2197 (RS :-)	LR-2170	Commercial	Bastu	14.91 Dec	2,40,85,382/-	2,40,85,383/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L3	LR-2197 (RS :-)	LR-2174	Commercial	Bastu	11.5 Dec	1,85,76,922/-	1,85,76,922/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L4	LR-2197 (RS :-)	LR-2866	Commercial	Bastu	6.47 Dec	1,04,51,538/-	1,04,51,538/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
		TOTAL :			52.88Dec	854,21,532 /-	854,21,533 /-	
		Grand Total :			52.88Dec	854,21,532 /-	854,21,533 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Soumen Saha (Presentant) Son of Late Amal Kumar Saha Executed by: Self, Date of Execution: 12/06/2025 , Admitted by: Self, Date of Admission: 12/06/2025 ,Place : Office		 Captured	
	12/06/2025	LTI 12/06/2025	12/06/2025	
	No. 1 Govt. Colony, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: BOxxxxxx2G, Aadhaar No: 40xxxxxxxx9125, Status :Individual, Executed by: Self, Date of Execution: 12/06/2025 , Admitted by: Self, Date of Admission: 12/06/2025 ,Place : Office			
2	Name Mr Jewel Rahaman Son of Late Anisur Rahaman Executed by: Self, Date of Execution: 12/06/2025 , Admitted by: Self, Date of Admission: 12/06/2025 ,Place : Office		 Captured	
	12/06/2025	LTI 12/06/2025	12/06/2025	
	Maheshmati, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: AVxxxxxx7Q, Aadhaar No: 35xxxxxxxx5177, Status :Individual, Executed by: Self, Date of Execution: 12/06/2025 , Admitted by: Self, Date of Admission: 12/06/2025 ,Place : Office			
3	Name Shri Nantu Bala Son of Late Tarapada Bala Executed by: Self, Date of Execution: 12/06/2025 , Admitted by: Self, Date of Admission: 12/06/2025 ,Place : Office		 Captured	
	12/06/2025	LTI 12/06/2025	12/06/2025	
	Sankarpur, Village:- Gazole, P.O:- Gazole, P.S:-Gajol, District:-Malda, West Bengal, India, PIN:- 732124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: AHxxxxxx1B, Aadhaar No: 42xxxxxxxx2433, Status :Individual, Executed by: Self, Date of Execution: 12/06/2025 , Admitted by: Self, Date of Admission: 12/06/2025 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Shri Pintu Saha Son of Late Amal Saha Executed by: Self, Date of Execution: 12/06/2025 , Admitted by: Self, Date of Admission: 12/06/2025 ,Place : Office		 Captured	
		12/06/2025	LTI 12/06/2025	12/06/2025
Hatkhola Bibigram, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: C1xxxxxx5F, Aadhaar No: 98xxxxxxxx9787, Status :Individual, Executed by: Self, Date of Execution: 12/06/2025 , Admitted by: Self, Date of Admission: 12/06/2025 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRM REAL ESTATE PRIVATE LIMITED 4th Floor, Jeevandeep Building, City:- Siliguri Mc, P.O:- Salugara, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008 Date of Incorporation:XX-XX-2XX7 , PAN No.:: AAxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr Ajay Verma Son of Late Radheshyam Verma Date of Execution - 12/06/2025, , Admitted by: Self, Date of Admission: 12/06/2025, Place of Admission of Execution: Office		 Jun 12 2025 6:44PM	 Captured LTI 12/06/2025	 12/06/2025
Silpasamati Para, City:- Jalpaiguri, P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735001, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: ALxxxxxx2C, Aadhaar No: 46xxxxxxxx5587 Status : Representative, Representative of : PRM REAL ESTATE PRIVATE LIMITED (as Authorised Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Karna Paul Son of Shri Debasish Paul Advocate, Bar Association, Malda, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101		 Captured	
	12/06/2025	12/06/2025	12/06/2025
Identifier Of Shri Soumen Saha, Mr Jwel Rahaman, Shri Nantu Bala, Shri Pintu Saha, Mr Ajay Verma			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Saha	PRM REAL ESTATE PRIVATE LIMITED-20 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Jwel Rahaman	PRM REAL ESTATE PRIVATE LIMITED-14.91 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Nantu Bala	PRM REAL ESTATE PRIVATE LIMITED-11.5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri Pintu Saha	PRM REAL ESTATE PRIVATE LIMITED-6.47 Dec

Land Details as per Land Record

District: Malda, P.S:- English Bazar, Gram Panchayat: JADUPUR-I, Mouza: Uttar Jadupur, JI No: 88, Pin Code : 732103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2197, LR Khatian No:- 2172	Owner:সৌমেন সহা, Gurdian:অমল কুমার সহা, Address:হেটামলা বিবিহার , Classification:বাড়, Area:0.20000000 Acre,	Shri Soumen Saha
L2	LR Plot No:- 2197, LR Khatian No:- 2170	Owner:জুয়েল রহমান, Gurdian:জনিনুর রহমান, Address:মহাপলমটি , Classification:বাড়, Area:0.14000000 Acre,	Mr Jwel Rahaman
L3	LR Plot No:- 2197, LR Khatian No:- 2174	Owner:নান্টু বাল, Gurdian:ভারগদ্য বাল, Address:পংকজপুর , Classification:বাড়, Area:0.12000000 Acre,	Shri Nantu Bala
L4	LR Plot No:- 2197, LR Khatian No:- 2866	Owner:পিন্টু সহা, Gurdian:অমল সহা, Address:বিবিহার , Classification:বাড়, Area:0.06000000 Acre,	Shri Pintu Saha

Endorsement For Deed Number : I - 090110456 / 2025

On 12-06-2025

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

Presented for registration at 18:34 hrs on 12-06-2025, at the Office of the D.S.R. MALDA by Shri Soumen Saha , one of the Executants.

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 8,54,21,533/-

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

Execution is admitted on 12/06/2025 by 1. Shri Soumen Saha, Son of Late Amal Kumar Saha, No. 1 Govt. Colony, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 2. Mr Jewel Rahaman, Son of Late Anisur Rahaman, Maheshmati, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Muslim, by Profession Business, 3. Shri Nantu Bala, Son of Late Tarapada Bala, Sankarpur, P.O: Gazole, Thana: Gajol, , Malda, WEST BENGAL, India, PIN - 732124, by caste Hindu, by Profession Business, 4. Shri Pintu Saha, Son of Late Amal Saha, Hatkhola Bibigram, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business

Identified by Mr Karna Paul, , Son of Shri Debasish Paul, Advocate, Bar Association, Malda, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

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

Execution is admitted on 12-06-2025 by Mr Ajay Verma, Authorised Signatory, PRM REAL ESTATE PRIVATE LIMITED (Private Limited Company), 4th Floor, Jeevandeep Building, City:- Siliguri Mo, P.O:- Salugara, P.S:- Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008

Identified by Mr Karna Paul, , Son of Shri Debasish Paul, Advocate, Bar Association, Malda, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,046.00/- (B = Rs 50,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 50,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/06/2025 2:38PM with Govt. Ref. No: 192025260106648508 on 12-06-2025, Amount Rs: 50,014/-, Bank: SBI EPay (SBlePay), Ref. No. 5397697823935 on 12-06-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,011/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 74,911/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 232, Amount: Rs.100.00/-, Date of Purchase: 12/06/2025, Vendor name: Manoranjan Poddar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/06/2025 2:38PM with Govt. Ref. No: 192025260106648508 on 12-06-2025, Amount Rs: 74,911/-, Bank: SBI EPay (SBlePay), Ref. No. 5397697823935 on 12-06-2025, Head of Account 0030-02-103-003-02



Sumanta Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. MALDA
Malda, West Bengal

On 03-07-2025

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 (c) of Indian Stamp Act 1899.



Sumanta Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. MALDA
Malda, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0901-2025, Page from 142444 to 142495
being No 090110456 for the year 2025.



Digitally signed by SUMANTA DHAR
Date: 2025.07.03 17:39:08 +05:30
Reason: Digital Signing of Deed.

(Sumanta Dhar) 03/07/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. MALDA
West Bengal.