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अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

K 789115

ment is admitted to registration. The Signa-
et and the Endorsement sheet attached to this
document are part of the document.

Additional District Sub Registrar
Sadar Paschim Medinipur

11 MAR 2024



Mousumi Adak Deo

DEVELOPMENT AGREEMENTThis Development Agreement is made on 11th day of March 2024**BETWEEN**

1. **SMT. MOUSUMI ADAK DEY**, wife of : Shri Amritendu Adak, by faith : Hindu, by Nationality – Indian, by Occupation – House hold works, aged 44 years residing at Mirzabazar, P.O – and P.S – Midnapore, West Bengal – 721101. PAN – ATHPA0469M. Aadhar - 930347110638.

GLOE CONSTRUCTION

Proprietor

Mousumi Adak Deo

Gouti Ramon

11 MAR 2024

কঃ নং 22652 টাকা 5000

তারিখ 1 MAR 2024 জেলা-পশ্চিম মেদিনীপুর

নাম সার- Alobe Construction And Imnan Khan

পোষ্ট- Minzabazar

থানা- Midnapur

স্বাক্ষর- Do.

11 MAR 2024

জেলার-সেইফা কানার দে
এ বি.এস. অফিসে প্রেরিত

11 MAR 2024

5000 x 1 = 5000



11 MAR 2024

2. **SMT. JAYITA BURMAN**, wife of : Shri Dhiman Burman, Daughter of – Ahangjit Adak, by faith : Hindu, by Nationality – Indian, by Occupation – House hold works, aged 50 years residing at Dhalua North, P.O- Dhalua ,Kolkata, Dist – South 24 Parganas, West Bengal – 700152. PAN – AZVPB5983H. Aadhar- 456044802237.

..... hereinafter referred to as “owners” (Which expression shall unless excluded by or represent to the context be deemed to mean and included their heirs, executors, administrators, representatives and assigns) of the First Part.



AND

“GLOBLE CONSTRUCTION”, a Proprietor Firm having its registered office at Mirzabazar, Midnapore, P.S.- Kotwali, District- Paschim Medinipur, West Bengal, 721101, PAN NO. AWIPK6708M duly represented by its proprietor namely IMRAN KHAN, son of Lt. Mujibur Rahaman Khan residing at Mirzabazar, P.O.- Midnapore, P.S.- Kotwali, District- Paschim Medinipur, West Bengal, 721101, hereinafter referred to as **“THE DEVELOPER”** (Which expression shall unless excluded by or repugnant to the context or meaning the rest shall mean and include it



Mousumi Adak Dey
Jayita Burman

GLOBLE CONSTRUCTION
Imran Khan

successors-in-interest/ office and / or permitted assigns) of the

SECOND PART.

WHEREAS the FIRST PART are in possession of land measuring about 11.60 decimals too lying and situated within the District Paschim Medinipur, P.O - & P.S - Midnapore, Ward no - 11, Holding No - 163/219/2(Full),162(Part),164(Part) ADSR sadar, Midnapore, Mouza - Mirzabazar, J.L no - 179, Khatian no - 178,367, 285,284, L.R Khatian No - 100, 1555, 66 and present L.R - khatian no - 4928 and 4935, R.S Plot No - 875, 876, and L.R Plot No - 1139 along with the two storied house there upon measuring about 900 square feet on each floor.

NOW THIS FIRST PART made represent to the developer as follows:

- A. That some of the aforesaid property within mouza : Mirzabazar was originally belonged to kali Dasi who during her ownership and peaceful possession over the said property transferred the same in favour of (i) Nandakishore Kamilya and (ii) Kamalabala Kamilya by way of registered sale deed being no - 208 of 1967 , dated - 25.01.1967 and put them into possession thereof thereby they became the owners of the same and they had possessing the same.
- B. That being the owners of the said p[roperty said (i)) Nandakishore Kamilya and (ii) Kamalabala Kamilya sold the said 1.60 decimals land in the said R.S. Plot No - 876 to Amritendu Adak by way of registered sale deed being No- 4226 dated 29/06/1982 and put him into possession thereof thereby he became the absolute owner of the said property and he had been possessing the same
- C. That some of the said property i.e. 4 decimals land in - R.S - Plot No - 875 and 3 decimals land in R.S plot 879 i.e. total 7 decimals land was originally belonged to Sk. Sadir who durning his ownership and peaceful possession over the said property transferred the same in favour of Mahamud Ahammad by way of registered sale deed being No - 3443 of 1972, dated 24-05-1972 and put him into possession thereof thereby he became the absolute owner of the said property and he had been possession the same
- D. That being the owner said 7 decimals land in the said R.S. plot No - 875 and 879 said Mahamud Ahammad sold the same to Ahangjit Adak by sale deeds being No - 142 of 1974, dated 16/01/1974 and put him into possession thereof thereby he became the absolute owner of the said property and he had been possessing the same.

Amritendu Adak
Mouza Mirzabazar

GLOBAL CONSTRUCTION
Ahangjit Adak
Proprietor

- E. That some of the said property i.e. 2 decimals land in R.S. Plot No – 878 was originally belonged to (i) Ojha Paria @ Das, and (ii) Mantu Paria @ Das who during their ownership and peaceful possession over the said land transferred the same in favour of Rambihari Das by way of registered sale deed being No- 2104 of 1973, dated 04/04/1973 and put him into possession thereof thereby he became the owner of the said property had been possessing the same.
- F. That being the owner said 2 decimals land (as per physical possession 3 decimals land) in the said R.S Plot No – 878 said Rambihari das sold the same to Sefali Adak by sale deed being no – 3473 of 1974, executed on 30/04/1974 and registered on 02/05/1974 and put her into possession thereof thereby she became the owner of the said property and she had been possessing the same
- G. That the name of Amritendu Adak had been recorded in respect of 1.60 decimals land in L.R Plot No – 1139 vide Khatian No – 66 and finally published thereof.
- H. That the name of Sefali Adak had been recorded in L.R. Parcha in respect of 3 decimals land in L.R Plot No – 1139 vide khatian No – 1555 and finally published thereof.
- I. That the name of Ahangjit Adak had been recorded in L.R Parcha in respect of 7 decimals land in L.R Plot no – 1139 vide Khatian No – 100 and finally published thereof.
- J. That the aforesaid owners used to pay rent, tax, etc. and they obtained building plan from Midnapore Municipality and constructed house thereupon.
- K. That thereafter said Ahangjit Adak and his wife Sefali Adak died leaving behind their legal heirs i.e their son Amritendu Adak and daughter Jayita Burman, accordingly they inherited the said property i.e total 10 decimals land in R.S Plot No – 875,878, and 879, L.R Plot No – 1139 equally in equal share. Therefore each of them became the owners of 5 decimals land in the said plots etc. and proportionate share of building.
- L. That subsequently said Amritendu Adak gifted his entire share i.e total 6.71 decimals land in R.S. Plot No- 875,876,878,879 and 1551 square feet construction and 228 square feet common area to his wife namely Mousumi Adak Dey by gift deed being No – 911 dated 13/03/2015 and put her into possession thereof thereby she became the owner of the same and she has been possessing the same.
- M. That thereafter the name of Jayita Burman has been recorded in L.R. Parcha in respect of 4.62 decimals land in L.R. Plot No -- 1139 vide Khatian No – 4935. Her name has also been mutated with Midnapore Municipality and she obtained mutation certificate.

Mousumi Adak Dey
Jayita Burman

BLONIE CONSTRUCTION
Suman Khan
Proprietor

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- N. That the name of Mousumi Adak has been recorded in L.R parcha in respect of 6.98 decimals land in L.R. Plot No- 1139 vide khatian no – 4928, Her name has also been mutated with Midnapore Municipality And she obtained mutation certificate.
- O. That the present owners are jointly and absolutely seized and possessed all the piece and parcel of bastu land measuring about 11.60 decimals lying and situated in the district – Paschim Medinipur, P.O and P.S – and Municipality – Midnapore, old ward no. – 11, (New)-22, Holding No – 163/219/2 (Full), 162 (Part), 164 (Part), New Holding No. - 642. And 642/A, A.D.S.R sadar Midnapore, Mouza – Mirzabazar, J.L no – 179, Khatian no – 178,367, 285,284, L.R Khatian No – 100, 1555, and 66, present L.R – khatian no – 4928 and 4935, R.S Plot No – 875, 876, and L.R Plot No -- 1139 is the subject matter of this Development Agreement and be the same or little more or less as the absolute ownersthereof free from all emcumbrances and was also enjoyed and possessed by them uninterrupted by without any hindrance from any quarters with all rights, privileges and benefits together with all easement rights hereinafter called and reffered to as the said “Premises”
- P. The First Part “OWNERS” desirous of getting the “Said Premises” developed through the Second Part “Developers” by way of construction of Multi-storied building subject to sanctions being obtained from the Midnapore Municipality and / or such other appropriate authority / authorities.
- Q. The First Part represented to the Second Part that First Part are the absolute owners of the “Said Premises” and there is no legal impediment for them to enter into this Agreement for Joint Venture.
- R. The First Part herein confirm that so for as they are aware, there is no demand of any amount by any recovery officer of any other statutory authorities against the said premises or the said premises is not affected by any certificate order of any Court or authorities. The First Part, further that the said premises is not effected by any scheme or notice or prohibitor order or notice of acquisition or requisitions. They further declares that the said premises is not charged or mortgaged nor the same is charged for payment of any amount under any order of statutory bodies and the said property is free from all encumbrances whatsoever.

Proprietor of Business
Mousumi Adak Dey

Sham W. M.
Proprietor

GLOBAL CONSTRUCTION

- S. That the right title and interest of the Owners in the said premises save as stated hereinabove is free from all encumbrances and Owners have a marketable title to the same as on date of signing this agreement.
- T. That the Owners have not entered into any Agreement for Sale, Lease, Development or otherwise for transfer and / or development of the said premises mentioned hereinabove or any part or portion thereof in favour of anyone other than in favour of the proposed Developer herein.
- U. That the Owners are fully and sufficiently entitled to deal with and cause development of the said premises mentioned hereinabove and thus entering into this Agreement.
- V. The Owners shall not be liable for any income Tax, Service Tax, GST or any other Taxes in respect of Developer's allocation and the Developer shall have to make the same and keep the Owners indemnified and reimbursed against all actions, suits, proceedings, costs, charges and expenses in respect thereof. The owners shall not also be liable for meeting any obligations towards the labour/workman/employees relating to the construction / project in case any liability arises in respect of developer's allocation on the owners, developer will indemnify or reimburse the Owners for the same.

W. THE DEVELOPER HEREIN REFERRED TO AS SECOND PART HAS REPRESENTED TO THE FIRST AS FOLLOWS:-

- i) WHEREAS the Second Part is a Proprietor Firm and has financial capacity and technical skill, experience and expertise to construct the proposed building and / or develop the side landed property. The

Mousumi Adak Dey
Proprietor

ALOKI CONSTRUCTION
Suman Klu
Proprietor

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Second Part has been rendered incapable of constructions and developing any property by any Court, tribunal and statutory body either in the past or at the time of entering into this agreement. The Second Part possesses all necessary Trade license and other permission and is also authorised by the Law of this land to enter this Joint Venture Agreement and develop the said premises by demolishing the existing structure.

AND WHEREAS the Second Part agree or develop the said premises on the basis of such representations made by the First Part same to be true and relying upon the same.

X. AND WHEREAS the First Part herein have agreed to allow the Second Part and the second part has agreed to develop the said premises on joint venture basis at its cost & expenses by constructing a Multi-storied building on the "Said Premises" and the owners shall be entitled to 40% of saleable areas including Parking Space.

Y. AND WHEREAS the Second Part has perused the title deeds and other documents relating to the premises and has also inspected the site and is prima facie satisfied with title of the property.

**NOW THIS AGREEMENT WITNESSED AND IT IS HEREBY
AGREED AND BETWEEN THE PARTIES HERETO AS
FOLLOWS:-**

Article -1. Definitions:-

- a. "Owners" shall mean the owners above named SMT. MOUSUMI ADAK DEY, wife of : Shri Amritendu Adak, by faith : Hindu, by Nationality – Indian, by Occupation – House hold works, aged 44 years residing at Mirzabazar, P.O – and P.S – Midnapore, West Bengal – 721101. And SMT. JAYITA BURMAN, wife of : Shri Dhiman Burman, Daughter of – Ahangjit Adak, by faith : Hindu, by Nationality – Indian, by Occupation – House hold works, aged 50 years residing at Dhalua North, P.O- Dhalua, Kolkata, Dist – South 24 Parganas, West Bengal – 700152. And their heirs, executors, administrators successions, legal representatives.

Mousumi Adak Dey
Jayita Burman

GLOBAL CONSTRUCTION
Swan Khan
Proprietor

- b. "DEVELOPER" shall mean "GLOBLE CONSTRUCTION", a Proprietor Firm having its registered office at Mirzabazar, Midnapore, P.S.- Kotwali, District- Paschim Medinipur, West Bengal, 721101, PAN NO. AWIPK6708M duly represented by its proprietor namely IMRAN KHAN, son of Lt. Mujibur Rahaman Khan residing at Mirzabazar, P.O.- Midnapore, P.S.- Kotwali, District- Paschim Medinipur, West Bengal, 721101
- c. "SAID PREMISES" shall mean all that piece and parcel of Bastu land measuring 11.60 decimals which is fully described in the aforesaid parts of this Development Agreement also described in the First Schedule hereunder written on which the new proposed building as to be constructed. The Developer has measured the area and is satisfied with the measurement thereof.
- d. "BUILDING PLAN" shall the proposed maps or plans as to be sanctioned by the Midnapore Municipality and its subsequent modification/amendment in the said plans which is to be sanctioned by the developer. The building shall be for residential use only.
- e. "New Building" shall mean the multi-storied building and car parking space etc. to be constructed and completed in the said premises by the Developer at its cost and expenses in accordance with the building plan to be sanctioned by the Midnapore Municipality in pursuance hereof on the land described hereinabove.

Mousumi Adark Dey Proprietor

GLOBLE CONSTRUCTION
Imran Khan Proprietor

- f. "DEVELOPER'S ALLOCATION" shall mean 60% of the premises of the constructed area and /or built up area and/or Super built-up excluding the Owners Allocation ie 40%. TOGETHER WITH undivided proportionate common to other occupiers/ Owners in the said building.
- g. "COMMON EXPENSES" shall means and include all expenses to be incurred by the Unit Owner for the management and maintenance of the building and the completion/occupancy certificate from the Midnapore Municipaality which is to be obtained at the cost and effort of the Developer.
- h. "COMMON PORTIONS, FACILITIES & AMENITIES" shall mean all the common areas and installations comp0rised in the new building and the premises, including, staircase, lobbies, passages, path ways, boundary walls, service areas and other facilities, which may be mutually agreed upon by and between the parties in writing as required for the establishment, location, enjoyment, provisions maintenance and/or management of the building.
- i. "SALEABLE SPACE" shall mean the space in the building available for independent use and occupation.
- j. "PROJECT" shall mean the entire work of development from demolition of the existing structure, sanction of plan, constructions completion of building in complete and finished condition, obtaining of occupancy certificate and completion of essential services like water, sewerage and electricity and handing over possession to the Owners, which shall be at the entire cost of the Developer save and except which are specifically agreed herein.

Mousumi Adak Dey
Joint Proprietor

GLOVE CONSTRUCTION
Swan Khan
Proprietor

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- k. "PROPORTIONATE BUILDING SHARE" with all its cognate variations shall mean such ratio the covered area of any unit or units be in relation to the entire area in the new building.
- l. "UNIT" shall mean any flat or other covered area in the new building, which is capable of being exclusively owned, used and or enjoyed by the respective Unit Owners and which is not the common portions.
- m. "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 Developer, for the units held by them.
- n. "COMPLETION TIME" The building shall be completed within 36 (Thirty Six) months from the date of sanction of the building plan by the Midnapore Municipality or other appropriate authority or authorities and or 36 (Thirty Six) months from the date of getting vacant possession of the premises from the Owner whichever is later subjected to a grace period of another 6 (Six) months.
- o. "SOCIETY" shall mean the Society or Association to be formed by the purpose of maintenance of the new building and the premises and for collecting and delaying the common expenses provided that until such Association is formed the Developer shall be entitled to manage and / or maintain the new building and the premises and to collect the common expenses as mutually agreed upon by the Owners and the Developer. The Developer shall take initiative to form an association/society within one year from the date of obtaining Completion Certificate.
- p. "SPECIFICATIONS" shall mean the specifications for completing the new building as stated in the SECOND SCHEDULE hereto.

Mousumi Adark Dey
 Proprietor

SHRUTI CONSTRUCTION
 Shrawan Khan
 Proprietor

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- q. "ADVOCATE" to the project shall mean Mr. Diptendu Ghosh, Advocate, Judge's Court, Midnapore.
- r. "TRANSFEREE" shall mean the unit Owners, person, firm, limited company, and association of persons to whom any flat or space in the building shall be transferred.

ARTICLE -II

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 Owners and the Developer. However, in case of any dispute, termination, non-performance, or substantial breach of this contract, the parties will go for the Learned Competent Court of the local jurisdiction of the District Paschim Medinipur.

ARTICLE-II

DEVELOPER'S PRIMARY OBLIGATION.

The Developer will incur all expenses and other out goings relating to the land for setting right the papers.

ARTICLE-IV

DEVELOPER'S RIGHT & REPRESENTATION

The Owners hereby grant, subject to what have been hereunder provided, exclusive right to the Developer to develop the said premises and construct the new building at the said premises in accordance with the new plan or plans as to be sanctioned by the Midnapore

Sanjit and Burman,
Mousumi Adak Dey

GLOBE CONSTRUCTION
Shovan Kumar
Proprietor

Municipality and / or by any other appropriate authority with or without any amendment and / or modification in the manner stated above.

The Owners hereby empowers and authorizes the Developer to do this project in connection with the said property as described in the schedule hereunder written such as to sell or any kind of transfer of the Developer's Allocation through registered deeds and to take water or electric connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the Developer's Allocation, to negotiate any matter for the said property etc. and for the same. The Owners shall execute and register a separate General Power of Attorney in favour of the Developer and this power shall remain in force till the completion of registration only in respect of the Developer's Allocation in favour of the intending purchasers.

All applications, plans and other papers and documents, as may be required by the Developer for obtaining necessary sanction of plan/ revise plan from the Midnapore Municipality shall be prepared and submitted by the Developer on behalf of the Owner's at the cost and expenses of the Developer and the Owners shall sign and execute all such plans and applications, other papers and documents as and when necessary and the Developer 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.

Save and except the Owners allotted portion, the Developer shall have full right to execute any agreement for sale in respect of the Developer's

for Jatin Dasgupta

Mousumi Adak Dey

PEOPLE CONSTRUCTION
Sanjay Kumar
Proprietor

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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 Developer either themselves or through Power of Attorney pursuant to the Agreement for sale, as the same shall be realized by the Developer without reference to the Owners.

The Developer 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 the Multi-storied building thereon in accordance with the building plan to be sanctioned by the concerned Midnapore Municipality or other appropriate authority.

That the Developer shall install in the said building at its own cost 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 including doors and windows 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

- i) Immediately after the execution of this Agreement, the developer shall at its own cost and expenses prepare or cause to be prepared a plan for construction and erection of a new building at the said premises, and the Developer shall submit the same before the Midnapore Municipality for sanction with prior consent of the Owners.

Sanjay Kumar Bhattacharya

Moumuni Adak Das

*Sanjay Kumar
Proprietor*

ALOKI CONSTRUCTION

- ii) The developer shall deliver to the Owners one copy each of all the sanctioned plans & drawings certified by the Developer to be true copy and also deliver to the Owners copies of all papers and documents that are to be submitted by the Developer to the Midnapore Municipality or any other authority for the purpose of development and construction of the building. The developer 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.
- iii) The Developer 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 order in force for the time being.
- iv) The building shall be erected, constructed and completed by the Developer as the specification provided in Second Schedule hereunder written and all flat/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.
- v) The Developer 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

Sanjay Kumar Bhowmik

Mousumi Adak Dey

Sanjay Kumar Bhowmik
 PROPRIETOR

GLOBAL CONSTRUCTION

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

- vi) All costs, charges, fees levies, imposition, 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 Developer.
- vii) The Developer shall be responsible and liable for payment of and/or meeting all costs, charges, fees levies and expenses of the building materials, workman, labours contractors and all permissions, license, quota as and other recruitment for erections, construction and completion of the said building in totality. The developer shall at its own costs and expenses cause for progress of erection, construction and ultimate completion of the Building within the time specified hereinabove.
- viii) 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 requirement under the law and ensure fulfilment and compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter.
- ix) 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 title, the Developer shall be solely liable and responsible for the same and the consequences arising there from in all respect and shall at all point of time keep the Owners indemnified for the same and all consequences.

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For Jagdish Bhatia

Mousumi Adak Dey

Shree Khim
Proprietor

GLOBAL CONSTRUCTION

It is specifically agreed and understood that the Owners shall not be responsible and/or liable either for any not 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 or completion of the said newly proposed building or any part thereof. All actions, suits, claims, proceedings and consequences, prosecuted and complied with and faced by the Developer at its own costs and expenses and the Developer shall keep the Owners indemnified from all or any loss, damages, cost and consequences, suffered or incurred there from.

x) 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 Developer and the Owners shall not be responsible or liable for meeting any obligations in any manner whatsoever. In case the Owner becomes responsible or liable on any account relating to labour, workman, etc. Developer will indemnify/reimburse the Owners there for.

xi) The Developer shall be solely responsible for and make and pay all payments, wages, dues, contributions, entitlements contractual and/or statutory obligations and requirements of the workman, supervisors, workers, labours, employees, architects and others by wherever be 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 indemnified from all or any

Mousumi Adak Dey Proprietor

LOVE CONSTRUCTION
Suman Khan Proprietor

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claim, damages, payments, costs and consequences suffered or incurred there from.

- xii) 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 36 (Thirty Six) months from the date of sanction of the plan and also after taking vacant possession of the said premises from the date of sanction of the plan and also after taking vacant possession of the said premises from the Owners whichever will belater unless prevented by Force Majeure for which an additional period of 6 (Six) months is allowed.
- xiii) That the Developer shall make correspondence or negotiation or advertise for sale of the residential/commercial units of developer allocation to any third part/parties at such price to be determined by the Developer at its own discretion.

ARTICLE-VI

OWNER'S OBLIGATIONS

1. The Owners shall sign and execute all plans, drawings, specification, elevations, forms, applications and all other papers and verify and affirm required affidavits other 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

Mousumi Adak Dey
proprietor

Swarn kumar
proprietor

GOPI CONSTRUCTION

Owners on account of execution of such documents, the Developer shall sufficiently re-imbrues and/or indemnities the Owners within one month from the knowledge of such.

2. The Owners shall deliver vacant peaceful possession of the land/premises to the Developer on signing of this agreement and prepare the Plan of the proposed building to be sanctioned by the Midnapore Municipality.
3. The Owners shall provide the Developer 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 represents 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 require from time to time, in accordance with law concerning negotiations for transfer of flats to the intending purchasers thereof and all cost and expenses on that respect shall be borne by the Developer and in this respect the Owners shall appoint GLOBLE CONSTRUCTION, the Developer herein, as their Attorney todo 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.
4. The Developer shall be entitled to transfer of Developer's Allocation by way of Agreement for Sale but cannot give possession to any flat

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Mousumi Adak Dey Jayida Bismillah

GLOBLE CONSTRUCTION
Suman Chandra
Proprietor

purchaser and cannot execute registered sale deed till full performance of the agreement on the part of the Developer is made and will give possession to the flats purchases only upon full completions of the Owners Allocation with the Occupancy Certificate and possession certificate.

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.
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 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 incidents/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.

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 hereunder written in their allocated portion or any part thereof, the Developer 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 Developer. However to be more

Gayatri Budman

Mousumi Adak Dey

Shrawan Kumar
Proprietor

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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.

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 importable and undivided whereas the Owners shall have liberty to deal 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 Developer shall similarly be entitled 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 of the building will be common to all the Co-Owner of the flats/units for use only.
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 Developer 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 Owners or their 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 Developer and/or its nominees in respect of 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 condition provided therein. All cost and

Gayatri Burman

Moumita Adak Dey

Swarn Kumar

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expenses including stamp duty, incidentals, registration cost therefore shall be borne and paid by the Developer and/or its nominees.

5. Subject to the above restrictions and conditions contained herein the Developer shall be entitled to enter into any contract or agreement relating to its allocated portion or any part thereof on such terms and conditions and stipulation it may deem fit and proper in accordance with law and in term of this contract and the Owners shall confirm the agreement, unto and in favour of the said nominee or nominees of the Developer 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 value of stamp duty, registration costs or incidental thereto be paid and borne by the Developer and/or its nominee or nominees as the case may be. It is clarified that the Owners will only be liable to transfer proportionate importable share in the land in respect of Developer's Allocations.

ARTICLE-VIII

OTHER PROVISIONS.

1. To 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 Developer 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 Developer. However, to be more specificat 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.

Jagjit Singh Bhatnagar

Mousumi Adak Dey

Suman Khatun -
Proprietor

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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 importable and undivided whereas the Owners shall have 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 Developer shall similarly be entitled 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 of the building will be common to all the Co-owner of the flats/units for use only.
3. The Owners shall be entitled to deal sell, transfer and grant, lease and/or in any manner dispose of the Owners' allocation for which no further consent of the Developer 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 Owners or their 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 Developer and/or its nominees in respect of 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 Developer and/or its nominee.

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Mousumi Adak Dey

Swarn Kumar
PROPRIETOR

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5. Subject to the above restrictions and conditions contained herein the Developer shall be entitled to enter into any contract or agreement relating to its allocated portion or any part thereof on such terms and conditions and stipulations it may deem fit and proper in accordance with law and in term of this contract and the Owners shall confirm the agreement, unto and in favour of the said nominee or nominees of the Developer 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 value of stamp duty, registration costs or incidental thereto be paid and borne by the Developer and/or its nominee as the case may be. It is clarified that the Owners will only be liable to transfer proportionate importable share in the land in respect of Developer's Allocations.

CHAPTER – VIII

COMMON OR RESPECTIVE OBLIGATIONS

- A. To pay punctually and regularly for their respective allocations all rates, taxes, levies, fees charges, impositions and outgoing to the concerned authorities or 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 here under or any other act as desired and decided by the Co-owner, the Developer shall be entitled to collect service charges and provides the required services thereof.
- C. To abide by all laws, rules and regulations and order or the enactments of the Government and/or local bodies or otherwise issued

Mousumi Adeek Dey
Gupta Bismar

Sanjay Kumar
Proprietor

FILE CONSTRUCTION

and/or imposed upon in accordance with law, as the case may be and shall attend to and 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.

- D. To abide by the statutory provisions of West Bengal Municipality Act. (Midnapore Municipality) and the West Bengal Town & Country Planning Act 1971 (M.K.D.A.) and any violations of the statutory provisions by the Developer shall at their risk and cost.

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 Developer have entered into this Agreement purely as a CONTRACT and nothing constitute as Partnership between the Owners and the Developer or and Association or person or an agency agreement. Nothing in these presents, shall be construed as a sale, demise or assignment or constructed as a sale, demise or assignment or construed as a sale, demise or assignment or conveyance in lieu of the said premises or any part thereof to the Developer by the Owners or as creating any right title or interest in respect thereof in favour of the Developer other than an exclusive permission and right in favour of the Developer to develop the said property subject to the terms and conditions of these presents.
2. The Owners shall handover possession to the Developer along with the right of the development in respect of the said premises by virtue of this presents and/or in pursuance thereof shall not be obstructed or

Gayatri Basu

Moumita Adak Dey

Sanjay Kumar
Proprietor

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dispute or challenged or disturbed by the Owners provided the Developer is 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 Developer, various act, deeds, matters and things not herein specified may be required to be lawfully done, executed and performed and for which the Developer shall require adequate powers and authorities from shall provide all required now and authorities unto and in favour of the Developer 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, the Owners fully indemnified in all respect.
4. Handing over possession of the specified flats and car parking space, if any to the Owner 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 obtaining completion/occupancy certificate from the Midnapore Municipality or any other authority or authorities by the Developer upon a notice to the Owners by registered post along with communication by telephone and hand service. The date of occupation by the Owners shall be after a fortnight of the letter deemed to have reached the Owners.
5. That handing over possession of the Owners allocation the developer shall remain liable for rectifying all defects and works of proper of any fittings, fixtures connections services or otherwise therein for a period of

Gayatri Basu

Mousumi Adak Dey

SOLE CONSTRUCTION
Swarn Kumar
Proprietor

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- 3 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 Developer at Developer's own costs and expenses.
7. All Municipal current taxes will arrears and other outgoings in respect of the said premises up to this date shall be borne and paid by the Developer on behalf of the Owners. At the expiry of 30 (Thirty) days from the date of service to the Owners a notice of the Developer regarding completion and handing over to the Owners of the Owners' allocation under the terms of this agreement, the liability of the Developer to pay the Municipal Taxes and other liabilities in respect of the Owners allocation would cease.
8. Within six month from the date of the completion of the project the Developer will and Co-operate the Owners and the other unit Owners to form an association or body of flats Owners to be formed for the keep, 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 Developer or their respective nominees (unit owners) according to their proportionate right.
9. Till such the association or body is not formed, the premises shall be managed and maintained jointly by the Owners and Developer and the cost thereof as mutually agreed upon by the Developer and Owners would be borne and paid by the Developer or their nominees in proportionate share. The Owners herein and the Developer shall as such as may be duly agree upon the rules and regulations for such management and maintenance.

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Moumuni Adak Dey

LOP E CONSTRUCTION
Shovan Chandra
Proprietor

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10. The certificate of the Architect relating to completion of construction development shall be final after obtaining from Midnapore Municipality completion/occupancy certificate.
11. The notice of completion issued by the Developer along with Midnapore Municipality occupancy certificate shall be sent to the Owners by hand service intimating that the Owners area is completed in the manner stated hereinabove and is ready for delivery after obtaining the completing or occupancy certificate of the concerned or Municipal Authorities and new water & sewerage connection to deliver the Owner's area the Owner's under this agreement.
12. For the purpose of sale and/or transfer of allocation of the Developer of 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.
13. The Certified copy of Title deeds and other documents relating to the aforesaid property shall be delivered to the Developer and cannot be mortgaged and shall be made available for inspection to the intending purchasers of the Developer's Allocations 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.
14. If required Developer 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 Developer.
15. Time is the essence of this contract.

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Mousumi Adak Dey

Sanjay Kumar
Proprietor

SOLE CONSTRUCTION

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16. If the project is delayed owing to any order or injunction of any Court or statutory body or authority, the Developer shall be liable for such delay. Cost and expenses of all litigations and proceedings shall be borne and paid by the Developer. However, for any suitor proceeding relating to title of the land the land Owners shall be responsible. In such an event the time frame for completion of the project would be suitably extended.
17. It is further clarified that the Developer shall have no right title or interest in the Owner's allocation.

ARTICLE -X

FORCE MAJEURE

The parties hereto 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, old commotion, strike look out, general labour unrest and/or any other acts or commission inquiry beyond the control of the Developer affected thereby and also Non-availability of 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 Developer within seven days shall give a notice of delay thereof in order to obtain the benefit of such delay.

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Shree Construction
Proprietor

Mousumi Adak Dey
Gayatri Bhowmik

ARTICLE -XI**DEFAULT CLAUSE**

In the event the Developer fails to complete the said proposed building within the said stipulated period of 36 (Thirty Six) months from the date obtaining vacant possession of the premises/sanction plan subjected to a grace period of another 6 (Six) months and/or from the date of sanction plan of the Midnapore Municipality whichever will be later for reason beyond the control of the Developer or on account of force majeure as per Force Majeure clause mentioned above.

SCHEDULE OF THE ABOVE REFERRED TO:-

All the piece and parcel of land measuring 11.60 decimals lying and situated within the district – Paschim Medinipur, P.O and P.S – and Municipality – Midnapore, old ward no. – 11, New – 22, Holding no – 163/219/2 (Full), 162 (Part), 164 (Part), New Holding No.- 642 and 642/A. A.D.S.R sadar Midnapore, Mouza – Mirzabazar, J.L no – 179, Khatian no – 178, 367, 285, 284, L.R Khatian No – 100, 1555, 66, present L.R – khatian no – 4928 and 4935, R.S Plot No – 875, 876, and L.R Plot No – 1139 be the same or little more or less on a bounded by:

BUTTED AND BOUNDED BY:-

TO THE NORTH – House of Sk. Sahajahan

TO THE SOUTH – 8 feet Municipality Road

TO THE EAST – House of Julfikar Ali

TO THE WEST – 24 feet Municipality Road

DIMENSIONS OF THE LAND: -

NORTH - 76 feet

SOUTH - 84 feet

EAST – 48 feet

WEST – 89 feet

Mouza Mirzabazar

Jeypur Berman

GLOBE CONSTRUCTION
Swan Kumar
Proprietor

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SCHEDULE OF OWNERS' ALLOCATION

40% (Forty percent) of the entire construction, i.e. the saleable area of the said Multi- storied building along with the inseparable proportionate share of the said land. No advance monetary transaction is made except this 40% allocation as mentioned hereby.

SCHEDULE OF DEVELOPER'S ALLOCATION

60% (Sixty percent) of the entire construction i.e. the saleable area of the said Multi- storied building along with the inseparable proportionate share of the said land.

COMMON RIGHTS AND FACILITIES:-

Stair case, common passage, water lines and water electricity main line and its wiring land and boundary wall, fixtures and fittings vacant spaces, roof and mummy roof, stair, main gate and entrance, proportionate land, pump and motor, septic tank, water reservoir and water tank.

IN WITNESS WHEREOF the parties have put their respective signature hereto the day, month and year first above written.

Schedule of Work:-

SPECIFICATION OF THE BUILDING CONSTRUCTION:-

A. Number of Floors: - Basement, Ground plus Four Storied building.

GLOBAL CONSTRUCTION
Suman Kumar
Proprietor

Mousumi Adak Dey

Jyoti Banerjee

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- B. General: The building shall be R.C.C. framed structured design of Architect with good quality M.S. rods and according to sanctioned Building Plan.
- C. Brick Work : 200 mm. – Thickness Brick work shall be done on outside walls with First class bricks in Cement-sand Mortar (1.6) 125 mm/75 mm (ISI marked). Thick inside partition walls between the Flats with first class bricks will be done in Cement-Sand Mortar (1:4) as necessary.
- D. Flooring Skirting : All room, verandah and kitchen will be laid vitrified tiles or marble, block stone kitchen slab in kitchen and up to 2 ft. Height Glazed tiles over kitchen slab. In toilets ceramic tiles floor and dado up to 6 ft. Height.
- E. Plastering : The outer side, inner side and the ceiling plaster of the building will be of standard thickness and plaster of Paris to be provided in bed room, living rooms, toilet, kitchen and verandah.
- F. Painting : All internal surfaces to be plastered with cement sent mortar and finished with plaster of Paris punning. All external walls to be plastered with waterproof cement send. Mortar and painted with cement paint.
- G. Doors : Door Frames shall be wood & doors shall be 32 mm thick with oxidized steel hinges and tower bolts, doors, stoppers, standard make mortise lock.
- H. Windows : Shall be of sliding Aluminium Windows with glass panels and integrated M.S. Grills.

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GLOBAL CONSTRUCTION
Suman Khan
Proprietor

Moumita Adak Dey
Project Supervisor

I. Toilets and Kitchen

Toilet :

- i) European White Commode with Cistern and one tap of Standard make.
- ii) Shower Wash basin with two taps of Standard make shall be provided.

Kitchen : One Sink, two taps of Standard make, Black stone kitchen sheff.

- J. Stair case room and Railings : Stair case room will be provided as per design and sanctioned plan M.S. Railings from ground floor to top floor with height up to 2'-6'.

K. Electrical installations :

- i) Three light points, one fan point and two plug point in drawing/dinning space (one 15 amp plug point).
- ii) One fan point, two light points and two plug points in bed room (one 15 amp plug point).
- iii) Two light points in toilet and kitchen and one 15 amp plug points in toilet and kitchen each.
- iv) Concealed wiring with (S) Copper wire will be provided (all switches & sockets to be of Standard make).

- L. All extra work other than the standard specification shall be entertained by the Developer and charged at a rate as would be decided by the building before starting of the said extra work. No outside contractor will be allowed to execute the said extra work till the possession of the flat in question is handed over to the Owner, entire payments towards such extra work shall have to be made in full before proceeding with the said extra work and any cost of such extra work

Mousumi Adak Dey Jayita Barman

GLOUCE CONSTRUCTION
Suman Kumar
Proprietor

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shall not be adjusted in the event the Owner changing the specification as shall be provided by Developer.

M. All materials used for the construction is subjected to approval of the Architect and Far as practicable confirm to established engineering specifications of all the local materials and confirming to Indian Bureau of Standard Specification.

N. Water supply:

- i) Overhead reservoir (PVC) will be provided at the top floor of the building through Boring Water Supply.
- ii) Connected internal lines as necessary in kitchen toilet and suitable electrical pump to deliver water to overhead reservoir from ground floor reservoir.
- iii) Roof treatment shall be done as per standard practice by the Developer and he roof cannot be used for bathing, washing of clothes and/or utensils by ay of the flat Owner.

O. General Clause: The Owner evidenced by writing can also rise question about the standard and quality of the materials used during construction subjected to the B.S.I.S. Specification or C.P.W.D. /P.W.D. Manuals.

Witnesses:-

1. *Madhapada Mandal*
S/O. *Kedar Nath Mandal*
Nutan bazar
Midnapore

2. *Amriteswar Adak*
S/O Lt. *Ahangjit Adak*
Mirzabazar
P.O. — *Midnapore*
Dist — *Paschim Medinipur.*

Mousumi Adak Beg
guyfdr/bwsmen.

GLOBE CONSTRUCTION
Swan sen
Contractor

2.

Drafted by
 Syed Nowzar Ali

Syed Nowzar Ali
 M.A., LL.B., B.Ed, Kovid
 Advocate
 Mirzabazar, Midnapur

Regd. No.- F 1081/1053 of 1981

This Development Agreement consists of 37 pages including one number of Non-judicial Stamp Paper of Rs.- 5000/- along with Two pages of finger impression of the land owners, Developer and one sketch map of land has been annexed hereto, forming part of the Deed.

1. Mousumi Adak Dey

2. Jagjit Kumar.

VELORE CONSTRUCTION

Ambar Khan
 Proprietor

Signatures of the landlords

Signature of the Developer

MUNICIPALITY ROAD 24'

LAND OF SMT. MOUSUMI ADAK DEY
AND SMT. JAYITA BURMAN
MEASURING 11.60 DECIMALS



MUNICIPALITY ROAD 8'

76'

54'

48'

31'

35'

43'-4"

10'-3"

Jayita Burman,
Smt. Mousumi Adak Dey

MOUSE CONSTRUCTION

Proprietor

PHOTOGRAPHS & FINGER PRINTS OF THE PARTIES



Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature

Mousumi Adak Dey



Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature

Jyoti Burman

PHOTOGRAPHS & FINGER PRINTS OF THE PARTIES

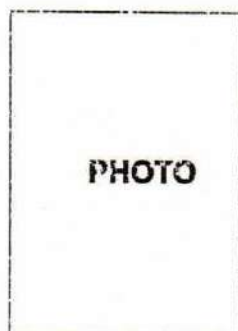


Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb

Signature

GLOBLE CONSTRUCTION

 Proprietor



Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb

Signature



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



192023240418146848

2-634/2024

GRN Details

GRN: 192023240418146848 Payment Mode: SBI Epay
GRN Date: 11/03/2024 13:21:07 Bank/Gateway: SBIEpay Payment Gateway
BRN : 3825947225927 BRN Date: 11/03/2024 13:21:25
Gateway Ref ID: 240715589602 Method: HDFC Retail Bank NB
GRIPS Payment ID: 110320242041814683 Payment Init. Date: 11/03/2024 13:21:07
Payment Status: Successful Payment Ref. No: 2000675213/3/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Imran Khan
Address: Mirzabazar
Mobile: 9434321485
Period From (dd/mm/yyyy): 11/03/2024
Period To (dd/mm/yyyy): 11/03/2024
Payment Ref ID: 2000675213/3/2024
Dept Ref ID/DRN: 2000675213/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000675213/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	2000675213/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				15041

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-1003-00634/2024	Date of Registration	11/03/2024
Query No / Year	1003-2000675213/2024	Office where deed is registered	
Query Date	11/03/2024 12:50:57 PM	A.D.S.R. MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	T P Mandal Nutanbazar, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9434321485, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,26,47,057/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

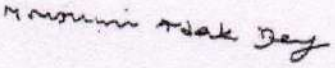
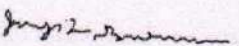
District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Mirjabajar, , Ward No: 11, Holding No:642 JI No: 179, Pin Code : 721101

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-1139 (RS :- 875,876)	LR-4928	Commercial	Vastu	6.98 Dec		76,10,040/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Mirjabajar, , Ward No: 11, Holding No:642/A JI No: 179, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-1139 (RS :- 875,876)	LR-4935	Commercial	Vastu	4.62 Dec		50,37,017/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
Grand Total :					11.6Dec	0 /-	126,47,057 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Mousumi Adak Dey (Presentant) Wife of Shri Amritendu Adak Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Office	Photo  11/03/2024	Finger Print  Captured LTI 11/03/2024	Signature  11/03/2024
Mirzabazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: atxxxxxx9m, Aadhaar No: 93xxxxxxxx0638, Status :Individual, Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Office				
2	Name Smt Jayita Burman Wife of Shri Dhiman Burman Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Office	Photo  11/03/2024	Finger Print  Captured LTI 11/03/2024	Signature  11/03/2024
Dhalua, Uttarpara, Dhalua North, Rajpur Sonarpur, City:- , P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: azxxxxxx3h, Aadhaar No: 45xxxxxxxx2237, Status :Individual, Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Office				

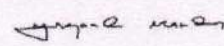
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GLOBLE CONSTRUCTION Mirzabazar, City:- , P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.:: awxxxxxx8m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Imran Khan Son of Late Mujibur Rahaman Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office	 Mar 11 2024 1:15PM	 Captured LTI 11/03/2024	 11/03/2024
Mirzabazar, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: awxxxxxx8m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GLOBLE CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Tarapada Mandal Son of Late Kedar Nath Mandal Natunbazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101	 11/03/2024	 Captured 11/03/2024	 11/03/2024
Identifier Of Smt Mousumi Adak Dey, Smt Jayita Burman, Imran Khan			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Mousumi Adak Dey	GLOBLE CONSTRUCTION-6.98 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Smt Jayita Burman	GLOBLE CONSTRUCTION-4.62 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Mirjabajar, , Ward No: 11, Holding No:642 JI No: 179, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1139, LR Khatian No:- 4928	Owner:মৌসুমী আদক, Gurdian:অমৃতেন্দু , Address:মির্জা , Classification:বাস্ত, Area:0.06980000 Acre,	Smt Mousumi Adak Dey

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Mirjabajar, , Ward No: 11, Holding No:642/A JI No: 179, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 1139, LR Khatian No:- 4935	Owner:জয়িতা বর্মণ, Gurdian:স্বীমান , Address:চাপুয়া উত্তর পাঁচশোভা কলিকাতা , Classification:বাস্ত, Area:0.04620000 Acre,	Smt Jayita Burman

Endorsement For Deed Number : I - 100300634 / 2024

On 11-03-2024

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

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

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

Presented for registration at 12:32 hrs on 11-03-2024, at the Office of the A.D.S.R. MIDNAPORE by Smt Mousumi Adak Dey , 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 1,26,47,057/-

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

Execution is admitted on 11/03/2024 by 1. Smt Mousumi Adak Dey, Wife of Shri Amritendu Adak, Mirzabazar, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife, 2. Smt Jayita Burman, Wife of Shri Dhiman Burman, Dhalua, Uttarpara, Dhalua North, Rajpur Sonarpur, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife

Indetified by Tarapada Mandal, , , Son of Late Kedar Nath Mandal, Natunbazar, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 11-03-2024 by Imran Khan, Proprietor, GLOBLE CONSTRUCTION, Mirzabazar, City:- , P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Tarapada Mandal, , , Son of Late Kedar Nath Mandal, Natunbazar, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/03/2024 1:21PM with Govt. Ref. No: 192023240418146848 on 11-03-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 3825947225927 on 11-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 22652, Amount: Rs.5,000.00/-, Date of Purchase: 11/03/2024, Vendor name: Soumen Kr Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/03/2024 1:21PM with Govt. Ref. No: 192023240418146848 on 11-03-2024, Amount Rs: 15,020/-, Bank: SBI EPay (SBlePay), Ref. No. 3825947225927 on 11-03-2024, Head of Account 0030-02-103-003-02



Ashim Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1003-2024, Page from 11664 to 11708

being No 100300634 for the year 2024.



Ashim Das

Digitally signed by ASHIM DAS
Date: 2024.03.12 15:14:55 +05:30
Reason: Digital Signing of Deed.

(Ashim Das) 12/03/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. MIDNAPORE

West Bengal.