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পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

H 728798

Certified that this document is  
admitted to registration  
The signature sheet and the  
endorsement sheet attached herewith  
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Registrar U/S 7 (2)  
of Registration Act  
1908 Paschim Medinipur

24 AUG 2022

2/2545085/22  
of 24/8

**DEVELOPMENT AGREEMENT****CUM****POWER OF ATTORNEY**

Marjit Singh @ Marjit Singh Viridi  
Harbhajan Singh Viridi  
(B. S. Viridi) (B. S. Viridi)  
Marjit Singh  
B. S. Viridi  
Anup Singh

**THIS DEED OF DEVELOPMENT AGREEMENT CUM  
POWER OF ATTORNEY** is made on this 24<sup>th</sup> day of August,  
2022 (Two thousand twenty two) A.D.

M/S. ROYAL BUILDERS.

Sumit Kundu.

PARTNER

M/S. ROYAL BUILDERS.

Tapu Chatterjee @ Tapu Kumar Chatterjee

PARTNER

M/S. ROYAL BUILDERS.

SKASEFALI

PARTNER

M/S. ROYAL BUILDERS.

Sudam

PARTNER

M/S. ROYAL BUILDERS.

Saikat

Sen,  
PARTNER

24 AUG 2022

ক্রঃ নং 11154 টাকা 5,000

তার 24 AUG 2022 জেলা-পশ্চিম মেদিনীপুর

নাম মানসিৎ সিংহ @ মানসিৎ সিংহ বর্দা

পোষ্ট Pabindra Pally, Inda

থানা Kharagpur

সাক্ষর (স) Kharagpur (T)

24 AUG 2022  
জেলা-পশ্চিম মেদিনীপুর  
এ বি এম মন্ডল মহোদয়

24 AUG 2022

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1908 Paschim Medinipur

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MR. ROYAL BUILDERS

MR. ROYAL BUILDERS

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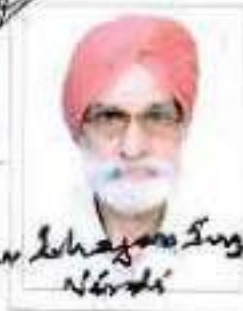
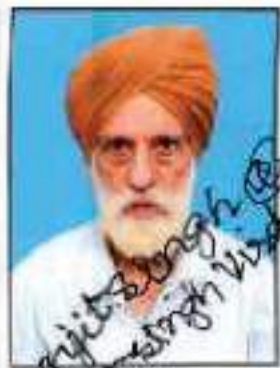
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RECEIVED

MR. ROYAL BUILDERS





2

BETWEEN

(1) **MANJIT SINGH @ MANJIT SINGH VIRDI**, (PAN No. AJVPS7464C, AADHAAR No. 8202 1395 3345), son of Late Kapoor Singh @ Late Kapoor Singh Virdi, by Religion- Hindu (Sikh), by occupation- Business, by Nationality- Indian, residing at- Rabindra Pally, Inda, Ward No. 1, P.O.- Inda, P.S.- Kharagpur (Town), Dist.- Paschim Medinipur, Pin- 721305, West Bengal. (2) **HARBHAJAN SINGH VIRDI**, (PAN No. ADEPV6478J, AADHAAR No. 8923 8737 0922), son of Late Kapoor Singh @ Late Kapoor Singh Virdi, by Religion- Hindu (Sikh), by occupation- Business, by Nationality- Indian, residing at- Rabindra Pally, P.O.- Inda, P.S.- Kharagpur (Town), Dist.- Paschim Medinipur, Pin- 721305, West Bengal. (3) **BHAGAT SINGH VIRDEE**, (PAN No. ABKPV4582D, AADHAAR No. 7602 2329 0149), son of Late Kapoor Singh @ Late Kapoor Singh Virdi, by Religion- Hindu (Sikh), by occupation- Business, by Nationality- Indian, residing at- Sushama Pally, Kharagpur (M), P.O.- Nimpura, P.S.- Kharagpur (Town), Dist.- Paschim Medinipur, Pin- 721304.

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

Sumit Kumar.

Tapen Chatterjee @ Tapen Kumar Chatterjee

SKASEFALI

PARTNER.

PARTNER.

PARTNER.

M/S. ROYAL BUILDERS.

Bhagat Singh

PARTNER

M/S. ROYAL BUILDERS.

Anoop Singh

PARTNER



*[Handwritten signature]*

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S. ROYAL BUILDERS

S. ROYAL BUILDERS

MS. ROYAL BUILDERS

PARTNER

PARTNER

PARTNER

Manjit Singh @ Manjit Singh Virdee  
 Manjit Singh Virdee  
 Bhogal Singh Virdee  
 Harjit Singh Virdee  
 Anup Singh

West Bengal (4) **HARJIT SINGH**, (PAN No. AKLPS6531R, AADHAAR No. 2925 3513 6353), S/o- Late Jai Singh Virdee, Religion- Hindu (Sikh), by occupation- Business, by Nationality- Indian, residing at- Dewanmaro, Near Gurdwara, P.O.- Nimpura, P.S.- Kharagpur (Town), Dist.- Paschim Medinipur, Pin- 721304, West Bengal, (5) **ANUP SINGH**, (PAN No. AKLPS6534L, AADHAAR No. 3526 9642 2964), S/o- Late Jai Singh Virdee, Religion- Hindu (Sikh), by occupation- Business, by Nationality- Indian, residing at- Nimpura, P.O.- Nimpura, P.S.- Kharagpur (Town), Dist.- Paschim Medinipur, Pin- 721304, West Bengal, hereinafter called and referred to as the **LAND OWNERS/EXECUTANTS** (which term and expression shall unless excluded by repugnant to the context be deemed to mean and include their executors, successors in-interest, administrators, legal representatives and assigns) **OF THE FIRST PART.**

**AND**

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

Sumit Kumar, Tapen Chatterjee @ Tapen Kumar Chatterjee SKASEFALI

PARTNER

PARTNER

PARTNER

M/S. ROYAL BUILDERS.

Budh Singh

PARTNER

M/S. ROYAL BUILDERS.

Saikat Sen.

PARTNER





*[Handwritten signature]*

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Sumit Kundu.  
SUMIT KUNDU



Tapas Bhattacharya @ Tapas Kumar Bhattacharya

4  
marjitsingh@marjitsinghvidi  
33 and nagorasingh vidhi

Phagat Singh Under  
marjit Singh  
Anup Singh



SEKHEFALI

**M/S. ROYAL BUILDERS** (PAN No. ABFFR2729B) a Partnership Firm governed under the provisions as laid down in the Indian Partnership Act 1932 as amended till date having its Registered Office at- Inda, New Town, P.O.- Inda, P.S.- Kharagpur Town, Dist.- Paschim Medinipur, represented by its partners: (1) **SRI SUMIT KUNDU** (PAN NO. AQYPK9057B, AADHAAR NO. 6850 4850 6497) son of Late Chitta Ranjan Kundu, residing at Vill- Amlagora, P.O.- Amlagora, P.S.- Garhbeta, Dist- Paschim Medinipur, by Religion- Hindu, by Occupation- Business, by Nationality- Indian, Pin- 721121, West Bengal, (2) **SRI TAPAS BHATTACHARYA @ SRI TAPAS KUMAR BHATTACHARYA** (PAN NO. BZCPB1955P, AADHAAR NO. 2057 4607 4114) son of Banerwar Bhattacharya, residing at Vill.- Baradiha, P.O.- Jakpur, P.S.- Kharagpur (Local), Dist- Paschim Medinipur, by Religion- Hindu, by Occupation- Business, by Nationality- Indian, Pin- 721301, West Bengal, (3) **SEKH ASEF ALI** (PAN NO. GBIPS3328Q, AADHAAR NO. 6683 9761 9928), son of

M/S. ROYAL BUILDERS.  
Sumit Kundu  
PARTNER

M/S. ROYAL BUILDERS.  
Sekh Asef Ali  
PARTNER

M/S. ROYAL BUILDERS. Sumit Kundu. Tapas Bhattacharya @ Tapas Kumar Bhattacharya PARTNER.  
M/S. ROYAL BUILDERS. SKASEFALI PARTNER.



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1908 Paschim Medinipur  
**24 AUG 2022**

**WHEREAS** 0.1528 acre or 15.28 dec. of land in R.S. Plot No. 1468 corresponding to L.R. Plot No. 2355, under Sabek Khatian No. 188, Sabek L.R. Khatian No. L.R. Khatian Nos. 2205 & 2206, Present L.R. Khatian Nos. 2207, 2208, 2209, 3834 & 3838, of Mouza- Panchberia, J.L. No.- 233 under P.S.- Kharagpur (Town), Dist.- Paschim Medinipur previously belonged to one Sripati Charan Kundu. While Sripati Charan Kundu maintain his right, title, interest & possession over the schedule property he sold the 0.1528 acre or 15.28 dec. of land in R.S. Plot No. 1468 to Jai Singh Virdi, Santokh Singh Virdi, Manjit Singh Virdi, Harbhajan Singh Virdi and Bhagat Singh Virdee vide Regd. Sale Deed No. 1473 for the year 1969 dt. 08.04.1969. After purchased they have mutated their names in the office of B.L. & L.R.O. Kharagpur-I and L.R.R.O.R. have been prepared in their names being Khatian Nos. 2205, 2206, 2207, 2208 & 2209 in respect their 1/5<sup>th</sup> share in L.R. Plot No. 2355 of Mouza- Panchberia, J.L. No.- 233 under P.S.- Kharagpur (Town), Dist.- Paschim Medinipur. During possession Sardar Santokh Singh Virdi sold his undivided 1/5<sup>th</sup> share to Sardar Manjit Singh Virdi, Sardar Harbhajan Singh Virdi and Sardar Bhagat Singh Virdee vide Regd. Deed of sale being No. 5411/1988 dt. 07.12.1988 and delivered possession in favour of them.

Manjit Singh Virdi  
Harbhajan Singh Virdi  
Bhagat Singh Virdee  
Harjit Singh Virdee  
Anup Singh

M/S. ROYAL BUILDERS.

Santokh Singh Virdi  
PARTNER.

M/S. ROYAL BUILDERS.

Santokh Singh Virdi  
PARTNER.

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

Sumit Kundu, Topan Chatterjee - @ Topan Chatterjee  
PARTNER

PARTNER

SKASEFALI  
PARTNER





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**AND WHEREAS** while Jai Singh Viridi maintain his right, title, interest & possession over his 1/5<sup>th</sup> share of schedule property he died on 08.07.2002 leaving behind four sons namely Harjeet Singh, Sarabjit Singh, Amrik Singh & Anup Singh and one married daughter Narendra Kaur as his legal heirs. Subsequently Sarabjit Singh died on 13.03.2005 leaving behind wife Kamaljit Kaur and three sons namely Amandeep Singh, Hardeep Singh & Balraj Singh as his sole body of legal heirs.

Manjit Singh @ Manjit Singh Viridi  
Harbhajan Singh Viridi  
Harjit Singh Viridi  
Anup Singh

**AND WHEREAS** while they possessing the property as ejmal as per their respective shares Kamaljit Kaur, Amandeep Singh, Hardeep Singh & Balraj Singh sold their share i.e. 0.0060 acre of land in L.R. Plot No. 2355 to Harjit Singh vide Regd. Deed of Sale being No. 4036/2022 in the office of D.S.R.- II Paschim Medinipur on 28.06.2022 and delivered possession in favour of him. After purchase Harjit Singh mutated his name in L.R.R.O.R. being Khatian No. 3834.

M/S. ROYAL BUILDERS.  
Santosh Mishra  
PARTNER

**AND WHEREAS** while Amrik Singh & Narinder Kaur sold their share i.e. 0.0120 acre of land in L.R. Plot No. 2355 to Anup Singh vide Regd. Deed of Sale being No. 4216/2022 in the office of D.S.R.- II Paschim Medinipur on 06.07.2022 and delivered possession in favour of him. After purchase Anup Singh mutated his name in L.R.R.O.R. being Khatian No. 3838.

M/S. ROYAL BUILDERS.  
Saikat Sen.  
PARTNER

M/S. ROYAL BUILDERS.  
Sumit Kumar.  
PARTNER

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

Tapen Chatterjee @ Tapen Kumar Chatterjee SKASEFAL I  
PARTNER



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**AND WHEREAS** now the present land owners i.e. Manjit Singh @ Manjit Singh Viridi, Bhagat Singh Virdee, Harbhajan Singh Virdi, Harjit Singh & Anup Singh maintaining their right, title, interest and possession over the schedule land after mutated their names in separate Khatian vide No. 2207, 2208, 2209, 3834 & 3838. The land owners have paid Govt. rent up to date & also paid Municipal tax against receipts and got the holding 131/117 from Kharagpur Municipality.

**AND WHEREAS** the land owners are represented that they are the absolutely seized and possessed of and otherwise well and sufficiently entitled to the LANDED PROPERTY described in the first schedule and that the land OWNERS desire that the property to be developed in to a multi-storied residential building, parking space etc. by entering in to a suitable agreement with the developers.

In the facts and circumstances as described aforesaid the land owners approached and requested the DEVELOPERS to develop the said landed property and believing on the aforesaid representation and disclosures, the DEVELOPERS have agreed to the request of the LAND OWNERS and hereto have agreed to develop the landed property on the terms and conditions herein below mentioned.

**AND WHEREAS** said land owners approached to the developers and requested them to develop the schedule land

Manjit Singh @ Manjit Singh Viridi  
Harbhajan Singh Virdi  
Bhagat Singh Virdee  
Harjit Singh  
Anup Singh

M/S. ROYAL BUILDERS.

Partner  
PARTNER

M/S. ROYAL BUILDERS.

Partner  
PARTNER

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

Somjit Kunder, Tapin Chatterjee @ Tapin Kunder Chatterjee SKASEFALI  
PARTNER PARTNER PARTNER



  
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by constructing multi-storied residential complex as per plan prepared by the Developers and to be sanctioned by the Component Authority and the Developers accepted the request of the land owners and agreed to develop the schedule land.

**NOW THIS DEVELOPMENT AGREEMENT CUM POWER OF ATTORNEY WITNESSES AND IT IS HEREBY AGREED BY BETWEEN THE OWNERS AND DEVELOPERS HERETO AS FOLLOWS:**

Manjit Singh @ Manjit Singh Viridi  
Harbhajan Singh Viridi  
Bhagat Singh Viridi  
Haji Singh  
Anoop Singh

**THE PROPERTY:**

shall mean ALL THAT piece and parcel of Schedule Property District- Paschim Medinipur, P.O.- Kharagpur (Town), Sub-Registry Office Kharagpur, Holding No. 131/117, Ward No. 01 under Kharagpur Municipality, Mouza- Panchberia, J.L. No. 233, R.S. Khatian No. 144, Sabek L.R. Khatian No. L.R. Khatian Nos. 2205 & 2206, Present L.R. Khatian Nos. 2207, 2208, 2209, 3834, 3835 & 3838, R.S. Plot No. 1468, L.R. Plot No. 2355, Area 0.1528 acre or 15.28 dec.

M/S. ROYAL BUILDERS.  
Bijoy Miah  
PARTNER

**OWNERS:**

shall mean the owners above named (1) **MANJIT SINGH @ MANJIT SINGH VIRDI**, son of Late Kapoor Singh @ Late Kapoor Singh Viridi, residing at- Rabindra Pally, Inda, Ward

M/S. ROYAL BUILDERS.  
Sainet Sen.  
PARTNER

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

Sumit Kumar. Tapas Chatterjee @ Tapas Kumar Chatterjee 5KASEPALI  
PARTNER PARTNER PARTNER





  
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West Bengal  
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No. 1, P.O.- Inda, P.S.- Kharagpur (Town), Dist.- Paschim Medinipur, Pin- 721305, West Bengal. (2) **HARBHAJAN SINGH VIRDI**, son of Late Kapoor Singh @ Late Kapoor Singh Virdi, residing at- Rabindra Pally, P.O.- Inda, P.S.- Kharagpur (Town), Dist.- Paschim Medinipur, Pin- 721305, West Bengal. (3) **BHAGAT SINGH VIRDEE**, son of Late Kapoor Singh @ Late Kapoor Singh Virdi, residing at- Sushama Pally, Kharagpur (M), P.O.- Nimpura, P.S.- Kharagpur (Town), Dist.- Paschim Medinipur, Pin- 721304, West Bengal. (4) **ANUP SINGH**, S/o- Late Jai Singh Virdee, residing at- Nimpura, P.O.- Nimpura, P.S.- Kharagpur (Town), Dist.- Paschim Medinipur, Pin- 721304, West Bengal. (5) **HARJIT SINGH**, S/o- Late Jai Singh Virdi, residing at- Dewanmaro, Near Gurdwara, P.O.- Nimpura, P.S.- Kharagpur (Town), Dist.- Paschim Medinipur, Pin- 721304, West Bengal.

**DEVELOPERS:-**

shall mean **M/S. ROYAL BUILDERS** (PAN NO. ABFFR2729B) a Partnership Firm governed under the provisions as laid down in the Indian Partnership Act 1932 as amended till date having its Registered Office at- Inda, New Town, P.O.- Inda, P.S.- Kharagpur Town, Dist.- Paschim Medinipur, represented by its partners: (1) **SRI SUMIT KUNDU**, son of Late Chitta Ranjan Kundu, residing at Vill- Amlagora, P.O.- Amlagora, P.S.- Garhbeta, Dist.- Paschim Medinipur, Pin- 721121, West

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

Sumit Kundu. Tapm chattrjee or @ Tapm chattrjee SKASEFALI

PARTNER

PARTNER

PARTNER

M/S. ROYAL BUILDERS.

Bhupendra

PARTNER


M/S. ROYAL BUILDERS.

Sainat Sen

PARTNER

Marijit Singh @ Marijit Singh Virdi  
Harbhajan Singh & Virdi  
Bhagat Singh Virdee  
Harjit Singh  
Anup Singh



  
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Odisha Pancham Medinipur

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Bengal, (2) **SRI TAPAS BHATTACHARYA @ SRI TAPAS KUMAR BHATTACHARYA**, son of Baneswar Bhattacharya, residing at Vill.- Baradiha, P.O.- Jakpur, P.S.- Kharagpur (Local), Dist- Paschim Medinipur, Pin- 721301, West Bengal. (3) **SEKH ASEF ALI**, son of Marahoom Sekh Chamu, residing at Vill.- Satkul, P.O.- Matkatpur, P.S.- Kharagpur (Local), Dist- Paschim Medinipur, Pin- 721305, West Bengal. (4) **SAIKAT SEN**, son of Alok Kumar Sen, resident of Vill & P.O.- Amlagora, P.S.- Garhbeta, Dist- Paschim Medinipur, by Religion- Hindu, by Occupation- Business, by Nationality- Indian, Pin- 721121, West Bengal, (5) **SAYANTAN BHUNIA**, son of Asankha Bhunia, resident of Vill. & P.O.- Madpur, P.S.- Kharagpur (Local), Dist- Paschim Medinipur, Pin- 721149, West Bengal.

### **BUILDING PLAN:**

shall mean and include such plan prepared by the architect/L.B.S. Licensed by the Kharagpur Municipality and Land Use Compatibility Certificate by MKDA for the construction of the new building /buildings submitted by the OWNERS before the appropriate authorities of Kharagpur Municipality for the sanction of the same.

### **BUILDING:**

shall mean the Residential-Cum-Commercial Multi-storied building Complex to be constructed on the land property in

*Margit Singh @ Margit Singh Virdi*  
*Marahoom Singh Virdi*  
*Phapah Singh Virdi*  
*Harjit Singh*  
*Anwar Ali*

M/S. ROYAL BUILDERS.

*Sayantan Bhunia*  
 PARTNER

M/S. ROYAL BUILDERS.

*Saiikat Sen*  
 PARTNER

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

*Sumit Kundu. Tapu Chhabra & Tapu Chhabra*  
 PARTNER

**SKASEFFALI**

PARTNER



*[Handwritten signature]*

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accordance with the plan to be sanctioned by the Competent Authority, permissions for Fire Service.

### **NEW BUILDING:**

shall mean one Block up to G + 4 & onwards (which shall be sanction by component authority) total number of flats, including car parking space, shops (Residential-cum-Commercial complex) upon the schedule land and which is fully described in the above noted paras Development Agreement cum Power of Attorney as also described in the first schedule mentioned below.

### **OWNER'S ALLOCATION:**

shall mean the allocation as laid down in the column of owner's allocation mentioned below, together with undivided proportionate share of the land and the proportionate common area except the roof and the rest area shall belong to the "Developers" including roof, staircase which shall be common to other occupiers/owners subject to the sanction of plan by the Kharagpur Municipality and Land Use Compatibility Certificate by MKDA.

### **DEVELOPER'S ALLOCATION:**

shall mean floors/flats in the floor and the rest common parking area in the ground floor / Basement of the premises of the constructed area and / or built up area/ or super built up area excluding the owner's allocation together with

Margit Singh @ Margit Singh Viradi  
Manoj Singh, Vandi  
Rajesh Singh, Vandi  
Rajesh Singh, Vandi  
Rajesh Singh, Vandi  
Anand Singh


M/S. ROYAL BUILDERS.  
Bijay Kumar  
PARTNER

M/S. ROYAL BUILDERS.  
Sankar  
PARTNER

M/S. ROYAL BUILDERS. M/S. ROYAL BUILDERS. M/S. ROYAL BUILDERS.  
Sumit Kumar. Tapu Chatterjee @ Tapu Chatterjee SKASEFALI  
PARTNER PARTNER PARTNER





  
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undivided proportionate share of the land and the proportionate common areas including roof, staircase which shall be common to other occupiers/ owners in the said building.

### **COMMON EXPENSES:**

shall mean and include all expenses to be incurred by the unit owners for the management and maintenance of the building after obtaining completion / occupancy certificate from the Kharagpur Municipality and Land Use compatibility Certificate from the MKDA, which is to be obtained at the cost and effort of the Developers.

### **PROJECT:**

Shall mean the entire work of development including the completion of essential services like water, sewerage and electricity and handing over possession to the owners, which shall be of the entire cost of the Developers save and except which are specifically agreed herein.

### **UNIT OWNERS:**

shall mean any person who acquires holds and / or owns any unit in the new building as per agreed terms primarily and shall include the owners and the Developers, for the units held by them.

### **ARTICLE -II**

M/S. ROYAL BUILDERS,

Surendra Kumar,  
PARTNER

M/S. ROYAL BUILDERS,

Tapas Chatterjee @ Tapas Chatterjee

M/S. ROYAL BUILDERS,

SKASEFALI  
PARTNER

M/S. ROYAL BUILDERS.  
Mangit Singh @ Mangit Singh Virdi  
Mangit Singh Virdi  
Pharaj Singh Virdi  
Mangit Singh Virdi  
Mangit Singh Virdi

M/S. ROYAL BUILDERS.  
Sainat Sen.  
PARTNER



  
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**COMMENCEMENT:**

1. This agreement shall be in force from the date of signing hereof.
2. This Agreement shall continue till full performance hereof by the Owner and the Developer. However, in case of any dispute, termination, non-performance, or substantial breach of this contract, the parties will go for Arbitration as given hereunder.

**ARTICLE -III****DEVELOPER'S PRIMARY OBLIGATION**

The Developers will incur all expenses and other outgoings relating to the land for setting right the paper.

**ARTICLE -IV****DEVELOPER'S RIGHT & REPRESENTATION**

1. The Owners hereby grant, subject to what have been hereunder provided, exclusive right to the Developers to develop the said premises and construct the new building at the said premises in accordance to the sanction plan or plans as to be sanctioned by the Kharagpur Municipality and / or by any other appropriate authority with or without any amendment and / or modification in the manner stated above.

Majjit Singh @ Majjit Singh Vendi  
 Majjit Singh Vendi  
 Majjit Singh Vendi  
 Majjit Singh Vendi

M/S. ROYAL BUILDERS.  
 Sunita  
 PARTNER


M/S. ROYAL BUILDERS.  
 Soni  
 PARTNER

M/S. ROYAL BUILDERS.  
 Sonit Kumar  
 PARTNER

M/S. ROYAL BUILDERS.  
 Tapu shakti @ Tapu shakti  
 PARTNER

M/S. ROYAL BUILDERS.  
 SKASEFALI  
 PARTNER



  
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1955 Paschim Medinipur

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REMY PLAN







  
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1908 Punjab Medicines  
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and when necessary, and the Developers shall pay and bear all fees charges and expenses as required to be paid or deposited for obtaining sanction of plan and development of the said premises including Architect's fees / any other statutory fees etc. and the Owners shall have no responsibilities to bear any cost whatsoever.

4. Save and except the Owners allotted portion, the Developers shall have full right to execute any agreement for sale in respect of the Developer's allocation. However, in the agreements for sale, this Development Agreement shall be recited and there shall also be a clause stating that the Owners shall not be responsible for any money received by the Developers either himself or through Power of Attorney pursuant to the Agreement for sale, as the same shall be realized by the Developers without reference to the Owners.

5. The Developers shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of block of G + 4 & upper (which shall be sanction by the component authority) thereon in accordance with the building plan sanctioned by the concerned Kharagpur Municipality & Midnapore Kharagpur Development Authority.

Marijit Singh Amojit Singh Virdi

M/S. ROYAL BUILDERS.

Partner

M/S. ROYAL BUILDERS.

Partner

M/S. ROYAL BUILDERS.

Sumit Kumar.

PARTNER

M/S. ROYAL BUILDERS.

Tapu Chatterjee

PARTNER.

M/S. ROYAL BUILDERS.

SKASEFALI

PARTNER.



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6. That the Developers shall install in the said building at its own costs pump operated water connection through water lines in each floors / flats, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities as are required to be provided in the new building constructed for sale of the flats therein on Ownership basis and as mutually agreed upon.

#### ARTICLE -V

#### DEVELOPER'S OBLIGATIONS

1. Immediately after the execution of this Agreement, the Developers shall at its own costs and expenses prepare or cause to be prepared a plan for construction and erection of a new building at the said premises, and the Developers shall submit the same before the Kharagpur Municipality for sanction.

2. The Developers shall deliver to the Owners one copy each of all the sanctioned plans & drawings certified by the Developers to be true copy and also deliver to the Owners copies of all papers and documents that are to be submitted by the Developers to the Kharagpur Municipality or any other authority for the purpose of development and construction of the building.

Margit Singh @ Margit Singh Virdi  
 Harbhajan Singh Virdi  
 Dhafat Singh Virdi  
 Margit Singh Virdi  
 Anup Singh

M/S. ROYAL BUILDERS.

Sybil Virdi  
 PARTNER

M/S. ROYAL BUILDERS.

Sainat Sen.  
 PARTNER

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

Sumit Kumar. Tapm Chatterjee @ Tapm Kumar Chatterjee  
 PARTNER.

PARTNER.

SEASEFALI

PARTNER.



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3. The Developers shall use and / or cause to be used good building materials as shall be specified by the licensed building surveyor or registered Architect of the Building PROVIDED HOWEVER proportion and quality of such materials shall confirm to the accepted standard of Specification and the building rules regulations and / or orders in force for the time being.

4. The building shall be erected, constructed and completed by the Developers as per the specification provided in Second Schedule hereunder written and all flats / units as well as common areas and facilities shall consist of and be provided with such materials, fixtures, fittings and facilities, under any circumstances, irrespective of any ground of whatsoever, the Developers shall not be entitled to claim or demand any payment of whatsoever nature from the Owners in respect of erection, construction and completion of the said Owners allocated portion / portions or for any part of the building as the entire building as also the entire project shall be at the cost and expenses of the Developers.

5. The Developers shall construct and complete the Building under its direct supervision and control as per the sanctioned plan and with the best workmanship and like manner and shall comply with all statutory provisions, regulations, building rules and statutory stipulations from time to time to be imposed or as would be made applicable.

Manjit Singh @ Manjit Singh Viradi  
Harsharan Singh Viradi  
Shafat Singh Viradi  
Manjit Singh Viradi  
Harsharan Singh Viradi

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Surya Singh  
PARTNER

M/S. ROYAL BUILDERS,  
Saurabh Sen.  
PARTNER

M/S. ROYAL BUILDERS,

Sumit Kumar . Tapu Chatterjee @ Tapu Kumar Chatterjee

PARTNER

M/S. ROYAL BUILDERS,

PARTNER

M/S. ROYAL BUILDERS,

SKASEPALI

PARTNER





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6. All costs, charges, fees levies, impositions, statutory payments, taxes and expenses of whatever name called for erections, construction and completion of the said building its materials, fittings and fixtures in all respect, including connections of water, sewerage, electricity in accordance with law and other amenities for the building shall be paid and borne by the Developers. It is made clear that the costs, deposit and charges for individual and separate electricity meters for the respective flat / unit to be borne by the respective unit Owners.

Maryet Singh @ Maryet Singh Viridi  
Harebhayan Singh Viridi  
Phoget Singh Viridi  
Maryet Singh  
Anup Singh

7. The Developers shall be responsible and liable for payment of and / or meeting all costs, charges, fees, levies and expenses of the building materials, workmen, labours contractors and all permission, license, quota as and other requirements for erections, construction and completion of the building in totality. The Developers shall at its own costs and expenses cause for supply of good building materials, so as to ensure the progress of erection, construction and ultimate completion of the Building within the time specified hereinabove.

M/S. ROYAL BUILDERS.  
Surya Singh  
PARTNER

8. While dealing with and / or entering into any Agreements and / or dealing with commitments relating to the Developer's allocated portion or any part thereof, the Developers shall fully comply with observe, fulfil and perform the requirements under the law and ensure fulfilment and

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Sainat Sen.  
PARTNER

M/S. ROYAL BUILDERS.

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M/S. ROYAL BUILDERS.

Sumit Kumar. Tapu Chatterjee @ Tapu Kumar Chatterjee SKASEFALI  
PARTNER PARTNER PARTNER



  
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compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter.

9. In the event of any loss or injury or damages being caused of any nature or in any manner whatsoever, including injury and / or damage to any person or persons or property of or any loss of life, the Developers shall be solely liable and responsible for the same and the consequences arising therefore in all respect and shall at all point of time keep the Owners indemnified for the same and all consequences. It is specifically agreed and understood that the Owners shall not be responsible and / or liable either for any act of negligence or mode and manner of construction defects, deviations, damages or any proceedings if initiated by any person(s) and / or authority relating to and or arising out of erection, construction or completion of the said newly proposed building or any part thereof. All actions, suits, claims, proceedings and consequences arising therefrom shall be attended to, defended, prosecuted and compiled with and faced by the Developers at its own costs and expenses and the Developers shall keep the Owners indemnified from all or any loss, damages, costs and consequences, suffered or incurred there from.

10. Notwithstanding anything contained or stated herein, all labours, workers, supervisors and other employees or persons by whatever definition employed, engaged, deputed,

Mangit Singh @ Mangit Singh Virde  
Harkaran Singh & Virde  
Rohat Singh Virde  
Harkaran Singh  
Virde

M/S. ROYAL BUILDERS.

Sunil Virde  
PARTNER

M/S. ROYAL BUILDERS.

Sainar Sen  
PARTNER

M/S. ROYAL BUILDERS.

Sumit Kumar  
PARTNER

M/S. ROYAL BUILDERS.

Tapen Chatterjee @ Tapen Kumar Chatterjee

M/S. ROYAL BUILDERS.

SKASEPALI

PARTNER



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appointed or required for erection, construction and completion of the building shall be employed by the Developers and the Owners shall not be responsible or liable for meeting any obligations in any manner whatsoever. In case the Owners becomes responsible or liable on any account relating to labour, workmen, etc. Developers will indemnify / reimburse the Owners therefore.

11. The Developers shall be solely responsible for and make and pay all payments, wages, dues, contributions, entitlements contractual and /or statutory obligations and requirements of the workmen, supervisors, workers, labours, employees, architects and others by whatever name called or described, appointed, deputed or engaged or required or put on site for the erections, construction and completion of the said newly proposed building and every part thereof and the Owners shall under no circumstances be deemed to be the employer and no responsibility and / or liability will shift upon the Owners and the Developers shall keep the Owners indemnified from all or any claim, damages, payments, costs and consequences suffered or incurred there from.

12. The Developers shall be duty bound to complete the Owners allocated portion in all respect with all fixtures fittings and installations including domestic water and sewerage, electricity connections as well as common areas and facilities and make the same fully habitable for use

*Manjit Singh @ Manjit Singh Viridi*

M/S. ROYAL BUILDERS.

*Surjit Singh*

PARTNER

M/S. ROYAL BUILDERS.

*Saikat Sen*

PARTNER

M/S. ROYAL BUILDERS.

*Sumit Kumar. Tapra @ Tapra Kumar*

PARTNER

M/S. ROYAL BUILDERS.

PARTNER


M/S. ROYAL BUILDERS.

*SRASEFALI*

PARTNER





  
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within the said 24 (twenty four) months from the date of sanction building plan by component authority and the grace period may be need to mutually concern due to any unavoidable circumstances and also after taking vacant possession of the said premises from the Owners which ever will be later unless prevented by Force Majeure.

13. That the Developers shall make correspondence or negotiation or advertise for sale of the residential / commercial units of developer's allocation to any third party / parties at such price to be determined by the Developers at its own discretion.

### ARTICLE -VI

#### OWNERS OBLIGATIONS:

1. The Owners shall sign and execute all plans, drawings, specifications, elevations, forms, applications and all other papers and verify and affirm required affidavits and declarations as may be required from time to time for all or any permissions, consent, sanction or licenses required under the law in connection with or relating to or arising out of construction, erection and completion of the said building or as may be required from time to time in accordance with law in order to expedite / facilitate the process for obtaining necessary clearances with all spending cost involved whatsoever. In case any liability arises to the Owners on

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 Mangit Singh Virdi  
 Mangit Singh Virdi  
 Mangit Singh Virdi  
 Mangit Singh Virdi

M/S. ROYAL BUILDERS.

PARTNER

M/S. ROYAL BUILDERS.

PARTNER

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

Sumit Kumar.  
 PARTNER

Tapu Chatterjee @ Tapu Kumar Chatterjee  
 PARTNER

SK ASEPALI  
 PARTNER



  
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account of execution of such documents, the Developers shall sufficiently reimburse and / or indemnifies the Owners within one month from the knowledge of such.

2. The owners shall deliver vacant peaceful possession of the land / premises to the Developers on signing of this agreement and prepare the plan of the proposed building to be sanctioned by the Kharagpur Municipality authorities.

3. The Owners shall provide the Developers with appropriate Power of Attorney to develop the property, out of which one to be registered, which relate to couple of interest and as are or may be required in connection with sanction, construction, erection completion of the newly proposed building and to appear for and represent the Owners before all authorities concerned and to make sign and execute applications, declarations and other relevant papers and documents to appropriate authorities for obtaining all quotas, entitlements, permits, licenses, and other allocations of building materials and / or for temporary and permanent connections of water, sewerage and electricity or as may be required from time to time, in accordance with law concerning negotiations for transfer of flats to the intending purchasers thereof and all cost and expenses in that respect shall be borne by the Developers and in this respect the Owners shall appoint **M/S. ROYAL BUILDERS** a Partnership Firm governed under the provisions as laid down in the

*Manjit Singh @ Manjit Singh Virshi*  
*Manoj Singh Virshi*  
*Manoj Singh Virshi*  
*Manoj Singh Virshi*  
*Manoj Singh Virshi*

M/S. ROYAL BUILDERS.

*Sumit Kumar*  
 PARTNER

M/S. ROYAL BUILDERS.

*Sumit Kumar*  
 PARTNER

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

*Sumit Kumar, Tapen Bhattacharya @ Tapen Kumar Bhattacharya*  
 PARTNER

PARTNER

PARTNER.



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Indian Partnership Act 1932 as amended till date having its Registered Office at- Inda, New Town, P.O.- Inda, P.S.- Kharagpur Town, Dist.- Paschim Medinipur, Pin- 721305, represented by its partners: (1) **SRI SUMIT KUNDU**, son of Late Chitta Ranjan Kundu, residing at Vill- Amlagora, P.O.- Amlagora, P.S.- Garhbeta, Dist.- Paschim Medinipur, Pin- 721121, West Bengal, (2) **SRI TAPAS BHATTACHARYA @ SRI TAPAS KUMAR BHATTACHARYA**, son of Baneswar Bhattacharya, residing at Vill.- Baradiha, P.O.- Jakpur, P.S.- Kharagpur (Local), Dist.- Paschim Medinipur, Pin- 721301, West Bengal, the Developer herein, as their Attorney to do all the acts, deeds and things for completion of the newly proposed building at the aforesaid premises. It is clarified that the Owners will be obliged to transfer proportionate share of land to the intending purchasers.

Mangit Singh @ Mangit Singh Virdi  
Banshwar Singh Virdi  
Bhagat Singh Virdi  
Hajit Singh  
Anup Singh

M/S. ROYAL BUILDERS.

Sumit Kundu

PARTNER

4. The Developers shall be entitled to transfer of Developer's Allocation but cannot give possession to any flat purchasers till full performance of the agreement on the part of the Developers is made and will give possession to the flat purchasers only upon full completion of the Owners Allocation with the Occupancy Certificate.

5. The Owners will not raise any objection for the ingress egress out from the premises and for the car parking spaces and for use of the common passage, common areas.

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Sainat Sen

PARTNER

M/S. ROYAL BUILDERS.

Sumit Kundu

PARTNER

M/S. ROYAL BUILDERS.

Tapas Bhattacharya @ Tapas Kumar Bhattacharya

PARTNER

M/S. ROYAL BUILDERS.

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PARTNER





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staircase, roof and all other common facilities by the Co-Owner of the proposed building.

6. The Owners will not enter into any contract for sale, lease or tenancy or any construction agreement of the land or the said premises or charges or in favour of or with any person or persons after execution of these presents.

7. The Owners will pay the proportionate maintenance charges, electricity, charges for use of electricity for lighting of the common areas, for payment of the watch and wards staffs and other incidental relating to the benefits of the said new building and such charges will be mutually agreed upon until an association / society is formed by all the Co-Owner of the flats / units in the new building.

8. During construction of building in the said premises the Developers use the electric meters of the Owners in the said premises and will pay all bills of WBSEDC limited, but will not pay any previous arrears charges, if there by any of the Owners and will also install one main meter for their own use.

### ARTICLE - VII

#### OTHER PROVISIONS

1. In the event the Owners are desirous of having any additional or special type of fittings other than that provided

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Harcharan Singh Viridi  
Shafat Singh Viridi  
Mangit Singh  
Anup Singh

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Sudhanshu Kumar  
PARTNER

M/S. ROYAL BUILDERS.

Saurabh Sen  
PARTNER

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

Sumit Kumar - Tapu Chatterjee - SKASEFALI  
PARTNER PARTNER PARTNER




  
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**24 AUG 2022**

shall be required and the Owners will be entitled to receive, realize and collect all sale proceeds, issues and profits arising there from. The Developer shall be liable to deliver the allocation to the Owner or his transferee or nominee or nominees.

4. The format of the Draft Indenture of Conveyance, that may be required to be executed and registered by the Owners unto and in favour of the Developers and / or its nominees in respect of and / or relating to the Developer's allocated portions and / or any part thereof shall be prepared by the Developer's Advocate and to be approved / revised by the Owners and the Owners shall only execute Indenture of Conveyance(s) unto and in favour of the Developer and / or its nominee or nominees at Developer's or nominees cost as the case may be subject to the terms and conditions provided herein. All cost and expenses including stamp duty, incidentals, registration cost therefore shall be borne and paid by the Developers and / or its nominees and not by the Owners.

5. Subject to the above restrictions and conditions contained herein the Developers shall be entitled to enter into any contract or agreement relating to its allocated portions or any part thereof on such terms and conditions and stipulations as it may deem fit and proper in accordance with law and in term of this contract and the owners shall

*Manjit Singh*  
*Harbhajan Singh Virdi*  
*Phagat Singh Nodda*  
*Harjit Singh*  
*Ankita*

M/S. ROYAL BUILDERS.

*Binit Singh*

PARTNER

M/S. ROYAL BUILDERS.

*Saikat Sen*

PARTNER

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

*Sumit Kumar*  
*Tapas Chatterjee*  
*SRASEFALI*

PARTNER

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**24 AUG 2022**

confirm the agreement unto and in favour of the said nominee or nominees of the Developers and cause the same to be registered in accordance with law and admit such execution registration provided however all costs, charges and expenses of the required valued of stamp duty, registration costs or incidental thereto be paid and borne by the Developers and / or its nominee or nominees as the case may be it is clarified that the Owners will only be liable to transfer proportionate impartible share in the land in respect of Developers Allocation.

### ARTICLE - VIII

#### COMMON OR RESPECTIVE OBLIGATIONS :

1. On and from the date of handing over the Owners' allocated portion in the new building in accordance with law, the Owners as well as the Developers shall comply with and / or ensure compliance with the under mentioned requirements and restrictions, without any default :-

(a) To pay punctually and regularly for their respective allocations all rates, taxes, levies, fees, charges, impositions and outgoing to the concerned authorities or to otherwise as may be payable.

(b) To pay punctually and regularly their respective proportionate part or share of service charges for the common areas and facilities and until formation and

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Hansraj Singh Virdi  
Bhagat Singh Virdi  
Margit Singh  
Anup Singh

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Bunty Singh  
PARTNER

M/S. ROYAL BUILDERS.  
Saihet Sen.  
PARTNER

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

Sumit Kumar. Tapu Chatterjee @ Tapu Kumar Chatterjee

SEASEFALI

PARTNER

PARTNER

PARTNER



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24 AUG 2022



registration of the said premises under provisions of the West Bengal Apartment Ownership Act and the rules framed there under or any other Act as desired and decided by the all the co-owner, the Developers shall be entitled to collect service charges and provide the required services thereof.

(c) To abide by all laws, rules and regulations and orders or the enactments of the Government and / or local bodies or otherwise issued and / or imposed upon in accordance with law, as the case may be and shall attend to an answer and be responsible for any deviation, violation and / or breach thereof in any manner for their work and obligations keeping the Owners fully indemnified from all respect.

### ARTICLE -IX

#### MISCELLANEOUS:

1. This Agreement shall always be treated as an agreement of joint development by and between the parties. The Owners and the Developers have entered into this Agreement purely as a CONTRACT and nothing contained therein shall be deemed to construe or constitute as Partnership between the Owners and the Developers or an Association of persons or an agency agreement. Nothing in these presents, shall be construed as a sale, demise or assignment to conveyance in lieu of the said premises or any part thereof to the Developers

*Manjit Singh @ Manjit Singh Vardhi*  
*Manjit Singh Vardhi*  
*Manjit Singh Vardhi*  
*Manjit Singh Vardhi*  
*Manjit Singh Vardhi*

M/S. ROYAL BUILDERS.  
*Sumit Kumar*  
 PARTNER

M/S. ROYAL BUILDERS.  
*Sumit Kumar*  
 PARTNER

M/S. ROYAL BUILDERS.  
*Sumit Kumar*  
 PARTNER

M/S. ROYAL BUILDERS.  
*Sumit Kumar*  
 PARTNER

M/S. ROYAL BUILDERS.  
*SKASEFALI*  
 PARTNER



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by the Owners or as creating any right, title or interest in respect thereof in favour of the Developers other than an exclusive permission and right in favour of the Developers to develop the said property subject to the terms and conditions of these presents.

2. The Owners shall handover possession to the Developers along with the rights of the Development in respect of the said premises by virtue of this presents and / or in pursuance thereof shall not be obstructed or disputed or challenged or disturbed by the Owners & their legal heirs provided the Developers are carrying on with the project in terms of this agreement.

3. It is understood that from time to time to facilitate the construction of the building by the Developers various acts, deeds, matters and things not herein specified may be required to be lawfully done, executed and performed and for which the Developers shall require adequate powers and authorities from the Owners and for such lawful matters, the Owners shall provide all required power and authorities unto and in favour of the Developers as and when the same is or are required and called upon and to execute, sign all such additional applications and other papers and documents as may be required from time to time in accordance with law provided that those acts, deeds, matters and things do not in any way infringe or prejudice the right of the Owners and / or

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 Partner  
 Manjit Singh Virdi  
 Manjit Singh Virdi  
 Manjit Singh Virdi

M/S. ROYAL BUILDERS.  
 Sainet Sen.  
 Partner


M/S. ROYAL BUILDERS.  
 Sumit Kumar.  
 Partner

M/S. ROYAL BUILDERS.  
 Tapu Chatterjee @ Tapu Kumar Chatterjee  
 Partner

M/S. ROYAL BUILDERS.  
 SKASEFALI  
 Partner





  
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be contrary to the terms and stipulations contained in these presents or against the spirit thereof, keeping the Owners fully indemnified in all respect.

4. Handing over possession of the specified flats and car parking space, if any to the Owners shall be deemed to have been made after connection of new water supply, electricity and sewer line of the Owners allocation are completed in all respects as per specification and after obtained completion / occupancy certificate from the Kharagpur Municipality or any other authority or authorities by the Developers upon a notice to the Owners by registered post along with communication by telephone. The date of occupation by the Owners shall be after a fortnight of the letter deemed to have reached the Owners.

5. That after handing over possession of the Owners' allocation the Developers shall remain liable for rectifying all defects and work of proper construction in the Owners allocation or in respect of any fittings, fixtures connections services or otherwise therein for a period of 03 (three) months from the date of handing over such possession of the Owners' allocation but subject to natural wear and tear as applicable.

6. It is clarified that all work of development of both the Developer's and Owners' Allocation shall be done by the

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*Majjit Singh Virdi*  
*Partner*

M/S. ROYAL BUILDERS.

*Singh*  
 PARTNER

M/S. ROYAL BUILDERS.

*Saikat*  
 PARTNER

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.


M/S. ROYAL BUILDERS.

*Sumit Kumar . Tapin Chatterjee*  
 PARTNER

*Tapin Kumar Chatterjee*  
 PARTNER

*SKASFFALI*  
 PARTNER



  
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Developers at Developer's own costs and expenses. The consideration towards the Owners for the project herein shall be the construction costs of the owner area to be incurred by the Developers.

7. All current taxes with arrears and other outgoings in respect of the said premises upto this date shall be borne and paid by the Developers on behalf of the Owners which will be adjusted on / before completion of the project. At the expiry of 30 (thirty) days from the date of service to the Owners a notice of the Developers regarding completion and handing over to the Owners of the Owners allocation under the terms of this agreement the liability of the Developers to pay the municipal taxes and other liabilities in respect of the Owners allocation would cease.

8. Within six months from the date of the completion of the project, the Developers will assist and co-operate the Owners and the other unit Owners to form an association or body of flat Owners to be formed for the upkeep, maintenance and management of the premises and the cost of such formation and incidentals thereto shall be borne by the individual flat Owners and the Developers or their respective nominees (unit Owners) according to their proportionate right.

M/S. ROYAL BUILDERS.

Sumit Kundra. T  
PARTNER

**PARTNER**

M/S. ROYAL BUILDERS

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## PARTNER

M/S. ROYAL BUILDERS

SKASEFAL

**PARTNER**

M/S. ROYAL BUILDERS.

Saikat Sen.  
PARTNER

## PARTNER

**M/S. ROYAL BUILDERS.**

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PARTNER.

MaajitSingh@MaajitSinghVirold

Prabhat Puri Vides

**PARTNER.**



  
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1908, Pondicherry  
**24 AUG 2022**

13. For the purpose of sale and / or transfer of allocation of the Developers or the Owners no further consent of the other party shall be required and this Agreement by itself shall be treated as such consent provided the terms of the agreement are fully complied with.

14. The Original Title deeds and other documents relating to the aforesaid property shall be delivered to the Developers and can be mortgaged and Xerox / certified copy of such documents shall be made available for inspection to the intending purchasers of the Developer's Allocation at all reasonable time during the continuance of this project and also thereafter. Upon completion of the project the title deeds and other documents shall be delivered to the owners' Association that shall be formed for the management of the new building.

15. If required Developers shall execute and register all documents to perfect the title of the Owners of the Owners allocation Registration fees and stamp Duty, in this case shall be borne and paid by the Owners.

16. Time is the essence of this contract.

17. If the project is delayed owing to any order or injunction of any Court or statutory body or authority due to the Developers fault, then the Developers shall be liable for such delay. Cost and expenses of all litigations and

*Manjit Singh @ Manjit Singh Virdi*  
*Manjit Singh Virdi*  
*Manjit Singh Virdi*  
*Manjit Singh Virdi*  
*Manjit Singh Virdi*

M/S. ROYAL BUILDERS.

*Sumit Kumar*  
 PARTNER

M/S. ROYAL BUILDERS.

*Sanjay*  
 PARTNER

M/S. ROYAL BUILDERS.

*Sumit Kumar*  
 PARTNER

M/S. ROYAL BUILDERS.

*Tapu Chatterjee*  
 PARTNER

M/S. ROYAL BUILDERS.

*SKASEFALI*  
 PARTNER



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24 AUG 2022

force majeure as per Force Majeure clause mentioned above in that event a further extension of time for a period as may be agreed to mutually unless the Developer is prevented to carry on and / or complete the construction at the said premises by any act of God or state, litigation or by any circumstances beyond the control of the Developer.

**OWNER'S ALLOCATION:**

That the Land owners of the said project shall be entitled to get 35% (thirty five) of total constructed area (super built-up area) of the multi-storeyed building along with proportionate share of land and common area.

**DEVELOPER'S ALLOCATION :**

That save & except aforesaid owner's allocation the Rest Portion of the said multi-storeyed building of 65% (sixty five) will be entitled to get by the Developers along with common portion and proportionate share of land and Rest car Parking area together with rights to develop and sale the same as the Developers will think fit & proper.

**SECURITY DEPOSITE :**

That the amount of Rs. 10,00,000/- (Rupees ten lakh) only by cash & cheque be deposited as Security to the owners and said Security money be adjusted from the OWNERS allocation

Tarpjit Singh @ Tarpjit Singh Viridi  
 Narbhayam Singh Viridi  
 Tarpjit Singh Viridi  
 (Tarpjit Singh Viridi)  
 Anup Singh

W/S. ROYAL BUILDERS.  
Sudny  
PART

M/S. ROYAL BUILDERS,  
Saikat Sen,  
PARTNER

M/S. ROYAL BUILDERS.  
Sumit Kundra. -  
PARTNER

M/S. ROYAL BUILDERS.  
shabbashm@Tapu.com  
PARTNER

M/S. ROYAL BUILDERS.  
SEASEFALI  
PARTNER




*[Handwritten signature]*

Registrar U.S. 7 (2)  
of Registration Act  
1906 Patna Madhya  
**24 AUG 2022**







  
Registrar U/S 7 (2)  
of Registration Act  
1908 Paschim Medinipur  
**24 AUG 2022**

(d) To give necessary letters, writings and undertakings to the Panchayet, Fire Department or other such department as may be necessary for occupancy in the said building and / or obtaining necessary "No Objection" certificate (N.O.C) from the said departments in connection with the said building, and

(e) To execute Agreement for sale of the said Flats or any part thereof, in respect of the Developer's allocation only, and

(f) To sell or dispose of Flat or Flats of Developer's allocation and parking space that may be constructed on the said land and to collect and receive from the purchase / purchasers the amount that may be payable by them and to give proper receipt and discharge for the same.

(g) To execute the conveyance or conveyances in respect of Developer's allocation in favour of the purchasers.

(h) To present the said deed / deeds of conveyance, Declaration for the registration to the proper registration authority to admit the receipt of the consideration money and to have the said deed / deeds registered and to do all acts, deeds and things which may be necessary for conveying the flats and undivided share of land and registering the said deed as fully and effectually in all respects as we could do the same if we are personally present.

*Manjit Singh @ Manjit Singh Vardar*  
*Manjit Singh Vardar*  
*Manjit Singh Vardar*  
*Manjit Singh Vardar*  
*Manjit Singh Vardar*

M/S. ROYAL BUILDERS.  
*Sumit Kumar*  
 PARTNER

M/S. ROYAL BUILDERS.  
*Saikat Sen*  
 PARTNER

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

*Sumit Kumar. Tapm chakrabarti @ Tapm Kumar chakrabarti*  
 PARTNER PARTNER SKASEPALI  
 PARTNER





  
Registrar (MS 7 (2))  
of Registration Act  
1955 Paschim Medinipur  
**24 AUG 2022**

(i) To sign all applications and forms as may be required for the purpose of registration of flats / shop / rooms / parking area etc.

(j) To engage or appoint any advocate to file / conduct any suit in connection with our said property.

(k) To sign, verify and file any Complaint / Application / Written Statement / Written Objection etc. in court in connection with our said property and to swear any affidavit in this regard.

**AND** the said Land Owners & Partners of **M/S. ROYAL BUILDER** hereby agree to ratify and confirm all acts and things lawfully done by the said Developers / Attorney by exercising Power given to him in connection with the development and sale of the said Flats / Apartments and Parking Space in respect of Developer's allocation only.

That by virtue of this Development Agreement Cum Power of Attorney, the said Attorneys shall not acquire any right, title and interest over and above the schedule mentioned land.

### DESCRIPTION OF SCHEDULE PROPERTY

District- Paschim Medinipur, P.O.- Kharagpur (Town), Sub-Registry Office Kharagpur, Holding No. 131/117, Ward No. 01 under Kharagpur Municipality, Mouza- Panchberia, J.L. No. 233, R.S. Khatian No. 144, Sabek L.R. Khatian No. L.R. Khatian Nos. 2205 & 2206, Present L.R. Khatian Nos. 2207,

M/S. ROYAL BUILDERS.  
Sumit Kumar  
PARTNER  
Harshraj Singh Verma  
Harshit Singh Verma  
Anup Singh

M/S. ROYAL BUILDERS.  
Sainat Sen.  
PARTNER

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

Sumit Kumar, Tapen Chatterjee & Tapen Kumar Chatterjee


SKASEFALI

PARTNER

PARTNER

PARTNER



  
Registrar U/S 7 (2)  
of Registration Act  
1904 Peshawar Medicines

24 AUG 2022



2208, 2209, 3834 & 3838, R.S. Plot No. 1468, L.R. Plot No. 2355, Area 0.1528 acre or 15.28 dec.

**Butted & Bounded by:**

**North:** 23 ft. wide pucca road.

**South:** L.R. Plot No. 2356 & 2357.

**East:** 14 ft. wide pucca road.

**West:** 12 ft. wide pucca road.

**IN WITNESS WHEREOF THE LAND OWNERS AND THE DEVELOPERS** have put their respective signature on this 24<sup>th</sup> day of August 2022 at Midnapore after understanding the contents of the above.

**WITNESSES:-**

1. Rajan Sarker  
It. Rampal Sarker  
Tashtek. Khosra  
Paschim Midnapore.

Manjit Singh @ Manjit Singh Virdi  
Harbharan Singh Virdi  
Bhagat Singh Virdi  
Harjit Singh  
Anup Singh

Aban Roy  
Aban  
Nadunur

**SIGNATURE OF THE LAND OWNERS**

M/S. ROYAL BUILDERS.

Sumit Kumar. Tapu Chatterjee @ Tapu Chatterjee  
PARTNER

M/S. ROYAL BUILDERS.

PARTNER

M/S. ROYAL BUILDERS.

SKASEFALI  
PARTNER

Manjit Singh @ Manjit Singh Virdi  
Harbharan Singh Virdi  
Bhagat Singh Virdi  
Harjit Singh  
Anup Singh


M/S. ROYAL BUILDERS.

Sumit Kumar

M/S. ROYAL BUILDERS.

Sairab Sen.



  
Registrar U/S 7 (2)  
of Registration Act  
1968 Paschim Medinipur

24 AUG 2022

M/S. ROYAL BUILDERS

Sumit Kundu.

42

PARTNER

M/S. ROYAL BUILDERS

Tapen Chatterjee @ Tapen Kumar Chatterjee

PARTNER

M/S. ROYAL BUILDERS

SKASEPALI

PARTNER

M/S. ROYAL BUILDERS

Sairat Sen.

PARTNER

M/S. ROYAL BUILDERS

PART

SIGNATURE OF DEVELOPERS

Manjit Singh @ Manjit Singh Virde  
Harbajam Singh Virde  
Bhagat Singh Virde  
Harjit Singh  
Anup Singh

Drafted By:-

Debi Kumar Panda

Enrolment No. F-549/2003,

Judges Court, Midnapore.

Typed by

P. Panda

Panda Computer

Judges Court, Midnapore.

(N.B. This Deed of Development Agreement Cum Power of Attorney has been completed in 42 Pages including one Stamp Paper, it have two witness and five extra pages are annexed with this Development Agreement Cum Power of Attorney which contents both hands finger impress of executants & developers & attorney which will be treated as part of this Development Agreement Cum Power of Attorney.)

Manjit Singh @ Manjit Singh Virde Harbajam Singh Virde

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

Sumit Kundu. Tapen Chatterjee @ Tapen Kumar Chatterjee SKASEPALI

PARTNER

PARTNER

PARTNER

Bhagat Singh Virde

M/S. ROYAL BUILDERS.

M/S. ROYAL BUILDERS.

Sydney Lia

Sairat Sen.

PARTNER

PARTNER



RENTAL



✓  
Registrar U/S 7 (2)  
of Registration Act  
1908 Paschim Medinipur

24 AUG 2022



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature : Bhagat Singh Vohra



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature : Harjit Singh



  
Registrar U/S 7 (2)  
of Registration Act  
1955, New Delhi  
**24 AUG 2022**





L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature : Manjit Singh @ Manjit Singh Virdi



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature : Man Bahadur Singh Virdi

40-2547-4A-1



*[Handwritten signature]*

Registrar U/S 7 (2)  
of Registration Act  
1908 Paschim Medinipur  
**24 AUG 2022**



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature :

**M/S. ROYAL BUILDERS.**

*Saket Sen.*  
**PARTNER**



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature :

**M/S. ROYAL BUILDERS.**

*Saket Sen.*  
**PARTNER**

M. J. BUILDERS

10/10/21



*[Handwritten signature]*

Registrar US 1 (2)  
of Registration Act  
1906 (Pamphlet Medico)

24 AUG 2022

MS. ROYAL B. JAYOR 2W

10/10/21





L.T.



L.I.



L.M.



L.R.



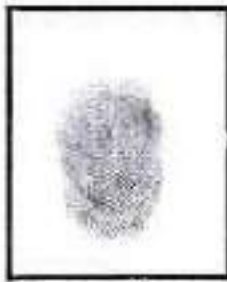
L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature :

Anup Singh



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature :

M/S. ROYAL BUILDERS.

Sumit Kumar.

PARTNER



  
Registrar U/S 7 (2)  
of Registration Act  
1908 Paschim Medinipur

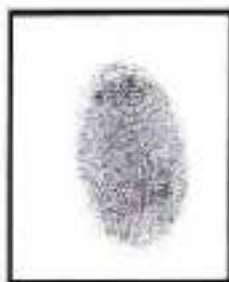
24 AUG 2022 JAYON, DM



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature : M/S. ROYAL BUILDERS.  
*Tapen Chatterjee*

PARTNER



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature : M/S. ROYAL BUILDERS.  
*SKASEPALI*  
PARTNER

ROYAL BUILDERS

12/11/2021



✓  
Registrar U/S 1(2)  
of Registration Act  
1908 Paschim Medinipur

24 AUG 2022

MS. ROYAL BUILDERS

12/11/2021





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

**GRN Details**

<b>GRN:</b>	192022230105206241	<b>Payment Mode:</b>	Online Payment
<b>GRN Date:</b>	24/08/2022 13:52:14	<b>Bank/Gateway:</b>	State Bank of India
<b>BRN :</b>	1K0BVXOEB0	<b>BRN Date:</b>	24/08/2022 13:54:10
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2002545085/10/2022

[Query No\*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	Apu Bej
<b>Address:</b>	Midnapore
<b>Mobile:</b>	9434416322
<b>Depositor Status:</b>	Deed Writer
<b>Query No:</b>	2002545085
<b>Applicant's Name:</b>	Mr Apu Bej
<b>Identification No:</b>	2002545085/10/2022
<b>Remarks:</b>	Sale, Development Power of Attorney Payment No 10

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002545085/10/2022	Property Registration- Stamp duty	0030-02-103-003-02	81
2	2002545085/10/2022	Property Registration- Registration Fees	0030-03-104-001-16	10056
<b>Total</b>				<b>10137</b>

**IN WORDS: TEN THOUSAND ONE HUNDRED THIRTY SEVEN ONLY.**



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

**GRN Details**

<b>GRN:</b>	192022230105164001	<b>Payment Mode:</b>	Online Payment
<b>GRN Date:</b>	24/08/2022 13:22:16	<b>Bank/Gateway:</b>	State Bank of India
<b>BRN :</b>	IK0BVXMNE6	<b>BRN Date:</b>	24/08/2022 13:23:43
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2002545085/4/2022
			[Query No*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	Apu Bej
<b>Address:</b>	Midnapore
<b>Mobile:</b>	9434416322
<b>Depositor Status:</b>	Deed Writer
<b>Query No:</b>	2002545085
<b>Applicant's Name:</b>	Mr Apu Bej
<b>Identification No:</b>	2002545085/4/2022
<b>Remarks:</b>	Sale, Development Agreement or Construction agreement

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002545085/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	2002545085/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
<b>Total</b>				<b>15041</b>

**IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.**

### Major Information of the Deed

Deed No :	I-1001-06378/2022	Date of Registration	24/08/2022
Query No / Year	1001-2002545085/2022	Office where deed is registered	
Query Date	23/08/2022 3:48:23 PM	D.S.R. - I PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Apu Bej Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 7501428748, Status :Deed Writer		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney		[4305] Other than Immovable Property, Declaration [No of Declaration : 5], [4308] Other than Immovable Property, Agreement [No of Agreement : 5], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]	
Set Forth value		Market Value	
Rs. 10,00,000/-		Rs. 1,13,45,400/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 20,101/- (Article:48(g))		Rs. 10,109/- (Article:E, E, E.)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



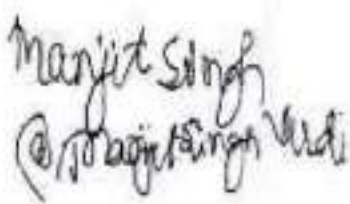


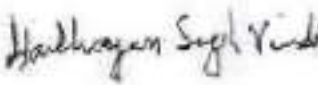


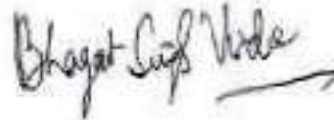
### Land Details :

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 1, Mouza: PANCHBERIA, , Ward No: 1, Holding No:131/117 JI No: 233, Pin Code : 721305


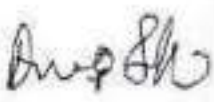


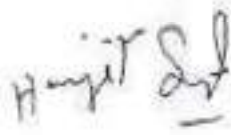
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1460	RS-144	Commercial	Vaslu	15.28 Dec	10,00,000/-	1,13,45,400/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
Grand Total :					15.28Dec	10,00,000 /-	113,45,400 /-	



## Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Manjit Singh, (Alias: Manjit Singh Virdi)</b> Son of Late Kapoor Singh Alias Late Kapoor Singh Virdi Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office	 24/08/2022	 LTI 24/08/2022	 24/08/2022
Rabindrapally, Inda, Ward No. 1, City:- Kharagpore, P.O:- Inda, P.S:-Kharagpur Town, District:- Paschim Midnapore, West Bengal, India, PIN:- 721305 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ajxxxxxx4c, Aadhaar No: 82xxxxxxxx3345, Status :Individual, Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office				
2	<b>Harbhajan Singh Virdi</b> Son of Late Kapoor Singh Alias Late Kapoor Singh Virdi Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office	 24/08/2022	 LTI 24/08/2022	 24/08/2022
Rabindrapally, Inda, Ward No. 1, City:- Kharagpore, P.O:- Inda, P.S:-Kharagpur Town, District:- Paschim Midnapore, West Bengal, India, PIN:- 721305 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: adxxxxxx8j, Aadhaar No: 89xxxxxxxx0922, Status :Individual, Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office				
3	<b>Bhagat Singh Virdee</b> Son of Late Kapoor Singh Alias Late Kapoor Singh Virdi Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office	 24/08/2022	 LTI 24/08/2022	 24/08/2022
Sushama Pally, City:- Kharagpore, P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: abxxxxxx2d, Aadhaar No: 76xxxxxxxx0149, Status :Individual, Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office				



4	Name	Photo	Finger Print	Signature
	<b>Anup Singh (Presentant)</b> Son of Late Jai Singh Virdee Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office			
		24/08/2022	LTI 24/08/2022	24/08/2022
	Nimpura, City:- Kharagpore, P.O:- Nimpura, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx4l, Aadhaar No: 35xxxxxxxx2954, Status :Individual, Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	<b>Harjit Singh</b> Son of Late Jai Singh Virdee Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office			
		24/08/2022	LTI 24/08/2022	24/08/2022
	Dewanmard, Near Gurdwara, City:- Kharagpore, P.O:- Nimpura, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx1r, Aadhaar No: 29xxxxxxxx6353, Status :Individual, Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office			

#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ROYAL BUILDERS</b> Inda, New Town, City:- , P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305 , PAN No.:: ABxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Sumit Kundu</b> Son of Late Chitta Ranjan Kundu Date of Execution - 24/08/2022, , Admitted by: Self, Date of Admission: 24/08/2022, Place of Admission of Execution: Office			
		Aug 24 2022 2:40PM	LTI 24/08/2022	24/08/2022

Amlagora, City:- , P.O:- Amlagora, P.S:-Garbeta, District:-Paschim Midnapore, West Bengal, India, PIN:- 721121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aqxxxxxx7b, Aadhaar No: 68xxxxxxxx5497 Status : Representative, Representative of : ROYAL BUILDERS (as Partners)

2	Name	Photo	Finger Print	Signature
	<b>Shri Tapas Kumar Bhattacharya, (Alias Name: Shri Tapas Bhattacharya)</b> Son of Baneswar Bhattacharya Date of Execution - 24/08/2022, , Admitted by: Self, Date of Admission: 24/08/2022, Place of Admission of Execution: Office			
		Aug 24 2022 2:51PM	LTI 24/08/2022	24/08/2022

Baradiha, City:- , P.O:- Jampur, P.S:-Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bzxxxxxx5p, Aadhaar No: 20xxxxxxxx4114 Status : Representative, Representative of : ROYAL BUILDERS (as Partners)

3	Name	Photo	Finger Print	Signature
	<b>Sekh Asef Ali</b> Son of Marahoom Sekh Chamu Date of Execution - 24/08/2022, , Admitted by: Self, Date of Admission: 24/08/2022, Place of Admission of Execution: Office			
		Aug 24 2022 2:52PM	LTI 24/08/2022	24/08/2022

Satkuil, City:- , P.O:- Matkatpur, P.S:-Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: gbxxxxxx8q, Aadhaar No: 66xxxxxxxx9928 Status : Representative, Representative of : ROYAL BUILDERS (as Partners)


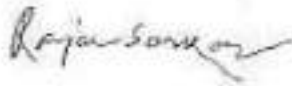
4	Name	Photo	Finger Print	Signature
	<b>Saikat Sen</b> Son of Alak Kumar Sen Date of Execution - 24/08/2022, , Admitted by: Self, Date of Admission: 24/08/2022, Place of Admission of Execution: Office			
		Aug 24 2022 2:52PM	LTI 24/08/2022	24/08/2022

Amlagora, City:- , P.O:- Amlagora, P.S:-Garbeta, District:-Paschim Midnapore, West Bengal, India, PIN:- 721121, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bdxxxxxx4c, Aadhaar No: 37xxxxxxxx8731 Status : Representative, Representative of : ROYAL BUILDERS (as Partners)



S	Name	Photo	Finger Print	Signature
5	<b>Sayantan Bhunia</b> Son of Asankha Bhunia Date of Execution - 24/08/2022, , Admitted by: Self, Date of Admission: 24/08/2022, Place of Admission of Execution: Office	 Aug 24 2022 2:53PM	 L1 24/08/2022	 24/08/2022
Madpur, City:- , P.O:- Madpur, P.S:-Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: xxxxxxx8r, Aadhaar No: 88xxxxxxxx1464 Status : Representative, Representative of : ROYAL BUILDERS (as Partners)				

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Ranjan Sarkar</b> Son of Late Rampada Sarkar Kharagpur Traffic City:- , P.O:- Kharagpur, P.S:-Kharagpur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721301			
	24/08/2022	24/08/2022	24/08/2022
Identifier Of Manjit Singh, Harbhajan Singh Viridi, Bhagat Singh Virdee, Anup Singh, Harjit Singh, Shri Sumit Kundu, Shri Tapas Kumar Bhattacharya, Sekh Asef Ali, Saikat Sen, Sayantan Bhunia			

On 24-08-2022

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:13 hrs on 24-08-2022, at the Office of the D.S.R. - I PASCIM MIDNAPORE by Anup Singh, 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 1,13,45,400/-

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

Execution is admitted on 24/08/2022 by 1. Manjit Singh, Alias Manjit Singh Virdi, Son of Late Kapoor Singh Alias Late Kapoor Singh Virdi, Rabindrapally, Inda, Ward No. 1, P.O: Inda, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by Profession Business, 2. Harbhajan Singh Virdi, Son of Late Kapoor Singh Alias Late Kapoor Singh Virdi, Rabindrapally, Inda, Ward No. 1, P.O: Inda, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by Profession Business, 3. Bhagat Singh Virdee, Son of Late Kapoor Singh Alias Late Kapoor Singh Virdee, Sushama Pally, P.O: Inda, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721304, by caste Hindu, by Profession Business, 4. Anup Singh, Son of Late Jai Singh Virdee, Nimpura, P.O: Nimpura, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721304, by caste Hindu, by Profession Business, 5. Harjit Singh, Son of Late Jai Singh Virdee, Dewanmari, Near Gurdwara, P.O: Nimpura, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721304, by caste Hindu, by Profession Business

Indetified by Ranjan Sarkar, , Son of Late Rampada Sarkar, Kharagpur Traffic, P.O: Kharagpur, Thana: Kharagpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Others

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

Execution is admitted on 24-08-2022 by Saikat Sen, Partners, ROYAL BUILDERS (Partnership Firm), Inda, New Town, City:- , P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305

Indetified by Ranjan Sarkar, , Son of Late Rampada Sarkar, Kharagpur Traffic, P.O: Kharagpur, Thana: Kharagpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Others

Execution is admitted on 24-08-2022 by Sayantan Bhunia, Partners, ROYAL BUILDERS (Partnership Firm), Inda, New Town, City:- , P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305

Indetified by Ranjan Sarkar, , Son of Late Rampada Sarkar, Kharagpur Traffic, P.O: Kharagpur, Thana: Kharagpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Others

Execution is admitted on 24-08-2022 by Shri Sumit Kundu, Partners, ROYAL BUILDERS (Partnership Firm), Inda, New Town, City:- , P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305

Indetified by Ranjan Sarkar, , Son of Late Rampada Sarkar, Kharagpur Traffic, P.O: Kharagpur, Thana: Kharagpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Others

Execution is admitted on 24-08-2022 by Shri Tapas Kumar Bhattacharya, , Shri Tapas Bhattacharya Partners, ROYAL BUILDERS (Partnership Firm), Inda, New Town, City:- , P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305

Indetified by Ranjan Sarkar, , Son of Late Rampada Sarkar, Kharagpur Traffic, P.O: Kharagpur, Thana: Kharagpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Others

Execution is admitted on 24-08-2022 by Sekh Asef Ali, Partners, ROYAL BUILDERS (Partnership Firm), Inda, New Town, City:- , P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305

Indetified by Ranjan Sarkar, , Son of Late Rampada Sarkar, Kharagpur Traffic, P.O: Kharagpur, Thana: Kharagpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Others



**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,109/- ( B = Rs 10,000/- ,E = Rs 77/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,077/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 24/08/2022 1:23PM with Govt. Ref. No: 192022230105164001 on 24-08-2022, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BVXMNE6 on 24-08-2022, Head of Account 0030-03-104-001-16  
Online on 24/08/2022 1:54PM with Govt. Ref. No: 192022230105206241 on 24-08-2022, Amount Rs: 10,056/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BVXOEB0 on 24-08-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,101/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,101/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11154, Amount: Rs.5,000/-, Date of Purchase: 24/08/2022, Vendor name: Soumen Kr Dey

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 24/08/2022 1:23PM with Govt. Ref. No: 192022230105164001 on 24-08-2022, Amount Rs: 15,020/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BVXMNE6 on 24-08-2022, Head of Account 0030-02-103-003-02  
Online on 24/08/2022 1:54PM with Govt. Ref. No: 192022230105206241 on 24-08-2022, Amount Rs: 81/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BVXOEB0 on 24-08-2022, Head of Account 0030-02-103-003-02

*Snehendu Bhattacharyya*

**Snehendu Bhattacharyya**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I PASCIM**  
**MIDNAPORE**  
**Paschim Midnapore, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1001-2022, Page from 137913 to 137970

being No 100106378 for the year 2022.



*Snehendu Bhattacharyya*

Digitally signed by SNEHENDU  
BHATTACHARYYA  
Date: 2022.08.26 12:12:04 +05:30  
Reason: Digital Signing of Deed.

(Snehendu Bhattacharyya) 2022/08/26 12:12:04 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE  
West Bengal.

(This document is digitally signed.)