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पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

Certified that this document is admitted to registration. The signature sheet and the endorsement sheets attached here with are the parts of this document. K 223695

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District Sub Registrar-II  
Paschim Medinipur

17 JAN 2023

*[Signature]*  
श्री  
श्री

MIS. ROYAL BUILDERS  
SK ASEFALI PARTNER  
Sushu Gope  
SULP.ho. n.:

MIS. ROYAL BUILDERS  
Tapu chakrabarty  
PARTNER

MIS. ROYAL BUILDERS  
Sudhansu Ghosh  
PARTNER  
Sudhansu Ghosh

**DEVELOPMENT AGREEMENT**

समी यादव

MIS. ROYAL BUILDERS  
Sumit Koudy.  
PARTNER

MIS. ROYAL BUILDERS  
Saikeet Sen.  
PARTNER

Arun Gope  
श्री

6 JAN 2023

क्र. नं. 20498 टाला 5,000

তার 6 JAN 2023 জেলা-পশ্চিম মেদিনীপুর

নাম Royal Bidders for Partner Summit Kunder

স্টাট India, New Town

থানা Charagpur

বাকর Charagpur

5,000 X 125, 00

6 JAN 2023

স্বাক্ষর

6 JAN 2023

যদিও এই ডকুমেন্টটি  
কম্পিউটার দ্বারা তৈরি  
করা হয়েছে এবং এতে  
কোন স্বাক্ষর বা সীল  
নাই, তবুও এটি  
আপনার ডকুমেন্টের  
অঙ্গ হিসেবে গণ্য হবে।



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District Sub Registrar-II  
Paschim Medinipur

17 JAN 2023

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AJAY GOPE

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प्रभा यादव

THIS DEED OF DEVELOPMENT AGREEMENT is made on this 17<sup>th</sup> day of January, 2023 (Two thousand twenty three) A.D.

BETWEEN

1. AJAY GOPE, (AADHAAR No. 2133 4323 9834, PAN No. EAVPG8966C), son of Late Bishu Gope, by Religion- Hindu, by occupation- Business, by Nationality- Indian, residing at- Inda Purbaba, Ward No. 1, P.O.- Inda, P.S.- Kharagpur (Town), Dist.- Paschim Medinipur, Pin- 721305, West Bengal. 2. UDAY GOP, (AADHAAR No. 4691 5541 1399, PAN No. EBTPG6889K), son of Late Bishu Gop, by Religion- Hindu, by occupation- Business, by Nationality- Indian, residing at- Inda, Old LIC Building, Ward No. 22, P.O.- Inda, P.S.- Kharagpur (Town), Dist.- Paschim Medinipur, Pin- 721305, West Bengal. 3. SHOBHANA DEVI, (AADHAAR No. 6051 2237 8277, PAN No. AMGPD2210H), daughter's of Late Bishu Gope, wife of Vinod Gope, by Religion- Hindu, by occupation- Housewife, by Nationality- Indian, residing at- Bara Bazar Gwaltoli, P.O.- Hazaribag, P.S.- Sadar Hazaribag, Dist.- Hajaribagh, Pin- 825301, Jharkhand. 4. PRABHA YADAV, (AADHAAR No. 2518 4189 6663, PAN No. BNIPY0166M), daughter's of Late Bishu Gope,

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प्रभा यादव

प्रभा यादव

M/S. ROYAL BUILDERS Sumit Kundu. 2114011581	M/S. ROYAL BUILDERS Tapin Chakrabarti 2114011581	M/S. ROYAL BUILDERS SKASEPALI Sainat Sen. 51211119	M/S. ROYAL BUILDERS PARTNER Sudha Gope	M/S. ROYAL BUILDERS PARTNER Ruzekha Devi
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Sulekha Devi



5  
Sudha Gope

wife of Chandrika Yadav, by Religion- Hindu, by occupation- Housewife, by Nationality- Indian, residing at- Inda, Gwalapara, P.O.- Inda, P.S.- Kharagpur (Town), Dist.- Paschim Medinipur, Pin- 721305, West Bengal. **5. LAKHI DEVI**, (AADHAAR No. 4657 4154 8764, PAN No. CRIPD4345J), daughter's of Late Bishu Gope, wife of Mahesh Gope, by Religion- Hindu, by occupation- Housewife, by Nationality- Indian, residing at- 173 Bara Bazar Gwaltali, P.O.- Hazaribag, P.S.- Sadar Hazaribag, Dist.- Hajaribagh, Pin- 825301, Jharkhand. **6. SULEKHA DEVI**, (AADHAAR No. 8899 8288 9485, PAN No. IHEPD3498A), daughter's of Late Bishu Gope, wife of Ranjeet Yadav, by Religion- Hindu, by occupation- Housewife, by Nationality- Indian, residing at- FCI Road, Carrage Colony, Baba Kuri, P.O. & P.S.- Jamshedpur Dist.- East Singhbhum, Pin- 831002, Jharkhand. **7. SUDHA GOPE**, (AADHAAR No. 8856 3203 3212, PAN No. QJTPS8624G), daughter's of Late Bishu Gope, by Religion- Hindu, by occupation- Business, by Nationality- Indian, residing at- Inda Purbaba, Ward No. 1, P.O.- Inda, P.S.- Kharagpur (Town), Dist.- Paschim Medinipur, Pin- 721305, West Bengal, hereinafter called and referred to as the **LAND OWNERS/EXECUTANTS** (which term and expression shall unless

M/S. ROYAL BUILDERS  
Suman Kisku  
PARTNER

M/S. ROYAL BUILDERS  
Tapin Chakrabarti  
Tapin Chakrabarti  
PARTNER

M/S. ROYAL BUILDERS  
Sudha Gope  
PARTNER

M/S. ROYAL BUILDERS  
Sulekha Devi  
PARTNER

M/S. ROYAL BUILDERS  
Sudha Gope  
PARTNER

M/S. ROYAL BUILDERS  
Sulekha Devi  
PARTNER

शुभ 21/3/21



Sumit Kundu



Tapas Bhattacharya @  
Tapas K. Bhattacharya

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** (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, West Bengal, **(2) SRI TAPAS BHATTACHARYA @ SRI TAPAS KUMAR BHATTACHARYA** (PAN NO. BZCPB1955P, AADHAAR NO. 2057 4607 4114) son of Baneswar Bhattacharya, residing at Vill.- Baradiha, P.O.- Jakpur, P.S.- Kharagpur (Local), Dist- Paschim Medinipur, by Religion- Hindu, by Occupation- Business, by Nationality- Indian, West Bengal, **(3) SEKH ASEF ALI** (PAN NO. GBIPS3328Q, AADHAAR NO. 6683 9761 9928), son of Marahoom

M/S. ROYAL BUILDERS Sumit Kundu	M/S. ROYAL BUILDERS PARTNER	M/S. ROYAL BUILDERS Suzha Grope	M/S. ROYAL BUILDERS PARTNER
M/S. ROYAL BUILDERS Sainer Sen	M/S. ROYAL BUILDERS PARTNER	M/S. ROYAL BUILDERS Ajay Grope	M/S. ROYAL BUILDERS PARTNER
		M/S. ROYAL BUILDERS Tapas in chattacharya @	M/S. ROYAL BUILDERS PARTNER
		M/S. ROYAL BUILDERS Tapas in chattacharya SK ASEF ALI	M/S. ROYAL BUILDERS PARTNER
		M/S. ROYAL BUILDERS Tapas in chattacharya @	M/S. ROYAL BUILDERS PARTNER
		M/S. ROYAL BUILDERS Tapas in chattacharya @	M/S. ROYAL BUILDERS PARTNER



Sekh Chamu, residing at Vill.- Satkui, P.O.- Matkatpur, P.S.- Kharagpur (Local), Dist- Paschim Medinipur, by Religion- Muslim, by Occupation- Business, by Nationality- Indian, West Bengal, (4) **SAIKAT SEN** (PAN NO. BDZPS9764C, AADHAAR NO. 3718 8213 8731) 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, West Bengal, (5) **SAYANTANI BHUNIA** (PAN NO. EXXPB1008R, AADHAAR NO. 8800 7200 1464) son of Asankha Bhunia, resident of Vill. & P.O.- Madpur, P.S.- Kharagpur (Local), Dist- Paschim Medinipur, by Religion- Hindu, by Occupation- Business, by Nationality- Indian, West Bengal, hereinafter called and referred to as the **DEVELOPERS** (which term and expression shall unless excluded by repugnant to the context be deemed to mean and include his/her/their executors, successors in-interest, administrators, legal representatives and assigns) **OF THE OTHER PART.**

**WHEREAS** 0.20 acre or 20 dec. of land in R.S. Plot No. 1469 corresponding to L.R. Plot No. 2356, under R.S Khatian No. 35, L.R. Khatian Nos. 958, Present L.R. Khatian Nos. 3903, 3909, 3908, 3907, 3904, 3910, 3906 & 3905, of Mouza- Panchberia Milik, J.L. No.- 233 under P.S.- Kharagpur (Town), Dist.- Paschim

MIS. ROYAL BUILDERS  
SKASEFALI  
PARTNER  
Suzha Gope  
A JAYASRIE  
Bhunia  
RULENHA DEVI

MIS. ROYAL BUILDERS  
Tapan K. Bhattacharya  
PARTNER

MIS. ROYAL BUILDERS  
Sainet Sen  
PARTNER  
21116748

MIS. ROYAL BUILDERS  
Sainet Sen  
PARTNER  
21116748

Medinipur previously belonged to Gyan Ranjan Mahapatra & Amiya Mahapatra. Who purchased the schedule of property by Regd. Deed of Sale being No. 62/1957 in the office of the Sub-Register Kharagpur dt. 11.02.1957 and possessing the same. While Gyan Ranjan Mahapatra & Amiya Mahapatra maintaining their right, title, interest & possession over the schedule property, they sold specifically demarcated 0.05 acre or 05 dec. of land in R.S. Plot No. 1469 corresponding to L.R. Plot No. 2356 to Bishu Gope vide Regd. Sale Deed No. 4118 for the year 1969 in the office of the Sub-Register Kharagpur dt. 08.10.1969 and delivered possession in his favour. After purchase he mutated his name in the office of the B.L. & L.R.O. Kharagpur-I and L.R.R.O.R. have been prepared in his name being Khatian No. 958. During possession Bishu Gope died on 11.12.2011 leaving behind wife Budhiya Gope, two sons namely Ajoy Gope & Uday Gope and five daughters namely Shovana Devi, Prabha Yadav, Lakhi Devi, Sulekha Devi & Sudha Gope as his legal heirs. While they possessing as ejmal in equal share each, they mutated their names in L.R.R.O.R. being Khatian No. 3903, 3909, 3908, 3907, 3904, 3910, 3906 & 3905 as per their 1/8<sup>th</sup> share. During possession Budhiya Gope died on 02.01.2023 leaving behind two sons namely Ajoy Gope & Uday Gope and five daughters namely Shovana Devi, Prabha Yadav, Lakhi Devi, Sulekha Devi & Sudha Gope as her legal heirs and they have inherited the share of their another and became absolute owners of schedule below property. The land owners have paid Govt. rent up to date & also paid Municipal tax against receipts and got the holding from Kharagpur Municipality.

**AND WHEREAS** the land owners are represented that they are the absolutely seized and possessed of and otherwise well and

M/S. ROYAL BUILDERS  
Sumit Kisku.  
PARTNER

M/S. ROYAL BUILDERS  
Sainel Sen.  
PARTNER

M/S. ROYAL BUILDERS  
Tapan Chhatrakhanda  
PARTNER

M/S. ROYAL BUILDERS  
Sudha Gope  
PARTNER

M/S. ROYAL BUILDERS  
SKASEF ALI  
PARTNER

M/S. ROYAL BUILDERS  
Ajoy Gope  
PARTNER

M/S. ROYAL BUILDERS  
Sulekha Devi  
PARTNER

21/10/2023

sufficiently entitled to the LANDED PROPERTY described in the schedule and that the land OWNERS desire that the property to be developed in to a multi-storied residential Cum Commercial Building, Parking space etc. by entering in to a suitable agreement with the developers.

As the Developers have made a Development Agreement Cum Power of Attorney with the adjoining land owners Manjit Singh @ Manjit Sing Virdi, Harbhajan Singh Virdi, Bhagat Singh Virdee, Harjit Singh & Anup Sing of the first part and after knowing the same the 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 by constructing multi-storied residential complex as per plan prepared by the Developers and to be sanction 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 WITNESSES AND IT IS HEREBY AGREED BY BETWEEN THE OWNER AND DEVELOPERS HERETO AS FOLLOWS:

**ARTICLE-1**  
**DEFINITIONS**

1.1 **OWNERS:** shall mean the above named Owners/ Landlords which includes their legal heirs, successors, administrator, representative, nominees and assigns, as the case may be.

M/S. ROYAL BUILDERS  
Sumit Kundra  
PARTNER

M/S. ROYAL BUILDERS  
Saket Sen.  
PARTNER

M/S. ROYAL BUILDERS  
Tapin Bhattacharya  
@ Tapin K. Bhattacharya  
PARTNER

M/S. ROYAL BUILDERS  
SKASEFALI  
PARTNER

M/S. ROYAL BUILDERS  
Sudha Grope  
PARTNER

M/S. ROYAL BUILDERS  
Ajay Chopra  
Bhajan  
PARTNER

M/S. ROYAL BUILDERS  
Sulekha Devi  
PARTNER

21/10/21

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- 1.2 **DEVELOPER:** shall mean the above named Developers which includes their legal heirs, successors, administrator, representative, nominees and assigns, as the case may be.
- 1.3 **THE PROPERTY :** shall mean ALL THAT piece and parcel of Schedule Property District- Paschim Medinipur, P.O.- Kharagpur (Town), Sub-Registry Office Kharagpur, Ward No. 01 under Kharagpur Municipality, Mouza- Panchberia Milik, J.L. No. 233, R.S. Khatian No. 35, L.R. Khatian No. 958, Present L.R. Khatian Nos. 3903, 3909, 3908, 3907, 3904, 3910, 3906 & 3905, R.S. Plot No. 1469, L.R. Plot No. 2356, Area 0.05 acre or 05 dec.
- 1.4 **BUILDING:** shall mean the Residential-Cum-Commercial Multi-storied building Complex to be constructed on the land property in accordance with the plan to be sanctioned by the Competent Authority, permissions for Fire Service.
- 1.5 **THE FLATS:** shall mean the super built area consisting of Bed rooms, living rooms, bathrooms, kitchen, balcony/verandah etc. more particularly described in SECOND SCHEDULE.
- 1.6 **SALEABLE SPACE:** shall mean the space in the building available for independent use and occupied after making due provisions for common facilities and the space required thereof.
- 1.7 **ARCHITECT:** shall mean any person/persons or firm appointed or nominated by the DEVELOPERS Architect for the building.
- 1.8 **BUILDING PLAN:** shall mean and include such plan prepared by the architect/L.B.S. Licensed by the Kharagpur

M/S. ROYAL BUILDERS  
 Sumit Kundu.  
 PARTNER  
 M/S. ROYAL BUILDERS  
 Saikat Sen.  
 PARTNER

M/S. ROYAL BUILDERS  
 Tapen Chatterjee  
 PARTNER  
 M/S. ROYAL BUILDERS  
 Jaydeep Ghosh  
 PARTNER

M/S. ROYAL BUILDERS  
 SKASEFALI  
 PARTNER  
 M/S. ROYAL BUILDERS  
 Ajoy Saha  
 PARTNER

M/S. ROYAL BUILDERS  
 Sujan Gope  
 PARTNER  
 M/S. ROYAL BUILDERS  
 Anirban Gulekhar  
 PARTNER

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 ২০/১০/১৯

Municipality and MKDA for the construction of the new building /buildings submitted by the OWNERS before the appropriate authorities of Kharagpur Municipality and MKDA for the sanction of the same.

1.9 **COMMON AREA:** shall mean and include the area of the lobbies, staircases, landings and other portions of the buildings intended or required for ingress from any portion/flat for providing free access to such portions/ flat for use of the co-owner of the flat/rooms i.e. common water pump room, open terrace etc. as per building plan or plans and/or as may be decided by the Developers.

1.10 **THE COMMON PORTIONS:** shall mean and include the common installations the buildings for common use and utility i.e. paths, passage, open spaces at the ground floor, plumbing, electrical, common toilet and other common service areas, drainage and other installation, fittings, fixtures and machinery specified as common portion to be made and erected for the convenience of the intending purchaser and / or lawful occupiers.

1.11 **THE PARKING SPACES:** shall mean the place or area reserved for parking of the vehicles, more specifically described in the SECOND SCHEDULE.

1.12 **COMMON FACILITES:** and amenities shall include corridors, hall ways, stairways, passage ways, drive ways, common lavatories, pump-room, generator room, tube-well, overhead tank, water pumps and motors and lift agreement and facilities such as guard room with toilet and also other facilities which may mutually agreed upon between the parties and required for the establishment, location,

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21/11/2017

Sudha Gope

Ajay Kope

GULKHA DEVI

M/S. ROYAL BUILDERS  
Tapm Chabhadra

M/S. ROYAL BUILDERS  
SKASEFALI

M/S. ROYAL BUILDERS  
PARTNER

M/S. ROYAL BUILDERS

Partner

PARTNER

M/S. ROYAL BUILDERS

Sumit Kundu

PARTNER

M/S. ROYAL BUILDERS

Saiwat Sen

PARTNER

enjoyment, provisions, maintenance and management of the building including terrace of the building, common amenities of the said building, more particularly described in the THIRD SCHEDULE.

1.13 **OWNERS ALLOCATION:** shall mean owners will get two 2BHK flats measuring 1500 sq. ft. super build up area more or less along with common portion along with undivided share of land from ground floor to top to be allocated to the OWNERS in the new building/ buildings to be constructed, erected and completed by the DEVELOPERS by and under these present for the consideration for permitting the DEVELOPERS to develop the said property and commercially exploit the same.

1.14 **DEVELOPER'S ALLOCATION:** shall mean and include all the remaining flats of total constructed area including super built up area within the proposed new building/ buildings excluded get two 2BHK flats measuring 1500 sq. ft. super build up area more or less together with proportionate right in common facilities along with undivided share of land and amenities together with right of use as well as with the right for sale, transfer, lease or in any way and to deal with the same and OWNERS shall have no right to interfere or to object/ demand upon Developers share.

1.15 **COMMON EXPENSES:** shall mean and include a proportionate share of the cost, charge and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of Municipal Tax and property taxes and other taxes

M/S. ROYAL BUILDERS  
Sriant Kulkarni  
PARTNER

M/S. ROYAL BUILDERS  
Sainar Sen.  
PARTNER

M/S. ROYAL BUILDERS  
Tapin Chhatkhar  
Tapin Mr. Chhatkhar  
PARTNER

M/S. ROYAL BUILDERS  
MIS. ROYAL BUILDERS  
PARTNER

M/S. ROYAL BUILDERS  
PARTNER

ASAY GOP B SUDHA GOPE  
SUKSHMA CHITL  
PARTNER

211200 491

गुलेखा देवी

and levies related to or connected with the said building and property.

- 1.16 **TRANSFEEE:** Shall mean any person, firm, limited company and association of person to whom any space/flat in the building shall be transferred on ownership basis or otherwise.
- 1.17 **WORD IMPORTING SINGULAR:** shall include plural and vice-versa.
- 1.18 **SANCTION PLAN:** shall mean such plan prepared by the architect of the DEVELOPERS and subsequently sanctioned by the Kharagpur Municipality and Midnapore Kharagpur Development Authority.

**ARTICLE -II**  
**OWNERS RIGHTS, RESPOSIBILITIES AND OBLIGATIONS**

- 2.1 The OWNERS are jointly seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it. That except the OWNERS nobody else have any right, title and interest claim or demand whatsoever or howsoever in to or upon the said property.
- 2.2 The said property is FREE FROM ALL ENCUMBRANCES, charges, lines, lis-pendencies, attachment, trusts, acquisition, whatsoever or howsoever and have a valid marketable title on the said property.
- 2.3 That the OWNERS hereto shall handover all original title deeds and all relevant papers and documents to the DELVEOPERS after taking proper receipts as and when the same shall be demanded by the DEVELOPERS AND THE

M/S. ROYAL BUILDERS  
**Sumit Kundu**  
 PARTNER  
 M/S. ROYAL BUILDERS  
**Saikat Sen**  
 PARTNER  
 M/S. ROYAL BUILDERS  
**Tapan Chatterjee**  
 Tapan kr. Chatterjee  
 PARTNER  
 M/S. ROYAL BUILDERS  
**Sudhakar**  
 PARTNER  
 M/S. ROYAL BUILDERS  
**SK ASEFALI**  
 PARTNER  
 M/S. ROYAL BUILDERS  
**Abay Mohan**  
 PARTNER  
 M/S. ROYAL BUILDERS  
**Bhramin**  
 PARTNER  
 M/S. ROYAL BUILDERS  
**Suzha Gope**  
 PARTNER  
 M/S. ROYAL BUILDERS  
**Gulkeha Devi**  
 PARTNER



2.8 That it is agreed by the OWNERS that they will execute and registered all deeds of conveyance in favour of the intending purchaser/s through their constituted attorney in respect of the DEVELOPERS allocated portion of the proposed building in the specification as mentioned the second schedule of this Agreement.

Sudha Gope  
[Signature]

**ARTICLE -III**  
**DEVELOPER'S RESPONSABILITIES**

3.1 That on the power and by virtue of this agreement, the DEVELOPERS are hereby empowered to raise the construction at the above mention property investing their own finance and resources and undertakes to erect the said building at their own cost as per the sanctioned building plan for proposed Building/Apartment and the DEVELOPERS are hereby empowered to modify the nature of land and mutate the name of the OWNERS at the Office of B.L. & L.R.O. to prepare plan or suitable modification or alter the sanctioned plan as & when required and submit the same for approval from MKDA and the entire costs shall be Born by the DEVELOPERS alone.

MIS. ROYAL BUILDERS  
SKASEFALI  
PARTNER  
[Signature]  
[Signature]

3.2 That the DEVELOPERS herein shall have its rights to exploit its own allocated constructed area, as mentioned above and can sell the same on behalf of the OWNERS with due possession to the intended Purchaser/s for realization of cost of the construction of the said building without charging the property however the developers shall be entitled to the said right only on its share/allocation.

MIS. ROYAL BUILDERS  
PARTNER  
[Signature]  
MIS. ROYAL BUILDERS  
PARTNER  
[Signature]

3.3 That DEVELOPERS shall be entitled to appoint is own labours, mason, contractors, building engineers, architects

M/S. ROYAL BUILDERS  
PARTNER  
Sumit Kundu.  
M/S. ROYAL BUILDERS  
PARTNER  
Saikeet Sen.

Guzekha Devi

for necessary raising of the new constructions and doing so all expenses with regard to such appointed persons shall be borne by the DEVELOPERS and all the risk and liability together with all responsibility shall remain with the DEVELOPERS and the OWNERS shall never be liable or responsible for any debts, payments, misappropriation of any money or anything what so ever eventually takes places at the time of or after construction is completed and handing over to the prospective purchaser. The DEVELOPERS shall also remain liable for matter relating to the building and payment to Municipal taxes etc. form the date of receiving the vacant possession of the said property from the OWNERS till disbursement of developers share to the intending purchasers of the fat/flats/unit after allocation of OWNERS share and the same handing over to the owners.

3.4 That the DEVELOPERS for the purpose of raising the said construction shall have its absolute right to enter into any agreement for sale or mortgage of flats only without charging the said schedule noted property in respect of its own allocated portions as mentioned above and to that effect the developers shall be entitled to receive the earnest money from the intending Purchasers, financial institution together with all advance thereof but at all material time the OWNERS shall not liable for such advance or earnest money and for all purpose the owners share of allocation shall be treated as free from all encumbrances.

3.5 That the DEVELOPERS shall add or join any other project with this project and the OWNERS shall have no objection to that effect.

M/S. ROYAL BUILDERS Sumit Kudu. PARTNER	M/S. ROYAL BUILDERS Tapm Chattachan PARTNER	M/S. ROYAL BUILDERS SKASEFALI PARTNER	M/S. ROYAL BUILDERS Suzana Grope PARTNER
M/S. ROYAL BUILDERS Sairat Sen. PARTNER	M/S. ROYAL BUILDERS Sujatani PARTNER	M/S. ROYAL BUILDERS AF EX 570/PA PARTNER	M/S. ROYAL BUILDERS GULEKHAN DEVI PARTNER

**ARTICLE -IV**  
**DEVELOPER'S RESPOSIBILITIES**

- 4.1 That the DEVELOPERS hereby undertake to complete the whole complex within 24 months from the date of sanction building plan by component authority and the grace period may be executed for six months due to any unavoidable circumstances.
- 4.2 The DEVELOPERS shall incur all costs, charges, expenses for obtaining the permission from the authority concerned.
- 4.3 The DEVELOPERS shall bear costs, charges, expenses for construction of the building at the said property and pay taxes, from the date of delivery of possession by the OWNERS to the DEVELOPERS.
- 4.4 All funds and/or finance to be required for completion of the entire project shall be provided by and/or otherwise arranged by the DEVELOPERS.

Sudha Goff  
M291 Goff

21/20

M/S. ROYAL BUILDERS  
SKASEFALI  
PARTNER

GULEKHA DEVI  
21/20  
WIKIWA

**ARTICLE -V**  
**DEVELOPER'S OBLIGATIONS**

- 5.1 Immediately after the execution of this Agreement, the Developer 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 with prior consent of the Owners.
- 5.2 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

M/S. ROYAL BUILDERS  
Tapen Chatterjee  
PARTNER

M/S. ROYAL BUILDERS  
PARTNER

M/S. ROYAL BUILDERS  
Sumit Kundu  
PARTNER

M/S. ROYAL BUILDERS  
Sairat Sen  
PARTNER



by the Developers to the Kharagpur Municipality or any other authority for the purpose of development and construction of the building. The Developers shall take prior written consent in case of any deviation in the Owners Allocation or reduction of common areas by modification in the sanctioned plan or otherwise.

5.3 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.

5.4 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 Developer 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 Developer.

5.5 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,

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Sumit Kundu.  
PARTNER

M/S. ROYAL BUILDERS  
Saikat Sen.  
PARTNER

M/S. ROYAL BUILDERS  
Tapen Chatterjee  
PARTNER

M/S. ROYAL BUILDERS  
Sudhansu Ghosh  
PARTNER

M/S. ROYAL BUILDERS  
SKASEFALI  
PARTNER

M/S. ROYAL BUILDERS  
Sudhansu Ghosh  
PARTNER

M/S. ROYAL BUILDERS  
Sudhansu Ghosh  
PARTNER

M/S. ROYAL BUILDERS  
Sudhansu Ghosh  
PARTNER

M/S. ROYAL BUILDERS  
Sudhansu Ghosh  
PARTNER

M/S. ROYAL BUILDERS  
Sudhansu Ghosh  
PARTNER

building rules and statutory stipulations from time to time to be imposed or as would be made applicable.

- 5.6 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.
- 5.7 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.
- 5.8 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 Developer shall fully comply with observe, fulfil and perform the requirements under the law and ensure fulfilment and compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter.

M/S. ROYAL BUILDERS  
Sumit Kunder,  
PARTNER

M/S. ROYAL BUILDERS  
Sukesh Devi  
PARTNER

M/S. ROYAL BUILDERS  
Saikeet Sen,  
PARTNER

M/S. ROYAL BUILDERS  
Tapan Chhabra  
PARTNER

M/S. ROYAL BUILDERS  
SK ASFAALI  
PARTNER

M/S. ROYAL BUILDERS  
Rajeev Sood  
PARTNER

M/S. ROYAL BUILDERS  
Suzan Gope  
PARTNER

M/S. ROYAL BUILDERS  
Rukesh Devi  
PARTNER

5.9 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 there from shall be attended to, defended, prosecuted and compiled with and faced by the Developers at its own costs and expenses and the Developer shall keep the Owners indemnified from all or any loss, damages, costs and consequences, suffered or incurred there from.

M/S. ROYAL BUILDERS  
SKASFFALI  
PARTNER  
Sushama Sogale  
मृदा जे पी  
Adaya Sogale  
Suzekha Devi  
SUNIL M  
सुनील म

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

M/S. ROYAL BUILDERS  
Sumit Kundu  
PARTNER  
M/S. ROYAL BUILDERS  
Sainat Sai  
PARTNER  
M/S. ROYAL BUILDERS  
Tapon Chatterjee  
PARTNER  
M/S. ROYAL BUILDERS  
PARTNER  
Tapon Chatterjee  
M/S. ROYAL BUILDERS  
PARTNER

account relating to labour, workmen, etc. Developer will indemnify / reimburse the Owners there for.

5.11 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 Developer shall keep the Owners indemnified from all or any claim, damages, payments, costs and consequences suffered or incurred there from.

5.12 The Developer 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 within the said 24 months from the date of execution of this Development Agreement-cum-Power of Attorney and also after taking vacant possession of the said premises from the Owners which ever will be later unless prevented by Force Majeure.

5.13 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.

M/S. ROYAL BUILDERS

Sumit Kumbh.

PARTNER

M/S. ROYAL BUILDERS

Sairoh Sen.

PARTNER

M/S. ROYAL BUILDERS

Tapin Chatterjee

PARTNER

M/S. ROYAL BUILDERS

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PARTNER

M/S. ROYAL BUILDERS

SRASEFALI

PARTNER

AJAY SROPE

[Signature]

PARTNER

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GULKHADEVI

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**ARTICLE -VI**  
**OWNERS OBLIGATIONS**

- 6.1 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 account of execution of such documents, the Developers shall sufficiently reimburse and / or indemnifies the Owners within one month from the knowledge of such.
- 6.2 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.
- 6.3 The Owners shall provide the Developers with appropriate Power of Attorney to develop the property, out of which one to be registered and another to be Notarized, 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

M/S. ROYAL BUILDERS Sumit Kundu. PARTNER	M/S. ROYAL BUILDERS Sudha Gope PARTNER
M/S. ROYAL BUILDERS Saket Sen. PARTNER	M/S. ROYAL BUILDERS Aparajita PARTNER
M/S. ROYAL BUILDERS Tapm Babbar PARTNER	M/S. ROYAL BUILDERS SKASEFALI PARTNER
M/S. ROYAL BUILDERS Tapm mehalochan PARTNER	M/S. ROYAL BUILDERS ANUSHA PARTNER
M/S. ROYAL BUILDERS Sudha Gope PARTNER	M/S. ROYAL BUILDERS Suzha Gope PARTNER
M/S. ROYAL BUILDERS Saket Sen. PARTNER	M/S. ROYAL BUILDERS Suzha Gope PARTNER

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 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, West Bengal, the Developers 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.

- 6.4 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 are made and will give possession to the flat purchasers only upon full completion of the Owners Allocation with the Occupancy Certificate.
- 6.5 The Owners will not raise any objection for the ingress to and egress out from the premises and for the car parking spaces and for use of the common passage, common areas, staircase, roof and all other common facilities by the Co-Owner of the proposed building.

M/S. ROYAL BUILDERS Sumit Kundu PARTNER	M/S. ROYAL BUILDERS Tapin Shatakshar PARTNER	M/S. ROYAL BUILDERS SKASEFALI PARTNER	M/S. ROYAL BUILDERS Sudha Gope PARTNER
M/S. ROYAL BUILDERS Saket Sen PARTNER	M/S. ROYAL BUILDERS PARTNER	M/S. ROYAL BUILDERS PARTNER	M/S. ROYAL BUILDERS Gulekha Devi PARTNER



7.3 The DEVELOPERS shall complete the building in all respect including electrical, sanitary and water supply, drainage system with outside plastering in a complete manner.

7.4 That if the DEVELOPERS extended any floor or area of any floor in that case the owners shall have no objection and the ratio of the said floor shall be decided mutually and the owner shall liable to pay the legal expenses and other consequential costs in terms of their ratio.

**ARTICLE - VIII**  
**DEVELOPERS INDEMNITY**

8.1 The DEVELOPERS hereby undertakes to keep the OWNERS indemnified AGAINST ALL Third Party claim including intending purchasers or trespassers and actions arising out of any sorts of act commission of the DEVELOPERS or relating to the construction of the building.

8.2 The DEVELOPERS hereby undertakes to keep the OWNERS indemnify/ indemnified against all act suits, costs, proceeding and claims that may out of the Developers actions with regard to the Development of the said premises and/or in the manner of construction of the said building and/or any defect or deviation therein and also to deliver owners allocated portion with good habitable manner in all respect to the owners subject to the owners is performing his all obligation as per this agreement.

**ARTICLE -IX**  
**OWNER INDEMNITY**

9.1 That OWNERS undertakes not to obstruct DEVELOPERS from constructing the buildings as per sanction plan under any circumstances.

GULEKHADEVI

5/21/2024  
M/2024 G/DT

Sudha Gope  
2/11/2024 G/DT

M/S. ROYAL BUILDERS  
S KASE FALI  
PARTNER

5/11/2024  
A S a y a s t o p e

M/S. ROYAL BUILDERS  
Tajm Shaktachand  
PARTNER

M/S. ROYAL BUILDERS  
Tajm K. Shaktachand  
PARTNER

M/S. ROYAL BUILDERS  
Sumit Kunder  
PARTNER

M/S. ROYAL BUILDERS  
Sairat Sen.  
PARTNER



9.2 In case any dispute among the OWNERS the DEVELOPERS will not be retained and/or obstructed from carry out the construction work or selling out developers allocation by any manner what so ever.

**ARTICLE -X  
OTHER PROVISIONS**

10.1 In the event the Owners are desirous of having any additional or special type of fittings other than that provided hereunder written in their allocated portion or any part thereof, the Developers shall have the same duly provided subject to the costs, charges and expenses for the said fittings and fixtures shall be separately paid and borne by the Owners immediately on demand by the Developers. However to be more specific at Developer's cost the Owners shall be entitled to the items mentioned in the specification more fully described in the Second Schedule hereunder written along with other necessary amenities.

10.2 The land upon which the said building shall be erected and constructed and appurtenant thereto as also the common areas facilities to be provided for and / or at the said building shall always remain common, impartible and undivided whereas the Owners shall be at liberty to deal with their allocated portions together with the undivided proportionate part or share of the land as well as the common areas and facilities as stated above. The Developers shall similarly entitle to deal with its allocated portion together with the undivided proportionate part or share of the land as well as common areas and facilities in accordance with law. The roof

RULEKHANDEVI

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MIS. ROYAL BUILDERS  
SKASEFALI

SHARU GOPE

21/24/24

PARTNER

SHRINIVAS

ASAY JOPE

MIS. ROYAL BUILDERS  
TAPU CHATTEKAR  
TAPU CHATTEKAR

MIS. ROYAL BUILDERS

SHRINIVAS  
PARTNER

MIS. ROYAL BUILDERS  
SUNIT KUNDU

MIS. ROYAL BUILDERS

SAIKAT SONI  
PARTNER

of the building will be common to all the Co-Owner of the flats / units.

10.3 The Owners shall be entitled to deal with sell transfer and grant, lease and/or in any manner dispose of the Owners allocation for which no further consent of the Developers shall be required and the Owners will be entitled to receive, realize and collect all sale proceeds, issues and profits arising there from. The Developers shall be liable to deliver the allocation to the Owners or their transferee or nominee or nominees.

10.4 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 Developers and / or their 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.

10.5 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

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Sumit Kundra.  
PARTNER

M/S. ROYAL BUILDERS  
Sainat Sen.  
PARTNER

M/S. ROYAL BUILDERS  
Tapin Shastri  
PARTNER

M/S. ROYAL BUILDERS  
SKASEFALI  
PARTNER

M/S. ROYAL BUILDERS  
Sudha Grope  
PARTNER

M/S. ROYAL BUILDERS  
SULEKHA PEVI  
PARTNER

M/S. ROYAL BUILDERS  
Ajay Grope  
PARTNER

term of this contract and the owners shall 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 - XI**  
**COMMON OR RESPECTIVE OBLIGATIONS**

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 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

M/S. ROYAL BUILDERS Sumit Kundu. PARTNER	M/S. ROYAL BUILDERS SKASEFALI PARTNER	M/S. ROYAL BUILDERS A JAYSTOPPE Sudha Gope
M/S. ROYAL BUILDERS Tapin Chatterjee Tapin Chatterjee PARTNER	M/S. ROYAL BUILDERS GUHINI PARTNER	M/S. ROYAL BUILDERS BULEKHA DEVI
M/S. ROYAL BUILDERS Sairat Sen. PARTNER	M/S. ROYAL BUILDERS [Signature]	

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 -XII  
MISCELLANEOUS

12.1 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 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.

12.2 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

M/S. ROYAL BUILDERS  
Sumit Kundra.  
PARTNER

M/S. ROYAL BUILDERS  
Sainet Sen.  
PARTNER

M/S. ROYAL BUILDERS  
Tapm. Sathish...  
PARTNER

M/S. ROYAL BUILDERS  
S KASE FALI  
PARTNER

M/S. ROYAL BUILDERS  
GULEKHA DEVI  
SUKH GROPC

M/S. ROYAL BUILDERS  
SUKH GROPC  
PARTNER

M/S. ROYAL BUILDERS  
SUKH GROPC  
PARTNER

M/S. ROYAL BUILDERS  
SUKH GROPC  
PARTNER

challenged or disturbed by the Owners provided the Developers are carrying on with the project in terms of this agreement.

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

12.4 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

M/S. ROYAL BUILDERS	M/S. ROYAL BUILDERS	M/S. ROYAL BUILDERS	M/S. ROYAL BUILDERS
Sumit Kundu	Tapm Chatterjee	SKASEF ALI	BUHINI
PARTNER	PARTNER	PARTNER	PARTNER
	Tapm K. Chatterjee		सुखानो
M/S. ROYAL BUILDERS	M/S. ROYAL BUILDERS		
Sainat Sen.			
PARTNER			

गति योर्गा  
 मरदा गदा  
 सुलेखा देवी  
 A Jayasree  
 सुखानो

Owners shall be after a fortnight of the letter deemed to have reached the Owners.

12.5 That after handing over possession of the Owners allocation the Developer 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 3 months from the date of handing over such possession of the Owners allocation but subject to natural wear and tear as applicable.

12.6 It is clarified that all work of development of both the Developer's and Owners Allocation shall be done by the 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's area to be incurred by the Developers.

12.7 All current taxes with arrears and other outgoings in respect of the said premises up to 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 by 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.

12.8 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

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Sumit Kunder.  
PARTNER

M/S. ROYAL BUILDERS  
Sairav Sen.  
PARTNER

M/S. ROYAL BUILDERS  
Tapan Chakrabarti  
PARTNER

M/S. ROYAL BUILDERS  
SKASEFALI  
PARTNER

M/S. ROYAL BUILDERS  
SUNNY  
PARTNER

M/S. ROYAL BUILDERS  
SULEKHA DEVI

M/S. ROYAL BUILDERS  
Ajay MOPH  
PARTNER

M/S. ROYAL BUILDERS  
Sudha GORP

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.

12.9 Till such time the association or body is not formed, the premises shall be managed and maintained jointly by the Owners & Developers and the cost thereof as mutually agreed upon by the Developers and Owners would be borne and paid by the Developers or their nominees in proportionate share. The Owners herein and the Developers shall as such as may be duly agree upon the rules and regulations for such management and maintenance.

12.10 Each party shall be responsible and liable for their respective share of taxes and impositions relating to their respective allocations.

12.11 The certificate of the Architect relating to completion of construction /development shall be final after obtaining Kharagpur Municipality's completion / occupancy certificate.

12.12 The notice of completion issued by the Developers along with Khargpur Municipality's occupancy certificate shall be sent to the Owners by hand service intimating that the Owners area are completed in the manner stated hereinabove and is ready for delivery after obtaining the completion or occupancy certificate of the concerned or municipal authorities and new water & sewerage connections, shall completely absolve the Developer of its obligation to deliver the Owners area to the Owners under this agreement.

M/S. ROYAL BUILDERS  
Sumit Kundu.  
PARTNER

M/S. ROYAL BUILDERS  
Tapan Chatterjee  
Tapan Chatterjee  
PARTNER

M/S. ROYAL BUILDERS  
SKASEFALI  
PARTNER

5/2/2019  
21/2/19  
21/2/19

GULEKHA DEVI

M/S. ROYAL BUILDERS  
Sairam Sen.  
PARTNER

M/S. ROYAL BUILDERS  
PARTNER

M/S. ROYAL BUILDERS  
PARTNER

SURAN GOPE

AF 30/5/2019 PE

12.13 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.

12.14 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 Association that shall be formed for the management of the new building.

12.15 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.

12.16 Time is the essence of this contract.

12.17 If the project is delayed owing to any order or injunction of any Court or statutory body or authority, the Developers shall be liable for such delay. Cost and expenses of all litigations and proceedings shall be borne and paid by the Developers. However, for any suit or proceeding relating to title of the land, the Owners shall be responsible. In such an event the time frame for completion of the project would be suitably extended.

12.18 It is further clarified that the Developers shall have no right, title, or interest in the Owners allocation.

M/S. ROYAL BUILDERS  
Sumit Kunder. PARTNER

M/S. ROYAL BUILDERS  
Sainet Sen. PARTNER

M/S. ROYAL BUILDERS  
Tapin Sahand msk PARTNER

M/S. ROYAL BUILDERS  
Tapin An. Sahand PARTNER

M/S. ROYAL BUILDERS  
SESEFALI PARTNER

M/S. ROYAL BUILDERS  
PARTNER

5/21/2019  
11/25

Ruzekha Devi

M/S. ROYAL BUILDERS  
PARTNER

Sharna 9022



**ARTICLE - XIII**  
**FORCE MAJEURE**

The parties thereto shall not be considered to be liable for any obligations herein to the extent that the performance of the relative obligations prevented by the existence of the FORCE MAJEURE which shall mean and include flood, earth quake, riot, war, storm, tempest, civil commotion, strike, lock out, lock down, general labour unrest and / or any other acts or commission inquiry beyond the control of the Developers affected thereby and also non-availability of essential materials like cement, steel, etc. and shall be suspended from the obligation during the duration of the 'FORCE MAJEURE'. Financial constraint shall not be considered a force majeure. Any incapacity on the Developer's part shall also not be considered force majeure. In case of occurrence of force majeure, the Developers within seven days shall give a notice of delay thereof in order to obtain the benefit of such delay.

**ARTICLE - XIV**  
**ARBITRATION**

All disputes and differences between the parties arising out of and / or the meaning construction or import of this agreement or their respective rights and liabilities as per this agreement shall be referred to the Arbitration of two Arbitrators each to be appointed by the parties. In case of disagreement between the Arbitrators it shall be referred to an umpire who shall be appointed before the start of the proceeding and whose decision shall be final and binding on the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration and

M/S. ROYAL BUILDERS  
 Sumit Kunder.  
 PARTNER

M/S. ROYAL BUILDERS  
 Saiket Sen.  
 PARTNER

M/S. ROYAL BUILDERS  
 Tapm Shakti  
 PARTNER

M/S. ROYAL BUILDERS  
 Tapm Mr. Chhatachandra  
 PARTNER

M/S. ROYAL BUILDERS  
 SKASEFALI  
 PARTNER

M/S. ROYAL BUILDERS  
 Suman Gope  
 PARTNER

GULEKHA DEVI

Conciliation Act, 1996 and its statutory modifications and / or enactments thereof in force from time to time.

**ARTICLE -XV  
DEFAULT CLAUSE**

In the event the Developers fails to complete the said proposed building within the said stipulated period of 24 (twenty four) months from the date execution of this Development Agreement whichever will be later for reason beyond the control of the Developers or on account of 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 Developers are 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 Developers.

**OWNERS ALLOCATION:**

That the Land owners of the said project shall be entitled to get two 2BHK flats measuring about 1500 sq. ft. super built up area more or less and Developers get all the remaining flats of constructed area.

**SECURITY DEPOSITE :**

That the amount of Rs. 2,50,000/- (Rupees two lakh fifty thousand) only by cash & cheque be deposited as Security to the owners and said Security money be adjusted from the OWNERS allocation at the time of handed over the possession of flat to the owners.

M/S. ROYAL BUILDERS  
 Sumit Kundra.  
 PARTNER

M/S. ROYAL BUILDERS  
 Sairat Sen.  
 PARTNER

M/S. ROYAL BUILDERS  
 Tapm Chatterjee  
 Tapm Chatterjee  
 PARTNER

M/S. ROYAL BUILDERS  
 SKASEFALI  
 PARTNER

M/S. ROYAL BUILDERS  
 Sushma Gupta  
 PARTNER

M/S. ROYAL BUILDERS  
 Anshu Gupta  
 PARTNER

M/S. ROYAL BUILDERS  
 Sulekha Devi  
 PARTNER

M/S. ROYAL BUILDERS  
 Anshu Gupta  
 PARTNER

M/S. ROYAL BUILDERS  
 Anshu Gupta  
 PARTNER

DEVELOPER'S ALLOCATION:

That save & except aforesaid owner's allocation the Rest Portion of the said premises 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.

ARTICLE - XVI  
TERMINATION

- 16.1 If it is found that the representation made by the OWNERS are not correct and the DEVELOPERS are unable to perform its obligation on the basis of such misrepresentation the part of the OWNERS it shall be lawful for the DEVELOPERS to revoke this agreement and the owners shall be liable for payment of damage.
- 16.2 In case of DEVELOPERS refusal are unable to complete the construction within specified period it will be lawful for the OWNERS to cancel the agreement after living 60 days notice in writing and the DEVELOPERS shall be liable for damage.

DESCRIPTION OF SCHEDULE PROPERTY

District- Paschim Medinipur, P.O.- Kharagpur (Town), Sub-Registry Office Kharagpur, Holding No. 76/75, Ward No. 01 under Kharagpur Municipality, Mouza- Panchberia Milik, J.L. No. 233, R.S. Khatian No. 35, L.R. Khatian No. 958, Present L.R. Khatian Nos. 3903, 3909, 3908, 3907, 3904, 3910, 3906 & 3905, R.S. Plot No. 1469, L.R. Plot No. 2356, Area 0.05 acre or 05 dec.

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

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

M/S. ROYAL BUILDERS  
*Tapin Chatterjee*  
*Tapin in. Chatterjee*  
PARTNER

M/S. ROYAL BUILDERS  
*Sujit*  
PARTNER

M/S. ROYAL BUILDERS  
*SKASEFALI*  
PARTNER

*SHYAM*  
*211221*

*211221*  
*211221*

*ABAY J DPE*  
*Suana Grope*

*SULEKHA DEVI*

**Butted & Bounded by:**

**North:** Manjeet Singh & others.

**South:** Suman Das.

**East:** Road.

**West:** Viswadev Pal.

**IN WITNESS WHEREOF THE LAND OWNERS AND THE DEVELOPERS** have put their respective signature on this 17<sup>th</sup> day of January 2023 at Midnapore after understanding the contents of the above.

**WITNESSES:-**

1.

Rampal Sarkar  
At - Rampal Sarkar  
Traffic, K. S. P  
Paschim Medinipur.

GULEKHA DEVI

शोभन देवी

Suman Das

अजय जोषी

लक्ष्मी देवी

2. Sukriti Maiti

Sto - Balai Chand Maiti

At - Bibeknandanagar  
(Dhanna)

P.O & P.S - Midnapore.

Dist - Paschim Medinipur.

सुमी यादव

**SIGNATURE OF THE LAND OWNERS**

M/S. ROYAL BUILDERS  
Sumit Kundu. PARTNER

M/S. ROYAL BUILDERS  
Saket Sen. PARTNER

M/S. ROYAL BUILDERS  
Tapen Bhattacharya  
Tapen m. Bhattacharya PARTNER

M/S. ROYAL BUILDERS  
SKASEFALI PARTNER

M/S. ROYAL BUILDERS  
Suman Das PARTNER

M/S. ROYAL BUILDERS  
अजय जोषी PARTNER

M/S. ROYAL BUILDERS  
शोभन देवी PARTNER

M/S. ROYAL BUILDERS  
GULEKHA DEVI

Drafted by:-

*Apurva Ray*

Deed writer

L.C. No.- 1438/2008  
Midnapore Sadar.

Type by:-

*P. Anand*

Panda Computer

Judges Court, Midnapore,  
Dist- Paschim Medinipur.

M/S. ROYAL BUILDERS

*Sumit Kundu.*

PARTNER

M/S. ROYAL BUILDERS

*Tapas Chakrabarti @  
Tapas Kumar Chakrabarti*

PARTNER

M/S. ROYAL BUILDERS

*SKASEFALI*

PARTNER

M/S. ROYAL BUILDERS

*Saikat Sen.*

PARTNER

M/S. ROYAL BUILDERS

*Soumitra Ghosh*

PARTNER

**SIGNATURE OF DEVELOPERS**

(N.B. This Deed of Development Agreement has been completed in 36 Pages including one Stamp Paper, it has two witness and six extra pages are annexed with this Development Agreement which contents both hands finger impress of executants & developers which will be treated as part of this Development Agreement).

*समा यात्रेण लखी हौ आसय गोपे*  
*५/५/२०११*

M/S. ROYAL BUILDERS

*Sumit Kundu.*

PARTNER

M/S. ROYAL BUILDERS

*Tapas Chakrabarti @  
Tapas Kumar Chakrabarti*

PARTNER

M/S. ROYAL BUILDERS

*SKASEFALI*

PARTNER

M/S. ROYAL BUILDERS

*Saikat Sen.*

PARTNER

*GULEKHA DEVI*  
*Soumitra Ghosh*

PARTNER

*Suzana Gope*  
*सुमिता देवी*

*GULEKHA DEVI*

*Sumit Kundu*  
*SKASEFALI*  
*Saikat Sen.*  
*Suzana Gope*

M/S. ROYAL BUILDERS  
*Tapas Chakrabarti @  
Tapas Kumar Chakrabarti*

PARTNER

M/S. ROYAL BUILDERS  
*Soumitra Ghosh*

PARTNER

M/S. ROYAL BUILDERS

*Sumit Kundu.*

PARTNER

M/S. ROYAL BUILDERS

*Saikat Sen.*

PARTNER



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature : Saikar Sen.



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature : Saikar Sen.



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature : SULEKHA DEVI



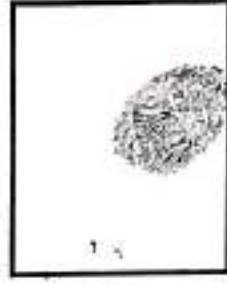
L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature : Sumit Kumar.



L.7.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

A.S. OJIDPE

Signature :



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

BY 2/11/17

Signature :





L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature :

मरवी देवी



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature :

प्रसा यादव



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



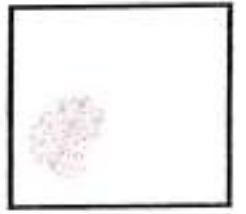
R.I.



R.M.



R.R.



R.L.

Signature : Suzma Gope



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature : श्रीमती देवी



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature : Tapu shaltee @ Tapu shaltee



L.T.



L.I.



L.M.



L.R.



L.L.



R.T.



R.I.



R.M.



R.R.



R.L.

Signature : SKASEFALI



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



192022230256496138

GRN Details

GRN:	192022230256496138	Payment Mode:	SBI Epay
GRN Date:	17/01/2023 14:10:41	Bank/Gateway:	SBIPay Payment Gateway
BRN :	5914446524122	BRN Date:	17/01/2023 14:11:05
Gateway Ref ID:	IGAOZILWG3	Method:	State Bank of India NB
GRIPS Payment ID:	170120232025649612	Payment Init. Date:	17/01/2023 14:10:41
Payment Status:	Successful	Payment Ref. No:	2000136362/2/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Apu Bej
Address:	Midnapore
Mobile:	9434416322
Period From (dd/mm/yyyy):	17/01/2023
Period To (dd/mm/yyyy):	17/01/2023
Payment Ref ID:	2000136362/2/2023
Dept Ref ID/DRN:	2000136362/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000136362/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2000136362/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	2521
<b>Total</b>				<b>4542</b>

IN WORDS: FOUR THOUSAND FIVE HUNDRED FORTY TWO ONLY.

**PAID**

### Major Information of the Deed





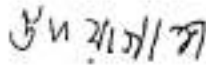


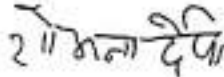
Deed No :	I-1002-00394/2023	Date of Registration	17/01/2023
Query No / Year	1002-2000136362/2023	Office where deed is registered	
Query Date	17/01/2023 10:47:12 AM	D.S.R. - II PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Apu Bej Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No : 7501428748, Status :Deed Writer		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,50,000/-]	
Set Forth value		Market Value	
Rs. 2,00,000/-		Rs. 37,12,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,021/- (Article 48(g))		Rs. 2,553/- (Article:E, E, B)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



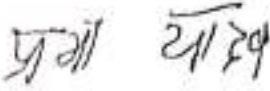


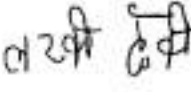


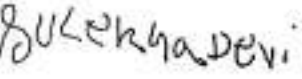



#### Land Details :

District: Paschim Midnapore, P.S.- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 1, Mouza: PANCHBERIA, , Ward No: 1, Holding No:76/75 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	LR-2350 (RS -1469 )	LR-958	Commercial	Vastu	5 Dec	2,00,000/-	37,12,500/-	Width of Approach Road: 30 Ft, Adjacent to Metal Road,
<b>Grand Total :</b>					<b>5Dec</b>	<b>2,00,000 /-</b>	<b>37,12,500 /-</b>	

**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Ajay Gope (Presentant )</b> Son of Late Bishu Gope Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Office	 17/01/2023	 LTI 17/01/2023	AJAY GOPE 17/01/2023
Inda Pirbaba, Ward No. 1, City:- , 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.:: eaxxxxxx6c, Aadhaar No: 21xxxxxxxx9834, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Uday Gop</b> Son of Late Bishu Gop Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Office	 17/01/2023	 LTI 17/01/2023	 17/01/2023
Inda, Old LIC Building, Ward No. 22, City:- , 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.:: ebxxxxxx9k, Aadhaar No: 46xxxxxxxx1399, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Office				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shobhana Devi</b> Wife of Vinod Gope Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Office	 17/01/2023	 LTI 17/01/2023	 17/01/2023
Bara Bazar, Gwaltoli, City:- , P.O:- Hazaribag, P.S:-HAZARIBAGH SADAR, District:-Hazaribag, Jharkhand, India, PIN:- 825301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: amxxxxxx0h, Aadhaar No: 60xxxxxxxx8277, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Office				



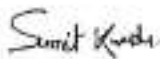


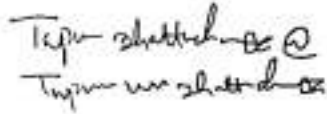
4	Name	Photo	Finger Print	Signature
	<b>Prabha Yadav</b> Wife of Chandrika Yadav Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Office	 <small>17/01/2023</small>	 <small>LTI 17/01/2023</small>	 <small>17/01/2023</small>
Inda, Gwalapara, City:- , P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bnxxxxxx6m, Aadhaar No: 25xxxxxxxx6663, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	<b>Lakhi Devi</b> Wife of Mahesh Gope Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Office	 <small>17/01/2023</small>	 <small>LTI 17/01/2023</small>	 <small>17/01/2023</small>
173 Bara Bazar Gwaltali, City:- , P.O:- Hazaribag, P.S:-HAZARIBAGH SADAR, District:-Hazaribag, Jharkhand, India, PIN:- 825301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: crxxxxxx5j, Aadhaar No: 46xxxxxxxx8764, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	<b>Sulekha Devi</b> Wife of Ranjeet Yadav Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Office	 <small>17/01/2023</small>	 <small>LTI 17/01/2023</small>	 <small>17/01/2023</small>
FCI Road, Carrage Colony, Babakuri, City:- , P.O:- Jamshedpur, P.S:-JUGSALAI, District:-Purbi Singhbhum, Jharkhand, India, PIN:- 831002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: lhxxxxxx8a, Aadhaar No: 88xxxxxxxx9485, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	<b>Sudha Gope</b> Daughter of Late Bishu Gope Executed by: Self, Date of Execution: 17/01/2023 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Office	 <small>17/01/2023</small>	 <small>LTI 17/01/2023</small>	 <small>17/01/2023</small>

Inda, Pirbaba, Ward No. 1, City:- , P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: qjxxxxxx4g, Aadhaar No: 8Bxxxxxxxx3212, Status :Individual, Executed by: Self, Date of Execution: 17/01/2023  
 , Admitted by: Self, Date of Admission: 17/01/2023 ,Place : Office



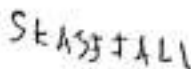


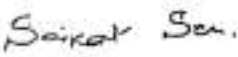


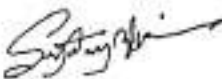
**Developer Details :**

SI 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:- 721301 , PAN No.:: abxxxxxx9b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Sumit Kundu</b> Son of Late Chitta Ranjan Kundu Date of Execution - 17/01/2023, , Admitted by: Self, Date of Admission: 17/01/2023, Place of Admission of Execution: Office <small>Jan 17 2023 4:15PM</small>		 <small>LTI 17/01/2023</small>	 <small>17/01/2023</small>
	Amlagora, City:- , P.O:- Amlagora, P.S:-Garbeta, District:-Paschim Midnapore, West Bengal, India, PIN:- 721253, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: aqxxxxxx7b, Aadhaar No: 68xxxxxxxx6497 Status : Representative, Representative of : ROYAL BUILDERS (as Partners)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Tapas Kumar Bhattacharya, (Alias Name: Shri Tapas Bhattacharya)</b> Son of Baneswar Bhattacharya Date of Execution - 17/01/2023, , Admitted by: Self, Date of Admission: 17/01/2023, Place of Admission of Execution: Office <small>Jan 17 2023 4:15PM</small>		 <small>LTI 17/01/2023</small>	 <small>17/01/2023</small>
	Baradiha, City:- , P.O:- Jakpur, 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>Asef Ali Sekh</b> Son of Marahoom Sekh Chamu Date of Execution - 17/01/2023, , Admitted by: Self, Date of Admission: 17/01/2023, Place of Admission of Execution: Office	 <small>Jan 17 2023 4:17PM</small>	 <small>LTI 17/01/2023</small>	 <small>17/01/2023</small>
Satkui, 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.:: gbxxxxx8q, Aadhaar No: 66xxxxxxxx9928 Status : Representative, Representative of : ROYAL BUILDERS (as Partners)				
4	Name	Photo	Finger Print	Signature
	<b>Saikat Sen</b> Son of Alok Kumar Sen Date of Execution - 17/01/2023, , Admitted by: Self, Date of Admission: 17/01/2023, Place of Admission of Execution: Office	 <small>Jan 17 2023 4:17PM</small>	 <small>LTI 17/01/2023</small>	 <small>17/01/2023</small>
Amlagora, City:- , P.O:- Amlagora, P.S:-Garbeta, District:-Paschim Midnapore, West Bengal, India, PIN:- 721253, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bdxxxxx4c, Aadhaar No: 37xxxxxxxx8731 Status : Representative, Representative of : ROYAL BUILDERS (as Partners)				
5	Name	Photo	Finger Print	Signature
	<b>Sayantana Bhunia</b> Son of Asankha Bhunia Date of Execution - 17/01/2023, , Admitted by: Self, Date of Admission: 17/01/2023, Place of Admission of Execution: Office	 <small>Jan 17 2023 4:10PM</small>	 <small>LTI 17/01/2023</small>	 <small>17/01/2023</small>
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.:: exxxxxx8r, 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	 <small>17/01/2023</small>	 <small>17/01/2023</small>	 <small>17/01/2023</small>
Identifier Of Ajay Gope, Uday Gop, Shobhana Devi, Prabha Yadav, Lakhi Devi, Sulekha Devi, Sudha Gope, Shri Sumit Kundu, Shri Tapas Kumar Bhattacharya, Asef Ali Sekh, Saikat Sen, Sayantan Bhunia			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Ajay Gope	ROYAL BUILDERS-0.714288 Dec
2	Uday Gop	ROYAL BUILDERS-0.714288 Dec
3	Shobhana Devi	ROYAL BUILDERS-0.714288 Dec
4	Prabha Yadav	ROYAL BUILDERS-0.714288 Dec
5	Lakhi Devi	ROYAL BUILDERS-0.714288 Dec
6	Sulekha Devi	ROYAL BUILDERS-0.714288 Dec
7	Sudha Gope	ROYAL BUILDERS-0.714288 Dec

### Land Details as per Land Record

District: Paschim Midnapore, P.S.- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 1, Mouza: PANCHBERIA, , Ward No: 1, Holding No:76/75 Ji No: 233, Pin Code : 721305

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2360, LR Khatian No:- 958		Seller is not the recorded Owner as per Applicant.

**On 17-01-2023**

**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 : 40 (g) of Indian Stamp Act 1899

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

Presented for registration at 15:00 hrs on 17-01-2023, at the Office of the D S R - II PASCHIM MIDNAPORE by Ajay Gope, 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 37,12,500/-

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

Execution is admitted on 17/01/2023 by 1. Ajay Gope, Son of Late Bishu Gope, Inda Pirbaba, Ward No. 1, P.O. Inda, Thana. Kharagpur Town, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by Profession Business, 2. Uday Gop, Son of Late Bishu Gop, Inda, Old LIC Building, Ward No. 22, P.O. Inda, Thana: Kharagpur Town, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by Profession Business, 3. Shobhana Devi, Wife of Vinod Gope, Bara Bazar, Gwaltoli, P.O. Hazaribag, Thana: HAZARIBAGH SADAR, Hazaribag, JHARKHAND, India, PIN - 825301, by caste Hindu, by Profession House wife, 4. Prabha Yadav, Wife of Chandrika Yadav, Inda, Gwalapara, P.O. Inda, Thana: Kharagpur Town, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by Profession House wife, 5. Lakhi Devi, Wife of Mahesh Gope, 173 Bara Bazar Gwaltoli, P.O. Hazaribag, Thana: HAZARIBAGH SADAR, Hazaribag, JHARKHAND, India, PIN - 825301, by caste Hindu, by Profession House wife, 6. Sulekha Devi, Wife of Ranjool Yadav, FCI Road, Carrage Colony, Babakuri, P.O. Jamshedpur, Thana: JUGSALAI, Purbi Singhbhum, JHARKHAND, India, PIN - 831002, by caste Hindu, by Profession House wife, 7. Sudha Gope, Daughter of Late Bishu Gope, Inda, Pirbaba, Ward No. 1, P.O. Inda, Thana: Kharagpur Town, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, 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 17-01-2023 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:- 721301

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 17-01-2023 by Asof Ali Sokh, Partners, ROYAL BUILDERS (Partnership Firm), Inda, New Town, City - , P.O - Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301

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 17-01-2023 by Saikat Son, Partners, ROYAL BUILDERS (Partnership Firm), Inda, New Town, City - , P.O - Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301

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 17-01-2023 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:- 721301

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 17-01-2023 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:- 721301

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 2,553.00/- ( B = Rs 2,500.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,521/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/01/2023 2:11PM with Govt. Ref. No: 192022230256496138 on 17-01-2023, Amount Rs: 2,521/-, Bank: SBI EPay ( SBlePay), Ref. No. 5914446524122 on 17-01-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp. Type: Impressed, Serial no 20498, Amount: Rs 5,000.00/-, Date of Purchase: 16/01/2023, Vendor name: Soumen Kumar De

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/01/2023 2:11PM with Govt. Ref. No: 192022230256496138 on 17-01-2023, Amount Rs: 2,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 5914446524122 on 17-01-2023, Head of Account 0030-02-103-003-02



**Sudikshit Roy Barma**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II PASCIM**  
**MIDNAPORE**  
**Paschim Midnapore, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1002-2023, Page from 12457 to 12509

being No 100200394 for the year 2023.



Digitally signed by Sudikshit Roy Barma  
Date: 2023.02.01 18:28:55 +05:30  
Reason: Digital Signing of Deed.

(Sudikshit Roy Barma) 2023/02/01 06:28:55 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II PASCIM MIDNAPORE  
West Bengal.

(This document is digitally signed.)