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 et and the Endorsement sheet attached to this
 document are part of the document.


 Additional District Sub Registrar
 Sadar, Paschim Medinipur
 08 DEC 2022

S S DEVELOPER
 Somath Singhe Rj
 59/A, BIDHAN NAGAR, MIDNAPORE

S S DEVELOPER
 Somen Samal
 59/A, BIDHAN NAGAR, MIDNAPORE

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 8th day of December, 2022 (Two thousand twenty Two) A.D.

BETWEEN


 Somal
 17/12/22


 Sikha Das

18922

তারিখ 07 DEC 2022 টাকা 5000/-

স্বামী Somnath Singha Roy
পত্নী 59/A Bidhanagar
স্বামী Midnapur



07 DEC 2022

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5000/- 5000/-



08 DEC 2022



Smt. Sikha Das



Som Nath Singha Roy



S.S. Developer

S.S. DEVELOPER
Som Nath Singha Roy
59/A, BIDHANNAGAR, MIDNAPORE

S.S. DEVELOPER
Som Nath Singha Roy
59/A, BIDHANNAGAR, MIDNAPORE

Sikha Das

SMT. SIKHA DAS,

PAN : BGHPD6906Q , Aadhaar No. : 5194 0807 7358.

W/o. Late Ranendu Bhusan Das, by Religion – Hindu,

By Occupation – Housewife, by Citizen – Indian,

Residing at Mitra Compound,

P.O., P.S., Municipality, Town, Pargana, Sub-Registry Office – Midnapore,
Mahalla – Station Road, Dist. – Paschim Medinipur, hereinafter called the
LAND OWNER (which expression shall unless otherwise excluded by or
repugnant to the context be deemed to mean and include her heirs,
executors, administrators, representatives and assigns) of the **FIRST**
PART.

AND

S.S. DEVELOPER, PAN-ADZFS5977J having its registered Office at
59/A, Bidhannagar, P.O., P.S., Municipality, Sub-Registry Office –
Midnapore, represented by its Partners :

1) SRI SOMNATH SINGHA ROY,

PAN : AKOPS4347L, Aadhaar No. : 4330 6171 4135

S/o. Late Basudeb Singha Roy, by Faith – Hindu,

By Occupation – Business, by Citizen – Indian,

Residing at 59/A, Bidhannagar,

P.O., P.S., Sub-Registry Office, Pargana, Municipality – Midnapore,

Dist. – Paschim Medinipur, PIN – 721 101.

Som Nath
Roy

2) SRI SOUMEN SAMANTA,

PAN : AQJPS6132J, Aadhaar No-: 6429 0838 1586

S/o. Late Balai Samanta, by Faith – Hindu,

By Occupation – Business, by Citizen – Indian,

Residing at BE-75 Bidhannagar East,

P.O., P.S., Sub-registry Office, Municipality, Pargana – Midnapur,

Dist. – Paschim Medinipur, PIN – 721 101, hereinafter called the “DEVELOPER” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective leg heirs, executors, administrators, legal representatives, successors-in-office and assigns) of the **SECOND PART.**

WHEREAS the first part is the owner of the schedule mentioned land measuring an area 0.0660 acres as per Deed 0.0588 acres as per Recorded land who became the owner of the land by purchase vide Deed No. 1730 Of 1982 dt. 19.03.1982 executed by Ajit Kumar Mitra for self and Constituted Attorney of Niharika Dutta & Shefalika Sarkar Mitra, resident of Keranitola, Mitra Compound, P.O. & P.S. – Midnapore, Dist. – Paschim Medinipur and since purchase, Purchaser Smt. Sikha Das, W/o. Late Ranendu Bhusan Das is in possession of her land as owner and mutata her land in the Office of the B.L. & L.R.O. Sadar, Midnapore and her name has been recorded in L.R. Khatian 922.78 in L.R. Plot No. 204, 205, 207 & 536, Mouza – Sekhpura, J.L. No. 172 and she mutata her name in the Office of the Midnapore Municipality and a Municipal Holding Number has been open being Holding No. 1264 and paid Govt. Rent and Municipal Tax against receipt.

AND WHEREAS the Plot of land of Mouza – Sekhpura, J.L. No. 172 under Police Station – Midnapore (Kotwali) originally belonged to late Charu Chandra Mitra predecessor of Smt. Saila Bala Mitra, Ajit Kumar Mitra, Smt. Shefalika Sarkar, Smt. Niharika Dutta, who were in

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possession of their respective share of land and Schedule mentioned land and other landed properties are retain land of Late Charu Chandra Mitra and R.S.R.O.R. have been prepared in respective Khatian in respect of the lands and after death of Charu Chandra Mitra, Ajit Kumar Mitra, Saila Bala Mitra, W/o. Charu Chandra Mitra, two married daughters Smt. Shefalika Sarkar & Smt. Niharika Dutta inherited the property left by Charu Chandra Mitra.

And while said wife, son and daughters of Late Charu Chandra Mitra used to possess their land Niharika Dutta transfer her 1/4th share vide Gift Deed dated 19.06.1964 in favour of her brother Ajit Kumar Mitra.

AND WHEREAS while Saila Bala Mitra was in possession of her land she executed a Will and after Probate of Will of Saila Bala vide Probate Case No. 51/1978 Ajit Kumar Mitra became owner of 7/12th share of land. Smt. Shefalika Sarkar became the owner of 4/12th share of land & Smt. Niharika Dutta became the owner of 1/12th share of land.

AND WHEREAS while Ajit Kumar Mitra, Smt. Shefalika Sarkar and Smt. Niharika Dutta were in possession of their respective land in ejmal they have decided to transfer their land as mentioned in the Schedule of this Development Agreement and on hearing the same owner Smt. Sikha Das wanted to get the Schedule mentioned land by paying money for the land and after considering the proposal of Smt. Sikha Das, Ajit Kumar Mitra, Smt. Shefalika Sarkar & Smt. Niharika Dutta agreed to transfer their land and after accepting the consideration money Ajit Kumar Mitra, Smt. Shefalika Sarkar, Smt. Niharika Dutta transfer their land as described in the Schedule by executing a Lease Deed t. 28.05.1982 and delivered vacant possession of the land in favour of present owner, Smt. Sikha Das and since the Smt. Sikha Das is in possession of her land as owner.

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AND WHEREAS after getting the Schedule mentioned Sikha Das mutate her land in the Office of B.L. & L.R.O., Sadar Midnapore & L.R.R.O.R. has been prepared in her name in respect of Schedule mentioned land in L.R. Khatian No. 2278 of Mouza - Sekhpura, J.L. No. 172 under P.S. - Midnapore in L.R. Plot No. 204, 205, 207 & 536 measuring an area 0.0220 acres, 0.0126 acres, 0.0083 acres & 0.0159 acres respectively and in all 0.0588 acres though in the Deed dt. 28.05.1982 area of the land has been written as 0.0660 acres or 2875 sq.feet or 3 kathas 15 chattak 40 sq.feet, R.S. Plot No. 143/288, Sub Plot No. 35 and owner, Sikha Das also mutate her name in respect of her land in the Office of the Midnapore Municipality and a new Holding has been opened under Ward No. 5 (New), 23 (Old), Station Road, Mahalla and till date Smt. Sikha Das is in possession of her land by paying Govt. Rent and Municipal Tax against receipt.

AND WHEREAS while said Smt. Sikha Das used to possess her land she has constructed a pucca residential house over her land after getting Sanctioned Building Plan from Midnapore Municipality and the owner Smt. Sikha Das is in possession of her land and pucca house till date which is free from all encumbrances and due to want of maintenance the residential house gradually became dilapidated condition and the owner, Smt. Sikha Das has no financial stability to maintain the same or to reconstruct the same by expensing hug amount of money out of her own pocket.

AND WHEREAS the Owner/ First Part has decided to develop her land measuring an area 0.0660 acres or 6.60 dec. or 2875 sq.feet or 3 kathas 15 chhatak 40 sq.ft. land as described in Schedule (A) of this Development Agreement by constructing Multi-Storied Building thereon and as such she is searching Building Contractors or Developer who have knowledge in respect of construction of Multi-Storied Building and

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after discussion with the Building Contractors and Developers the Owner/ First Part realize that it is not possible on her part to construct Multi-Storied Building as she has no financial capacity for the same.

AND WHEREAS the Owner/ First Part requested the SECOND PART to develop her land by constructing by Multi-Storied Building on the Schedule mentioned land after discussion and also going through all connected and related documents in respect of Ownership of land of the Owner/ First Part as mentioned in the Schedule of this Development Agreement, SECOND PART/ Developer agreed to undertake the Development work on terms and conditions as mentioned in this Development Agreement.

AND WHEREAS the parties hereto agreed to enter into this instant Development Agreement and the Developer being agreed to the same, this instant Agreement is being executed by the parties hereto is being executed by the parties hereto the following terms and conditions.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES

HERETO AS FOLLOWS:

Unless in these presents it is repugnant to or in consistent with the following words and/or expression shall mean & include as hereinafter mentioned.

- 1.1 **OWNER** shall mean the above named Owner/ Landlord and her heirs, executors, administrators, legal representatives and assigns.
- 1.2 **DEVELOPER** shall mean the above named Developer or any company formed by the above named Partners of the Partnership Firm with having respective Office and license as would be required for such Company or Partnership Firm and its successors in Office.
- 1.3 **THE PROPERTY** shall mean the above mentioned premises hereunder written in the Schedule property situated at Mouza – Sekhpura, J.L. No. 172, Police Station – Medinipur, R.S. Plot No.

S.S DEVELOPER
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Som-H. Sinha Roy
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Sekha Das

Sankar Das

143/288, Sub Plot No. 35, R.S. Khatian No. 5/4, 6/4, Hal L.R. Plot No. 204, 205, 207, 536, L.R. Khatian No. 2278, Municipal Holding No.1264, Station Road, Mahalla, Ward No. 6 (New), within Medinipur Municipality more fully and particularly described in the Schedule hereunder written.

- 1.4 **THE BUILDING** shall mean G+4 Multi-storied Building to be constructed on the said property and/or amalgamated property in accordance with the Building Plan to be sanctioned by authority of Midnapore Municipality at the cost of the Developer.
- 1.5 **THE UNIT** shall mean the partly or wholly constructed Flat/ Apartment, space for keeping Car/Two Wheeler in the building which is agreed to be proportionate share in common portion fo the said property and structure whatsoever as the case may be.
- 1.6 **PROPORTIONATE OR PROPORATIONATE PORTION** or proportionately shall mean the area between the built-up area of the unit and the total covered portion with the said property which is the undivided share in the land comprised in the premises held by the Owner/Landlord.
- 1.7 **THE COMMON PORTION** shall mean and include the portions to be meant for convenience of the intending Purchaser and/or lawful occupiers.
- 1.8 **THE ARCHITECT** shall mean such Architect or Architects appointed by the Developer, Architect for the building as may be appointed by the Developer cost of which will be borne by the Developer.
- 1.9 **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making due provisions for common areas and facilities and spaces required thereof after deducting the landlord's portions.

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- 1.10 **OWNER'S ALLOCATION** as a consideration of the said property the owner shall get ground floor 40% (Parking) on 2nd floor one 2 BHK Flat (800.00 sq.foot) Advance Rs. 5,00,000.00 Through cheque No 000081 Dated 08.12.2022 of Bank of Baroda at the time of execution of Development Agreement 1st Instalment Rs. 15,00,000.00 after getting Sanctioned Building Plan, 2nd Instalment Rs. 15,00,000.00, within next 6 (Six) month after 1st Instalment 3rd Instalment Rs. 15,00,000.00 within next 6 (Six) month after 2nd Instalments and there after 4th instalment of Rs. 15,00,000/- be paid after 6 (six) month of 3rd instalment and it has been further agreed by the parties to this Agreements that if the Developer failed to pay the amount in due time then delayed payment shall carry interest on that amount @ of 18% interest and 40% on construction of 5th & 6th floor if further Sanction Building Plan be available from the sanctioning authority.
- 1.11 **DEVELOPER'S SHARE** shall get rest of the constructed area of the Multi-Storied Building except owner's allocation with reference to the consideration clause of this Agreement and the Developer is entitled to appropriate the sale proceeds in respect of Developer's allocation.
- 1.12 **TRANSFERER** with its grammatical variation shall mean as transfer of undivided proportionate share of land in multi-storied building to the purchaser thereof by execution and registering Sale Deed or Deed of Conveyance in accordance with the provisions of law in this behalf by the owner in favour of the Purchaser/ Purchasers.
- 1.13 **TRANFEREE** shall mean the person or persons, firm, limited company or association to whom any space in the building has been transferred.

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- 1.14 The word importing singular shall include plural and vice versa.
- 1.15 Sanctioned Plan shall mean and include the new building Plan to be sanctioned by the Competent Authority.

ARTICLE-II COMMENCEMENT

- 2.1 This Agreement shall be deemed to have commenced on and from the date of execution of these presents and date of completion within 30 months start from the date of receiving Sanctioned Building Plan or from the date on which the owner should handover all papers (Tax Receipt, Rent Receipts, Sale Deed, Parcha in respect of the land on which Multi-Storied Building be constructed etc.) of the land to the Developer.

ARTICLE - III OWNER RIGHT AND REPRESENTATIONS

- 3.1 That except the owner, nobody else have any right, title and interest, claim or demand whatsoever into or upon the said property.
- 3.2 The owner is absolutely seized and possessed of and/ or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it.
- 3.3 The land property is free from all encumbrances, charges, lien, lispendences, attachments, trusts whatsoever or however.
- 3.4 That the total area of the land comprise in the said property is 2875 sq.feet be the same, a little more or less.
- 3.5 That the owner further undertake to execute the registered General Power of Attorney in favour of the Second Party Developer and the Landowner will give the Developer/ Second Party all the powers required for the purpose of making such construction at their own risk and costs and to negotiate for sale and enter into Agreement for Sale and make registered Deed, documents for registration whatsoever required for their portion.

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ARTICLE-IV DEVELOPERS RIGHT

- 4.1 That on the basis of Power of Attorney and by virtue of this Agreement the Developer/ Second Party is hereby empowered to raise the construction at the above mentioned property by investing its own finance and resources and undertake to erect the said building as per the Sanctioned Building Plan.
- 4.2 That the Second Party/ Developer is hereby empowered to suitable modify and to alter the Sanctioned Plan as and when required and submit the same for approval of the Midnapore Municipality and entire cost shall be borne by the Second Party/ Developer alone.
- 4.3 The Developer/ Second Party shall be entitled to appoint its own labour, masons, contractor, building Engineer, Architect as necessary arising out of the new construction but in doing so all expenses with regard to such appointed persons shall be borne by the Second Party/ Developer and all the risk and liability together with all responsibility shall remain with Developer/ Second Party and they will be liable or responsible for any debts, payments misappropriation of any money or anything whatsoever eventually takes place at the time or after construction completed and hand over to the prospective Purchaser/ Purchasers.
- 4.4 The Developer/ Second Party for the purpose of raising the said construction shall have their absolute right to enter into any Agreement for Sale of Flat/s and apartments in respect of its own allocated portions as mentioned above and to that effect and shall be entitled to receive earnest money from the intending Purchaser/ Purchasers together with all advance thereof but all material times the owner shall not be liable for such advances or earnest money. That the said earnest money accepted by the Second Party/ Developer shall remain charges only with the Developer and the

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Owner's allocation will remain unaffected and non-charged and Purchaser/ Purchasers shall have no right to interfere with the portion of the Owner's allocation for any misappropriation of any money by the Second Party/ Developer or for any Loan nor she shall have any right to seek any order or injunction from any court in respect of the Owner's allocation (in that case Owner's allocation must be fixed after showing the building plan) and the Developer/ Second Party may receive Loan from any bank or from Financial Institution by mortgaging the land and as well as structure out of his own liability and for that loan owner shall have no any liability or responsibility to repay the loan and all risk and liability be born by the Developer/ Second Party and in that case the owner may not raise any objection for raising loan for smooth completion of construction works of Multi-Storied Building.

ARTICLE-V : TIME

- 5.1 The Developer shall complete the said building within 30 (thirty) months from the date of receiving Sanctioned Building Plan and/or handing over the peaceful vacant possession of the said land whichever is later and time may be extended to 6 (six) months under unavoidable circumstances on mutual discussion.

ARTICLE-VI : DEVELOPER'S RIGHT AND REPRESENTATIONS

- 6.1 The Developer hereby undertake the responsibility to get the Plan Sanctioned from the Midnapore Municipality and start construction of the building and to complete the whole complex within specified time and handover all necessary papers (Tax, Khajna, Parcha etc.) Developer shall give complete possession of the Owner's allocation in habitable condition and the time may be extended for another six months for the reasons beyond the control of the Developer.

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- 6.2 To prepare and cause the said plan to be sanctioned and to incur and bear all costs, charges and expenses for obtaining the permission from the Authority/ Authorities concerned.
- 6.3 To bear all costs charges and expenses for construction of the building at the said premises.

ARTICLE VII : OWNER'S ALLOCATION

- 7.1 As consideration of the said property the Landlady/ Owner may get ground floor 40% (Parking) on 2nd floor one 2 BHK Flat (800.00 sq.feet) Advance Rs. 5,00,000.00 Through cheque No 000081 Dated 08.12.2022 of Bank of Baroda at the time of execution of Development Agreement 1st Instalment Rs. 15,00,000.00 after getting Sanctioned Building Plan, 2nd Instalment Rs. 15,00,000.00, within next 6 (Six) month after 1st Instalment 3rd Instalment Rs. 15,00,000.00 within next 6 (Six) month after 2nd Instalments and there after 4th instalment of Rs. 15,00,000/- be paid after 6 (six) month of 3rd instalment and it has been further agreed by the parties to this Agreements that if the Developer failed to pay the amount in due time then delayed payment shall carry interest on that amount @ of 18% interest and 40% on construction of 5th & 6th floor if further Sanction Building Plan be available from the sanctioning authority.

ARTICLE VIII : DEVELOPER'S ALLOCATION

- 8.1 In consideration of the above the Developer shall be entitled to the remaining balance space leaving apart from the Owner's allocation in the building of the constructed area to be constructed at the said premises together with the proportionate undivided share of the said land with the right of use of common facilities and amenities and the Developer shall be entitled to enter into Agreement for Sale and transfer in the name of Developer or in the name of the

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nominee and to receive and realized and collect all moneys in respect of the Developer's allocated portion of the Building including undivided area of the land on which the multi-storied building to be constructed and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such Agreement it shall not be obligatory on the part of the Developer to obtain any further consent from the owner and this Agreement itself shall be treated as consent of the Owner.

ARTICLE IX : PROCURE

- 9.1 The owner shall execute a Registered General Power of Attorney in favour of the Developer as may be required for the purpose of submit the building plan, obtaining the Sanctioned of the Plan, C.C. Certificate from the Municipality/ any other Authority/ Authorities and all other necessary permission from the different authorities in connection with the construction of the building and also from pursuing to follow up the matter with the statutory body and other authorities to negotiate for sale, enter into Agreement for Sale and receive consideration from the intending Purchaser/ Purchasers and make registration of Deed and documents whatsoever required of their portion.
- 9.2 **NOTWITHSTANDING** grant of Power of Attorney by the owner in favour of the Developer no action of the Developer under the Power of Attorney shall in any manner fasten or create any financial or any other liabilities or any kind whatsoever upon the owner.

ARTICLE X : CONSTRUCTION

10. The Developer shall be solely and exclusively responsible for construction of the said building as per specification.

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Sikha Das.

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ARTICLE XI : BUILDING

- 11.1 The Developer shall at its own costs construct, erect and complete in all respects of the said multi-storied building and the common facilities and also amenities at the said premises in accordance with the plan with good and standard quality of materials as per specification annexed herewith.
- 11.2 The Developer shall install and erect in the said building at its own costs as per the specification and also the drawing providing by the architect, pump, water storage tanks, overhead reservoir, electrical wiring, permanent electric connection from the W.B.S.E.D.C.L. Ltd. In the building also in all the Flats through concealed wiring and other facilities as required are to be provide in a residential multi-storied building in the locality in owners basis or otherwise.
- 11.3 The Developer shall bear the entire costs of construction Architects fees and fees for building plan to be Sanctioned from Midnapore Municipality without creating any financial or other liability on the owner regarding the construction.

ARTICLE XII : COMMON FACILITIES

12. The Developer shall pay and bear all Municipal Taxes and other dues and impositions and outgoings in respect of the said property as and from the date of sanction of the building plan till hand over the possession within the stipulated period in favour of the owner.
- 12.2 After completion of the total construction the Developer and the owner including their respective assignees will bear the cost of common facilities and maintenance charges like costs of lift, if any Durwan, Pump, Motor and Electric charges in the common areas in proportion of their respective possession including proportionate share or premium for insurance of the building if any, meter fire off

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and servicing charges etc. before handed over all charges to Flatowners' association of the multi-storied building.

ARTICLE XIII : PROCEEDING

- 13.1 It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to defend all suits and proceeding which may arise in respect of the construction and Developer of the said premises to bear all costs, charges, and expenses incurred for that purpose.

ARTICLE XIV : DEVELOPER INDEMNITY

- 14.1 The Developer hereby undertake to keep the owner indemnified against all Third Party claim and action arising out of any parts of act or commission of the Developer or relating to the construction of the building.
- 14.2 The Developer hereby undertake to keep the owner indemnified against all acts, suits, costs, proceedings and claim that may arise out of the Developer action, without regard to the Development of the said premises and/or in the matter of construction of the said building and/or defect therein.

ARTICLE XV : OWNER'S OBLIGATIONS

- 15.1 The owner doth hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the said building at the said premises as per plan specification as stated herewith by the Developer provided the terms and conditions and obligations as stated above are complied with.
- 15.2 After handed over of complete owner's allocation in habitable manner the owner doth hereby covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's

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Sourabh Sankar Roy
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allocation portion in the building at the said premises in favour of the intending buyers of Flats/ Shops/Garages in the said building. The owner further gives undertaking for and on behalf of their agents, servants representatives for similar act at their own liability and responsibility.

- 15.3 The owner doth hereby agrees and covenants with the Developer not to let out, grant, lease mortgage and/or charge or part with the possession of the said premises or any portion thereof without the consent in writing of the Developer on and from the date of execution of this Agreement.
- 15.4 After satisfaction of Owner's allocation this Agreement cannot be terminated by the owner in any reason unless and until all the Flats/ Shop/ Garages under the Developer's allocation are sold out and the Deeds of Conveyances in favour of intending Purchasers of the Developer's allocation are executed and registered.
- 15.5 The Owner hereby declare that no part of the said property and/or the premises is subject to any order or acquisition or requisition nor any notice of acquisition or injunction has been served upon the owner.
- 15.6 The Owner further declare that the said property of the premises has not been subject to any notice of attachment under public demand recovery act or for payment of Income Tax and Municipal dues or any statutory dues or attached in respect of any Suit.
- 15.7 That the Owner herein undertakes not to create any kind of charges or mortgage including that of equitable mortgage by depositing the Title Deed of the said premises/ land or any portion thereof at any time during the subsistence of this Agreement.
- 15.8 That the Owner and/or his solicitors or Advocate shall answer the requisition on title required by the Developer or by any of the

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Suman Chandra
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SS DEVELOPER
Somth Simha Roy
59/A, BIDHAN NAGAR, MIDNAPORE

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intending Purchaser/s of the Developer/s allocation as and when the same would be required.

- 15.9 The Developer shall pay the required security deposit payable to the Midnapore Municipality for sanctioning of the Building Plan in the name of the Owner. The Developer shall take the refund of the same after the building is completed and after obtaining Completion Certificate, the Owner shall be liable to sign all documents, papers form etc. for getting the security deposit refunded.

ARTICLE XVI : MISCELLANEOUS

- 16.1 The Owner and the Developer have entered into this Agreement purely on contractual basis and nothing contained herein shall be deemed to construct as partnership between the Developer and the owner or as a joint venture between the parties hereto any manner nor shall the parties hereto constitutes as an association or persons.
- 16.2 The Owner hereby undertake to do all such act, deeds, matter and things which may be reasonably required to be done in the manner and the Owner shall execute any additional Power of Attorney and/or authorization in favour of the Developer for the purpose and the Owner also undertake to sign and execute all such additional applications and the documents as the case may be provided in no way infringe any of the right of Owner and/or against the spirit of this Agreement.
- 16.3 The Developer and Owner shall frame or formulate a scheme for the management and administration of the said building and/or common parts thereof. The Owner hereby agreed to abide by the rules and regulations of such management society, Association, holding organization and hereby give his/her/their consent to abide by the same.

S.S DEVELOPER
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S.S DEVELOPER
Somab Singh Roy
59/A, BIDHAN NAGAR, MIDNAPORE

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- 16.4 The name of the building shall be decided later on by Developer/ Owner.
- 16.5 As on and from the date of completion of the Building the Developer and/or their transferee and the Owner and/or their transferee and their successors shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax, Service Tax and other taxes payable in respect of their respective share of the constructed areas.
- 16.6 There is no existing any Agreement regarding Development or Sale of the said premises and that all other Agreement, if any prior to this Agreement have been cancelled.
- 16.7 All arrear Municipal Taxes and/or any other Tax and/or other taxes before no execution of this Agreement will be paid by the Owner and if anything is paid by the Developer that will be received from the Owner by cash.
- 16.8 In case of delay to complete the construction beyond the period stated hereinabove the Agreement will not be treated as cancelled and Owner allow some more time for completion of construction works and take possession of Owner's allocation area.

ARTICLE XVII : FORCE MAJEURE

- 17.1 The Developer shall not be considered to be liable to any obligation hereunder to the extent that the performance of the relevant obligations are prevented by the existing of the force majeure and shall be suspended from the obligations during the duration the force majeure.

S.S. DEVELOPER
Chaman Jaiswal
 59/A, BIDHAN NAGAR, MIDNAPORE

S.S. DEVELOPER
Somnath Sirdar
 59/A, BIDHAN NAGAR, MIDNAPORE

Sikha Das

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17.2 Force Majeure shall mean flood, earth-quake, riot, war tempest, civil commotion, strike and/or any other acts or commissions, beyond the reasonable control of the Developer.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(DESCRIPTION OF LAND)

ALL THAT piece and parcel of a Plot of land measuring an area 2875 sq. be the same a little more or less lying and situated District - Paschim Medinipur, P.S., Municipality - Midnapore, Municipal Ward No. 6 (New), Hodling No. 1264, Mahalla-Station Road, Mouza - Sekhpura, J.L. No. 172, R.S. Plot No. 143/288, Sub Plot No. - 35, R.S. Khatian No. - 5/4 & 6/4, L.R. Khatian No. - 2278, L.R. Plot No. - 204, area - 0.0220 acres, Plot No. - 205, Area - 0.0126 Acres, Plot No. - 207, Area - 0.0083 Acres, Plot No. - 536, Area - 0.0159 Acres in all 0.0588 acres as per Deed area of land is 0.0660 or 3 Kathas, 15 Chhatak, 40 sq.feet.

Butted and Bounded by :

North : Road with Drain. South : Land of R.S. Plot No. 153.

East : Land of Sub Plot No. 36. West : Land of Plot No. 153/288.

Measurement of the Land :

Northern side : 50 feet. Southern side : 50 feet.

Eastern side : 59 feet. Western side : 57 feet.

As shown in annexed map in "Read" border lines which will be treated as part of this Development Agreement.

SPECIFICATION OF CONSTRUCTION WORK

1. Structure : Building designs with R.C.C. framed structure, Outside wall 200 mm thick except stair case. All internal wall 125 mm thick & 75 mm thick.

DEVELOPER
Suman Samanta
59/A, BIDHAN NAGAR, MIDNAPORE

DEVELOPER
Soma Sanyal
59/A, BIDHAN NAGAR, MIDNAPORE

Sikha Das

Mukul Das

2. Flooring : Best quality Tiles
3. Garage : Neat cement finish.
4. Water Supply : Developer will arrange to provide 24 hours water supply arrangement. One tap will be provided on the roof tap of the building. All water supply line will be of (ORI SUPREME). One bib cock (Tap) will be provided at roof for washing staircase/ roof.
5. Sanitary & Internal fittings : All sanitary pipe line will of ORI/SUPREME make.
Insite water supply line will be concealed type and of PVC make (OR plaster/ Supreme). All bib cock/Pillar cock-. All Angular stop cock-PVC make (ISI) wash basin-Hind ware/ Parryware with predestal. Hot./Cold point with PVT cistern (Reliance). Kitchen sink will be of stainless steel (ISI) (16" x 18") long thro at (Adjustable) Kitchen cook . One Tap below kitchen sink. Aquaguard electrical power point and water supply point near ash basin. Intel and outlet point for washing machine.
6. Doors & Windows : All frame Local Sal/Neem Wood.
All Door – Salframe with Flush door (ISI Make) Toilet Door – PVCT door with

S.S. DEVELOPER

Sourav Ganan

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S.S. DEVELOPER

Somali Sinsin

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- PVC frame.
 Windows Grill – M.S. bar grill for window.
 Window – Aluminium sliding window.
7. Electrical work : All Electrical Fittings/ Switch ISI Mark (Anchor or Equivalent) concealed wiring with (ISI) Mark (Anchor or Equivalent).
 Concealed wiring with (ISI) Cable 1 or 2 A.C. Point.
 Washing Machine (15 amp)
 Chimney Point (15 Amp)
 Aquaguard (filter) point 15 Amp.
 Freeze point (15 Amp.)
- (i) Bed Room : (1) Fan Point – 1
 (2) Bracket Point – 1
 (3) Single tube light Point – 1
 (4) 5 amp Power Point – 1
 (5) One Night Point
- (ii) Toilet : (1) One light Point (Exhaust)
 (2) One exhaust fan Point
 (3) 15 amp geyser point
 (4) One light at common Toilet
- (iii) Staircase : (1) One light point in each landing
 (2) Lift (Four Users)
 (3) Roof Light – 2 Nos.
 LIFT
8. Painting/ Wall Finish : Internal wall will be finished with all putty.

S DEVELOPER
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Amal Das

Outer wall will be of two coats water proof external emulsion rent over two costs of external primer (Asian Paints/ Nerolac etc).

9. Extra Work : Garage Room.

Any extra work other than our specification shall charged extra as decided by our authorized Engineer and such amount shall have to be deposited before the execution of such work. All requisites for additions alternation work have to be given in writing before starting of brick work. Thereafter no request shall be entertained.

THE LAND OWNER HENCEFORTH THE FLAT OWNER OF APARTMENT, NARAMPUR, MIDNAPORE DO HEREBY COVENANT AND AGREE WITH THE DEVELOPER as follows:

- (i) The Flatowner shall have limited and conditional right for use over the common areas and facilities available in respect of other common area but shall have proportionate undivided right over the common areas and facilities available in the particular where the Flat situated in the manner more fully described hereunder.
- (ii) The Flatowner shall observe, perform and fulfill the covenants stipulations and obligations required to be performed as mentioned hereunder written and pay all taxes, maintenances, charges and all

DEVELOPER
Suman Samal
59/A, BIDHAN NAGAR, MIDNAPORE

S S DEVELOPER
Somak Samal
59/A, BIDHAN NAGAR, MIDNAPORE

Sekha Das

Suman Samal
59/A

other outgoings in respect of the said apartment and in respect of the common portions proportionately.

- (iii) The Flatowners shall not do or cause to be done any act or thing nor shall omit to do any act, deed or thing whereby the rights of the others with regard to the land and construction on the said Plot of land is prejudiced and affected in any manner whatsoever.
- (iv) One portion of the Ground Floor will remain for common parking for two wheeler for all the Flatowners of the building and other portion of the ground floor of the said complex will remain for the owners who will have 'Car Parking' space for their car parking which also will be maintained by all the Flatowner jointly.
- (v) That one Flatowner who own car parking facility have no right to use the car parking area in any other way other than car parking.
- (vi) The Flatowner shall have become owner of undivided proportion measuring in separable proportion share of the are of land by way of this possession. The land will remain under joint ownership of all the Flatownes and no Flatowner will have any right to claim for any partition, demarcation or otherwise of this undivided land.
- (vii) In any case Flatowner shall have no right to claim of ownership of the passage. Only they have right to use the said passage for their egress and ingress.
- (viii) The Developer and all persons claiming under him do hereby convenient with the Flatowner(s), his, heir(s), administrator(s) or assignee(s) that the Developer is now lawfully seized and possessed the property free from all encumbrances or defect whatsoever and that they have absolute right to sale the said property and the Flatowner may hereafter peaceably and quietly possess and enjoy the said property without any claim, demand whatsoever from the Developer or any person claiming through or under them. The

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DEVELOPER
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59/A, BIDHAN NAGAR, MIDNAPORE

DEVELOPER
Somath Sishabary
59/A, BIDHAN NAGAR, MIDNAPORE

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Developer, his heirs, administrator(s) or assignee(s) further convenient that he or they shall at the request and costs of the Flatowner(s), his heirs(s), administrator(s) or assignee(s) do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner as aforesaid as also putting him or them in possession of the same according to the true intend and meaning of this letter.

- (ix) BY this the Flatowner have got valid and good title of the possession in the property hereby described here to absolutely with the heritable and transferable right in part of fully by sale/gift or in any other manner.

DESCRIPTION OF COMMON PARTS AND PORTIONS

1. Campus lights and fixtures, electrical installations.
2. Boundary wall/ fencing, if any.
3. Libbies and stair case of the building.
4. Underground mini deep tube well with submersible pump.
5. Pump and Pumps Accessories, stair room, lift and lift well.
6. Sewage and storm drainage system.
7. Water distribution network.
8. Entrance lobbies.
9. Walk up staircases or landings of all floors.
10. The ultimate roof of the building also described as terrace earmarked for common purposes.
11. space required for common utilities like electrical room, meter room, etc.
12. Electrical risers, fitting, fixtures, lights, switches etc. for the common areas of the building.

S S DEVELOPER
Suman Chandra
59/A, BIDHAN NAGAR, MIDNAPORE

S S DEVELOPER
Soma Sankar Roy
59/A, BIDHAN NAGAR, MIDNAPORE

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13. Electrical line, common terrace frames and shutters, stair & common area railings, etc.
14. Plumbing pipes and valves, fittings etc. for water distribution system.
15. Rising main of electricity cables from electrical Meter Boards.
16. Sewerage, sullage and storm water drainage pipe works.
17. Overhead water tank.
18. Voice cables risers and distribution network inside the building common area.
19. Cable TV distribution network in the building common area.
20. All movable and immovable structures attached herewith.

COMMON EXPENSES

1. The expenses of maintaining, repairing, redecorating etc. of the building in particular, roof, water tank, drainage and rain-water pipes of the building, water pipes and electric wires, repairing works under or upon with the building and enjoyed or used by the Purchasers in common with the occupiers of other Flat recreating area, main entrance, passages landings and walk up stair-cases of the building, compound, terrace etc.
2. The cost of cleaning and lighting the passage, landing, stair-cases and other parts/common areas of the building so enjoyed or used by the Purchaser as aforesaid.
3. The cost of working and maintenance of water connection, lights, pumps, if any.
4. Monthly maintenance expenses and other services of the building and the common area/parts of the aforesaid area and the property.
5. Municipal and other taxes, impositions, water charges tax, proportionate share of electricity charges of the common areas etc., proportionate electricity charges of separate meter.

S.S. DEVELOPER
Suman Chandra
 50/A, BIDHAN NAGAR, MIDNAPORE

S.S. DEVELOPER
Suman H. Singh
 50/A, BIDHAN NAGAR, MIDNAPORE

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6. Pump set etc. hire and running expenses, if any.
7. Such other expenses as are necessary or incidental to the maintenance and upkeep of the building.

LIMITED AND CONDITIONAL RIGHTS, EASEMENTS, QUASI-EASEMENTS AND APPURTENANCES OF THE FLAT OWNER

1. As from the date of possession of the Apartment, the Flat Owner.
 - (a) Shall have right of access in common with all the other Owners or occupiers of the Flat and their respective licensees at all time for all normal purposes connected with the quiet and peaceful use and enjoyment of the apartment, common areas and common parts of the building.
 - (b) Shall have the right of way in common with all the Owners of the Flat at all times for all purposes connected with reasonable use and/or enjoyment of the said Flat, with or without vehicles.
 - (c) Shall have the right of support and protect the other Flat, as the case may be, by all parts sold to other Owners of Flat so far as they now support and protect the same.
 - (d) Shall have the right to the passage of electricity, water etc. to and from the said Flat through the pipes, drains and wires lying below or above or around all other Apartments for the common usage by all the Flat Owners of the building.
 - (e) Shall have the right with or without workmen and necessary materials to enter from time to time upon adjoining Flat for the purpose of repairing so far as may be necessary of pipes, drains and wires as aforesaid, and for the purpose of repairing or repairing any parts of the Flat or for the purposes of cleaning the windows etc. thereof in so far as such repairs, repairing or cleaning as aforesaid, cannot be reasonably carried out without such entry as is by these paragraph referred to and in all cases upon giving reasonable notice

S.S. DEVELOPER
Sourav Samanta
50/A, BIDHAN NAGAR, MIDNAPORE

S.S. DEVELOPER
Somal Simbarly
50/A, BIDHAN NAGAR, MIDNAPORE

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Sourav
50/A

of intention so to enter to the Owner or Occupier for the time being of the other Flats.

RIGHTS, EASEMENTS, QUASI-EASEMENTS AND APPURTENANCES

RESERVED FOR ALL THE FLAT OWNERS OF THE APARTMENT

1. The right of support and protection for the upper or lower Flat by all parts of the building so far as the same now support and protect.
2. Right of passage (in common for the Purchaser and others as aforesaid) of electricity, water etc. from and to any part of the Flat of other Owners through pipes, drains, wires etc. lying under, through or over the Flat so far as may be reasonably necessary for the beneficial occupation of the Flat of other Owners for all purposes.

STIPULATIONS TO BE OBSERVED AND PERFORMED BY THE OWNER OF THE FLAT

A. OBLIGATIONS :

1. Flat Owner agree and undertake to submit the said Flat to the provisions of the West Bengal Apartment Ownership Act, 1972 as amended up to date and execute and register such declaration and instruments as shall be required to be filed with competent authority.
2. To co-operate with the management and maintenance of the said Flat Building or Association or Body for the purpose of management and maintenance of abide by the direction and/or decisions of the Managing Committee.
3. To observe the rules and regulations contained and framed from time to time by the Competent Authority, as the case may be, upon formation of the Association or Body for quiet and peaceful enjoyment of the said Building.

S S DEVELOPER
Somen Ghosh
59/A, BIDHANI NAGAR, MIDNAPORE

S S DEVELOPER
Somit S. Sinha Roy
59/A, BIDHANI NAGAR, MIDNAPORE

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4. To maintain the structure of the said Flat in such a state of repair and conditions as shall at all times hereafter ensure the maintenance of support and protection to the said Flat.
5. All time hereafter to contribute and pay such sum as may be determined by peaceful negotiation between the Owners from time to time towards the management, maintenance repairs and upkeep the building.
6. To pay all proportionate charge for electricity relating to the *common parts and common areas of the said building* where the Flat is situated and common parts and common areas of the building.

B. NEGATIVE COVENANTS :

1. The Owners of the Flat shall :
 - (a) Not to make any structural additions and/or alternations to the said Apartment such not to make any structural additions and/or alterations to the said Apartment such as beams, columns, partition walls etc. or improvements of a permanent nature except those for improving the living condition of the Purchasers.
2. (a) Not to build, erect or put upon the common portion of the Building.
 - (b) Not to obstruct any pathways and side-walks and lobbies used for any purpose other than for ingress to egress from the building and other buildings, as the case may be.
3. Not to hang from or to attach to the beams or rafts any articles or machinery which are heavy or likely to affect or endanger or damage the construction of the Building or any part thereof.

S.S. DEVELOPER
Somen Samanta
 59/A, BIDHAN NAGAR, MIDNAPORE

S.S. DEVELOPER
Somen A. Sankar
 59/A, BIDHAN NAGAR, MIDNAPORE

Sikha Das

Amal Das

4. Not to do or cause anything to be done in or around the said Flat which may cause or tend to cause or tantamount to cause or effect any damage to any flooring or ceiling of the Building and Flat therein or adjacent to the same or in any manner interfere with the use and rights and enjoyment thereof or any open passage or amenities available for common use.
5. Not to damage or demolish or cause to be damaged or demolished any portion of the common portion of the Building at any time or the fittings and fixtures affixed thereof.
6. Not to close or permit the closing of verandahs or balconies and lobbies and common portion and also not to alter or permit any alteration (including external wall paint) in the elevation and of the exposed walls of the verandahs or any external walls or the fences of external doors and windows, including grills of the said Building except for the protection and/or increasing the life span of the aforesaid Flat and/or beautification of the same.
7. Not to main, injure or deface the footing foundations main walls or supporting beams of the lower and/or upper flat save in connection with and so far as may be necessary to permit renovations of repairs to the lower and/or upper Flat.
8. Not to use the said Flat for commercial purposes or use the same for any immoral activities or manufacturing or processing works or storage purpose or any other purposes save and except exclusively for residential purposes.
9. Not to cause or permit obstruction of nay drain or pipe used in common and the Flat Owners for the passage of water or soil in connection with the building.

3 S DEVELOPER
Somen Samak
50/A, BIDHAN NAGAR, MIDNAPORE.

3 S DEVELOPER
Som H. S. S. S. S.
50/A, BIDHAN NAGAR, MIDNAPORE.

Sikha Das.

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10. Not to do permit or suffer to be done in or upon the Flat anything which may be or become a nuisance annoyance or cause damage or inconvenience to the co-purchasers and/or occupiers or the Owners of the neighbors, houses, buildings.
11. Not to throw dirt, rubbish or any other refuse or permit the same to be thrown or accumulated in the said building or the common portion of the building except in the space for garbage to be provided in the ground floor of the building or any other place by mutual Agreement between the other Owners of the aforesaid apartment.
12. Not to make or permit any disturbing noises in the building by the Purchaser himself/ family, his invites or servants or licenses, nor do or permit anything to be done by such persons that will interfere with the right, comforts and convenience of the other Flat Owners.
13. Not to put the names in entry passages except in the proper place or on the main door of the Flat purchased by him.
14. Not to keep obstacles in any of the passage ways or pathways or thrown in any passage ways or pathways and shall keep in deposit in a particular place earmarked for that purpose.
15. Not to throw anything (including cigarettes, smoking spitting or Pan) or emptied by the Purchaser or their servant or their guest out of the windows and/or doors on anywhere on the common portion of the building or any common portion of the building nor shall shades, awnings, window guards or any temporary article to be hung from or places outside the window or building except for protection and or improving the lifespan of the purchasing Flat.
16. Not to store or bring and allow to be stored and brought in the said Flat any goods of hazardous or combustible nature, explosive

S S DEVELOPER
Soumen Samanta
 59/A, BIDHAN NAGAR, MIDNAPORE

S S DEVELOPER
Somath Singh Roy
 59/A, BIDHAN NAGAR, MIDNAPORE

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chemicals or which are so heavy as to effect or endanger the structure of the Building or any portion or any fittings or fixtures thereof including windows, doors, floors etc. in any manner and also not to keep or store any prohibitory film, or any other such articles, hides or manure or any other articles giving an offensive smell in the said Flat.

17. Not to subdivide the said Flat as allocated thereof permanently.
18. Not to close any windows or make openings in the walls or through the walls of the said Agreement permanently.
19. (a) Not to claim any exclusive right over and in respect of common areas and/or parts of the buildings.
(b) Not to claim any exclusive right over and in respect of the terrace/roof, if any, of the said building or any portion thereof or additional undivided right in land.
20. Not to repair any column or beam supporting the floors of the said Flat without giving notice to Association or Body of the intention so to do giving details of the work intended to be done so that the aforesaid Body or Association may take such Precautions as they may be advised for the protection of the ceilings thereof and provided such notice is duly and properly given.
21. Not to display or affix any neon-sign or signboard on any outer wall of the Building of main gate or the Flat or the common parts save to the extent and at a place that may be specified from time to time by Flatowners Association or Body.
22. Not to do or suffer to be done anything to in or about the said Flat or the project or in the stair case and/or the common passage which may be against the rules or regulations of any existing laws

S DEVELOPER
Sarmen Samak
59/A, BIDHAN NAGAR, MIDNAPORE

S DEVELOPER
Somath Singh Roy
59/A, BIDHAN NAGAR, MIDNAPORE

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of any concerned authority or the bye-laws of the condominium of Apartment.

23. Not to refuse or neglect to carry out any work directed to be executed in the building or in the said Flat after he/she/they had taken possession thereof, competent authority, or require or hold the Developers liable for execution of such works.
24. Not to park any vehicles in any open space in the compound other than at the designated area.
25. Not to enclose any balcony in the said Flat except with grills or protections with designs.
26. Not to change, alter or modify the main doors to the said Flat except redecorate or modify for the protection/ decoration of the same.

C. DISCIPLINE AND CO-OPERATION :

The Flat Owner shall :

1. Co-operate and participate in the maintenance of the image and dignity of the building and the locality and the ambience.
2. Not to do any such things as will disturb peace, harmony, beauty, decency or aesthetic quality of the surroundings.
3. Obey and submit to the reasonable decision of the majority of the Flat Owners/ Purchaser in a building and also to the majority decision of the Flat Owners as the case may be relating to the affairs pertaining to the Apartment.
4. To keep the Flat in good state of affairs and conditions.
5. To co-operate with the Owners Association(s) to provide watch and ward arrangement in the entire complex. The watch and ward arrangement are proposed to be provided in the building.

S S DEVELOPER
Ganmen Ramiah
59/A, BIDHAN NAGAR, MIDNAPORE

S S DEVELOPER
Som H. Sinha Roy
59/A, BIDHAN NAGAR, MIDNAPORE

Sikha Das,

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IN WITNESS WHEREOF all the parties has set and subscribed their respective hands the day, month and year first above written.

WITNESSES

1. Debabrata Pamanik
S/O Late Ram ch. Pamanik
Vill + P.O - Abash.
P.S. Midnapur
Dist - Paschim Medinipur.

2. Bijit Sahoo
Kshudiram Nagar
Midnapore

Sikha Das.
Signature of the Owner
S S DEVELOPER
Somnath Sinshe Roy
59/A, BIDHAN NAGAR, MIDNAPORE

S S DEVELOPER
Gourmen Samanta
59/A, BIDHAN NAGAR, MIDNAPORE

Signature of the Developer

S S DEVELOPER
Gourmen Samanta
59/A, BIDHAN NAGAR, MIDNAPORE

Drafted & prepared by me :
Swadesh Kumar Mandal
Advocate
Judges' court, midnapore
Regd no - WB/1330/81

Typed by :
Kaberi Khan
Kaberi Khan
Kote Bazar, Midnapore

This Deed has been written in 33 pages including stamp paper and having 2 witnesses and one extra page annexed with this Deed which contents both hands finger impression of owner and Developer.

Sikha Das.

S S DEVELOPER
Somnath Sinshe Roy
59/A, BIDHAN NAGAR, MIDNAPORE

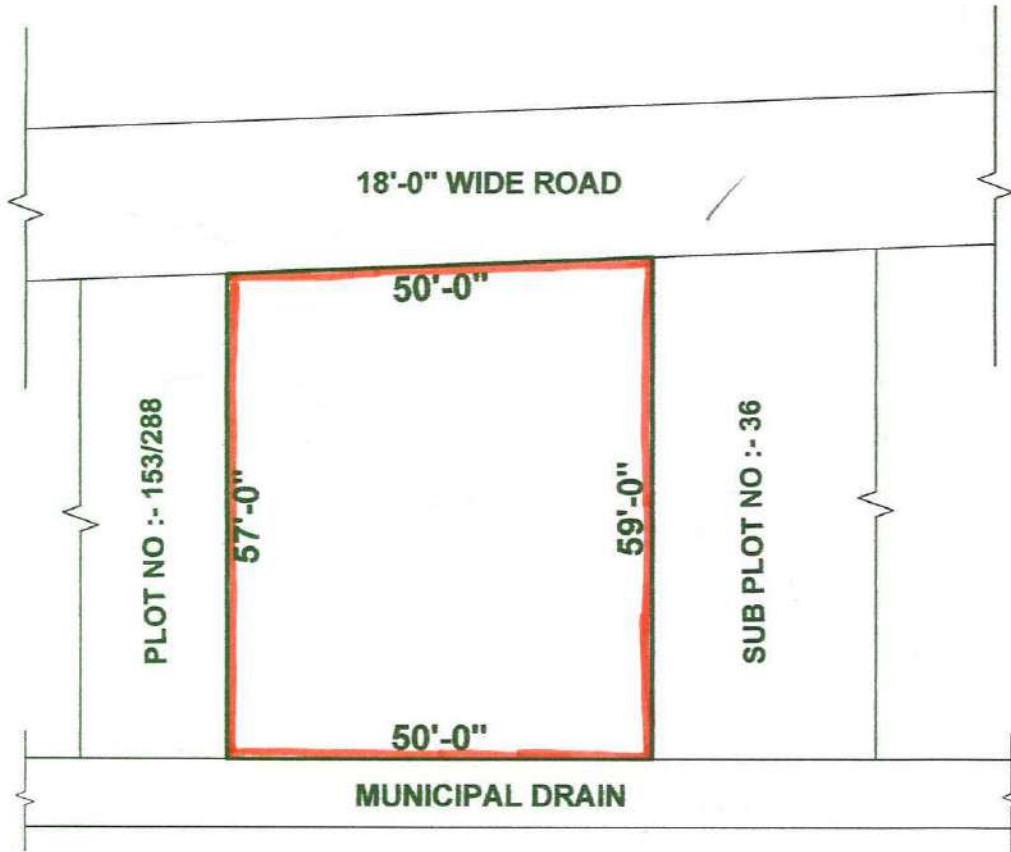
S S DEVELOPER
Gourmen Samanta
59/A, BIDHAN NAGAR, MIDNAPORE

S S DEVELOPER
Somnath Sinshe Roy
59/A, BIDHAN NAGAR, MIDNAPORE

Sikha Das.

MOUZA - SEKHPURA, J.L NO.- 172,
P.S. - MEDINIPUR,
DIST. - PASCHIM MEDINIPUR,
SCALE - 1" = 24'-0".

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SS DEVELOPER
Soumen Samanta
50/A, BIDHAN NAGAR, MIDNAPORE

SS DEVELOPER
Som Nath Singha Roy
59/A, BIDHAN NAGAR, MIDNAPORE

Sikha Das.

DETAILS OF THE AGREEMENT LAND

AGREEMENT TO	R.S. PLOT NO.	L.R. PLOT NO.	SUB PLOT NO.	AREA OF THE LAND		MARK
				AS PER DEED	AS PER ROR	
1. SOMNATH SINGHA ROY, S/O :- LATE B SINGHA ROY, 2. SOUMEN SAMANTA, S/O- LATE B. SAMANTA, BOTH OF BIDHAN NAGAR, PATNERS OF "SS DEVLOPERS" P.O.+ P.S.- MEDINIPUR, DIST.- PASCHIM MEDINIPUR, PIN :- 721101.	148/288 (PART)	204 (PART) 205 (PART) 207 (PART) 536 (PART)	35 (PART)	0.0660	0.0588	

DRAWN BY :- (AS DIRECTED)

S. Das
S. Das (Surveyor)
Paschim Medinipur

These are my left hand finger impression



These are my right hand finger impression



Above both hands finger print impression are of mine

Somnath Sinha Roy

These are my left hand finger impression



These are my right hand finger impression



Above both hands finger print impression are of mine

Soumen Samanta-

These are my left hand finger impression



These are my right hand finger impression



Above both hands finger print impression are of mine

Sikha Das.



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



192022230206992798

D-4980/2022

GRN Details

GRN: 192022230206992798 **Payment Mode:** SBI Epay
GRN Date: 08/12/2022 09:17:59 **Bank/Gateway:** SBlePay Payment Gateway
BRN : 7728325656829 **BRN Date:** 08/12/2022 09:19:10
Gateway Ref ID: IGAOTVGDK4 **Method:** State Bank of India NB
GRIPS Payment ID: 081220222020699278 **Payment Init. Date:** 08/12/2022 09:17:59
Payment Status: Successful **Payment Ref. No:** 2003413344/3/2022
[Query No*/Query Year]

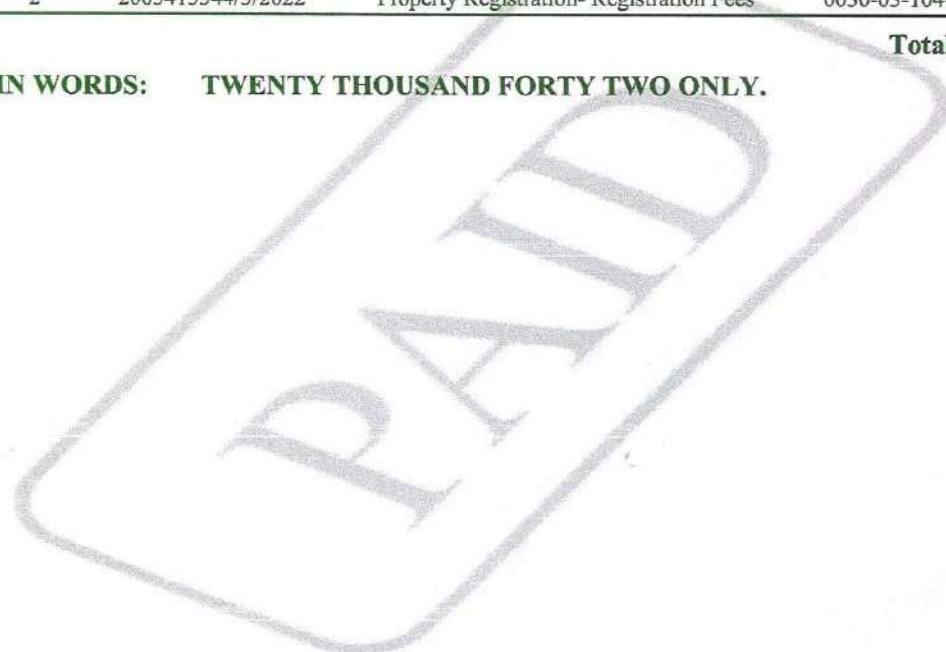
Depositor Details

Depositor's Name: Shri Somnath Singha Roy
Address: 59/A Bidhannagar
Mobile: 9734112477
Period From (dd/mm/yyyy): 08/12/2022
Period To (dd/mm/yyyy): 08/12/2022
Payment Ref ID: 2003413344/3/2022
Dept Ref ID/DRN: 2003413344/3/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003413344/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	15021
2	2003413344/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	5021
Total				20042

IN WORDS: TWENTY THOUSAND FORTY TWO ONLY.



Major Information of the Deed



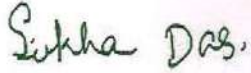
Deed No :	I-1003-04980/2022	Date of Registration	08/12/2022
Query No / Year	1003-2003413344/2022	Office where deed is registered	
Query Date	02/12/2022 3:58:12 PM	A.D.S.R. MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Debabrata Pramanik Abash, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 7001538814, 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 : 5,00,000/-]	
Set Forth value		Market Value	
Rs. 5,00,000/-		Rs. 1,29,27,453/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,021/- (Article:48(g))		Rs. 5,021/- (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:- Midnapore, Municipality: MIDNAPORE, Mouza: SEKHPURA, JI No: 172, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-204 (RS :-143/288)	LR-2278	Commerci al	Udvastu	2.38 Dec	1,25,000/-	46,61,718/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road,
L2	LR-205 (RS :-143/288)	LR-2278	Commerci al	Udvastu	1.44 Dec	1,25,000/-	28,20,535/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road,
L3	LR-207 (RS :-143/288)	LR-2278	Commerci al	Udvastu	1.01 Dec	1,25,000/-	19,78,292/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road,
L4	LR-536 (RS :-143/288)	LR-2278	Commerci al	Udvastu	1.77 Dec	1,25,000/-	34,66,908/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road,
		TOTAL :			6.6Dec	5,00,000 /-	129,27,453 /-	
		Grand Total :			6.6Dec	5,00,000 /-	129,27,453 /-	



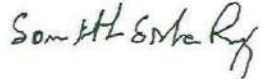
Land Lord Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Sikha Das (Presentant) Wife of Late Ranendu Bhusan Das Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office			
		08/12/2022	LTI 08/12/2022	08/12/2022
Mitra Compound, 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.:: bgxxxxxx6q, Aadhaar No: 51xxxxxxx7358, Status :Individual, Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office				

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	S S DEVELOPER 59/A, Bidhannagar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.:: ADxxxxxx7J,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
	Shri Somnath Singha Roy Son of Late Basudeb Singha Roy Date of Execution - 08/12/2022, , Admitted by: Self, Date of Admission: 08/12/2022, Place of Admission of Execution: Office			
		Dec 8 2022 1:25PM	LTI 08/12/2022	08/12/2022
59/A, Bidhannagar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxxx7I, Aadhaar No: 43xxxxxxx4135 Status : Representative, Representative of : S S DEVELOPER (as Partners)				

2	Name	Photo	Finger Print	Signature
	Shri Soumen Samanta Son of Late Balai Samanta Date of Execution - 08/12/2022, , Admitted by: Self, Date of Admission: 08/12/2022, Place of Admission of Execution: Office			
		Dec 8 2022 1:27PM	LTI 08/12/2022	08/12/2022
BE-75, Bidhannagar East, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aqxxxxxx2j, Aadhaar No: 64xxxxxxxx1586 Status : Representative, Representative of : S S DEVELOPER (as Partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Debabrata Pramanik Son of Late Ram Chandra Pramanik Abash, City:- , P.O:- Abash, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102			
	08/12/2022	08/12/2022	08/12/2022
Identifier Of Smt Sikha Das, Shri Somnath Singha Roy, Shri Soumen Samanta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sikha Das	S S DEVELOPER-2.38 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Sikha Das	S S DEVELOPER-1.44 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt Sikha Das	S S DEVELOPER-1.01 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt Sikha Das	S S DEVELOPER-1.77 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: SEKHPURA, JI No: 172, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 204, LR Khatian No:- 2278	Owner:শিখা দাস, Gurdian:রবেন্দু ভূষণ, Address:নিজ , Classification:উদ্বাস্ত, Area:0.02200000 Acre,	Smt Sikha Das

L2	LR Plot No:- 205, LR Khatian No:- 2278	Owner:শিখা দাস, Gurdian:রবেন্দু ভূষণ, Address:নিজ , Classification:উদ্বাস্ত, Area:0.01260000 Acre,	Smt Sikha Das
L3	LR Plot No:- 207, LR Khatian No:- 2278	Owner:শিখা দাস, Gurdian:রবেন্দু ভূষণ, Address:নিজ , Classification:উদ্বাস্ত, Area:0.00830000 Acre,	Smt Sikha Das
L4	LR Plot No:- 536, LR Khatian No:- 2278	Owner:শিখা দাস, Gurdian:রবেন্দু ভূষণ, Address:নিজ , Classification:উদ্বাস্ত, Area:0.01590000 Acre,	Smt Sikha Das

Endorsement For Deed Number : I - 100304980 / 2022

On 08-12-2022

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

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

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

Presented for registration at 12:28 hrs on 08-12-2022, at the Office of the A.D.S.R. MIDNAPORE by Smt Sikha Das ,Executant.

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 1,29,27,453/-

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

Execution is admitted on 08/12/2022 by Smt Sikha Das, Wife of Late Ranendu Bhusan Das, Mitra Compound, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife

Indetified by Shri Debabrata Pramanik, , , Son of Late Ram Chandra Pramanik, Abash, P.O: Abash, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 08-12-2022 by Shri Somnath Singha Roy, Partners, S S DEVELOPER, 59/A, Bidhannagar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Shri Debabrata Pramanik, , , Son of Late Ram Chandra Pramanik, Abash, P.O: Abash, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by profession Deed Writer

Execution is admitted on 08-12-2022 by Shri Soumen Samanta, Partners, S S DEVELOPER, 59/A, Bidhannagar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Shri Debabrata Pramanik, , , Son of Late Ram Chandra Pramanik, Abash, P.O: Abash, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021.00/- (B = Rs 5,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2022 9:19AM with Govt. Ref. No: 192022230206992798 on 08-12-2022, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No. 7728325656829 on 08-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18922, Amount: Rs.5,000.00/-, Date of Purchase: 07/12/2022, Vendor name: Satya Charan Ghosh

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 08/12/2022 9:19AM with Govt. Ref. No: 192022230206992798 on 08-12-2022, Amount Rs: 15,021/-, Bank: SBI EPay (SBlePay), Ref. No. 7728325656829 on 08-12-2022, 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 1003-2022, Page from 103350 to 103392
being No 100304980 for the year 2022.**



Digitally signed by ASHIM DAS
Date: 2022.12.09 14:47:59 +05:30
Reason: Digital Signing of Deed.

**(Ashim Das) 2022/12/09 02:47:59 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
West Bengal.**

(This document is digitally signed.)
