



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K 785267

261747/24
01/02/24

Certified that the Document is Admitted for Registration.
The Signature Sheets and the Endorsement Sheets attached herewith are the parts of this Document.

[Signature]

Addl. District Sub-Registrar Kharagpur

01 FEB 2024

DEVELOPMENT AGREEMENT

CUM GENERAL POWER OF ATTORNEY

Within District - Paschim Medinipur,

Police Station - Kharagpur (Town),

Mouza - Taljuli, J.L No.- 239,

R.S. Khatian No.- 139 & 319,

Previous L.R. Khatian No.- 1214 & 1215,

Present L.R. Khatian No.- 1392,

R.S. Plot No.- 269, L.R. Plot No.- 459,

Area of Land = 00.90 Decimals,

R.S. Plot No.- 487, L.R. Plot No.- 457,

Area of Land = 00.60 Decimals,

Total Area of Land = 01.50 Decimals, (Bastu Land),

Kharagpur Municipal Area, Ward No.- 28.

THIS DEVELOPMENT AGREEMENT

CUM GENERAL POWER OF ATTORNEY

is made on this 01st day of February 2024,

Contd. - 2

For ANJAN GROUP

For ANJAN GROUP

[Signature]

[Signature]

[Signature]

[Signature]
Saras Kumar

ক্রমিক নং 4768 নং 5500/- টাকা মাত্র
তারিখ 29/01/2024 জেলা- পশ্চিম মেদিনীপুর
ক্রেতা বা আনয়ন গ্রুপ
সাং P. Laxminant Partner
পোতা Taljuli, Kharaspur
প্রক Khairpur চিক্কাদীপ
ভেদার 1/3

শ্রী বিশ্বদীপ ভণ্ড
খড়গপুর, এ.ডি.এস.আর, অফিস

Rs. 5000/- x 1 = 5000/-
(Rupees five thousand) only



Addl. Dist. Sub-Registrar
Kharaspur, Paschim Medinipur

01 FEB 2024



Saroj

Kumar

Nayak

B E T W E E N

SRI SAROJ KUMAR NAYAK,

S/O - Sri Shatrughna Nayak

by Religion - Hindu, by Nationality - Indian,

by Occupation - Business, Resident of -

Sonamukhi, P.O.- Hijli, P.S.- Kharagpur

(Town), A.D.S.R. Office - Kharagpur, Dist.-

Paschim Medinipur, PIN - 721306, West

Bengal, India (Hereinafter called the "LAND

OWNER" which expression shall unless the

context otherwise requires include the heirs, suc-

cessors, assignees and representatives of the

LAND OWNER) of the FIRST PART.

Saroj Kumar Nayak

SA

Contd. - 3

For ANJAN GROUP

P. J. S.

For ANJAN GROUP

Pinu Das

AND

ANJAN GROUP,

a Partnership Firm having its registered office at Holding No.- 461/381, Taljuli, Ward No.-28, P.O.- Kharagpur, P.S.- Kharagpur (Town), A.D.S.R. Office - Kharagpur, Dist.-Paschim Medinipur, PIN - 721301, West Bengal, India represented by its Partners,

1. SRI P. LAXMIKANT,

(SRI PEDDINTI LAXMIKANT),

S/O - Sri P. Krishna Rao,

by Religion - Hindu, by Nationality - Indian, by Occupation - Business, Resident of Holding No. - 461/381, Taljuli, Ward No.-28, P.O.- Kharagpur, P.S.- Kharagpur (Town), A.D.S.R. Office - Kharagpur, Dist.-Paschim Medinipur, PIN - 721301, West Bengal, India.

2. SRI RINKU ROY,

S/O - Late Pranab Kumar Roy,

by Religion - Christian, by Nationality - Indian, by Occupation - Business, Resident of Holding No. - 426/18, Jhapetapur, Ward No.-28, P.O.- Kharagpur, P.S.- Kharagpur (Town), A.D.S.R. Office - Kharagpur, Dist.-Paschim Medinipur, PIN - 721301, West Bengal, India (hereinafter called the "DEVELOPER" which expression shall unless the context otherwise requires include the heirs, successors, assigns and representatives of the DEVELOPER) of the OTHER PART.

P.L.

Contd. - 4

For ANJAN GROUP

P.L.
Partner

For ANJAN GROUP

Rinku Roy
Partner

Saras Kumar Nayak



WHEREAS the **Land Owner** as lawful owner is seized and possessed of or otherwise well and sufficiently entitled to the property fully described in the schedule below as an absolute and indefeasible estate or an estate equivalent thereto free from all encumbrances, charges, litigations, claims and demands whatsoever.

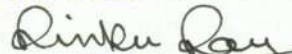
AND WHEREAS the Pashi at present **Bastu** land of R.S. Plot No.- 269 & 487, L.R. Plot No.- 459 & 457, under R.S. Khatian No.- 139 & 319, of mouza - **Taljuli**, J.L No.- 239, within Police Station - **Kharagpur (Town)**, under the jurisdiction of **Kharagpur Municipality**, in the district of **Paschim Medinipur** previously belonged to the recorded owner, **Sri K. Kondal Rao**, S/O - **Late K. Rama Swamy** in the L.R. Settlement Record of Rights, who during his peaceful possession, said **K. Kondal Rao** sold the said land to **Sri M. Satish Kumar**, S/O - **M. Madhav Rao & Sri Ch. Lokeswar Rao**, S/O - **Ch. Papa Rao** by registered deed **Deed of Sale** being No.- 6883 executed and registered on 16.12.2020 of Additional District Sub Registry office, Kharagpur. After purchase, said **M. Satish Kumar & Ch. Lokeswar Rao** recorded their names in the Office of the **B.L. & L.R.O. Kharagpur -1** in respect of their purchased land against L.R. Khatian No.- 1214 & 1215 in the L.R. Settlement Record of Rights and possessed the said land without interruption from others, paying rent to the State of West Bengal.

AND WHEREAS during exercising right, title, interest and possession over their purchased land, said **M. Satish Kumar & Ch. Lokeswar Rao** jointly sold 00.90 dec. in R.S. Plot No.- 269, L.R. Plot No.- 459, under R.S. Khatian No.- 139, L.R. Khatian No.- 1214 & 1215 and 00.60 dec. in R.S. Plot No.- 487, L.R. Plot No.- 457, under R.S. Khatian No.- 319, L.R. Khatian No.- 1214 & 1215 total area of land measuring 01.50

For ANJAN GROUP


Partner

For ANJAN GROUP


Partner

Contd. - 5

Sarves Kumar Nayak

decs. of mouza - Taljuli, to **Sri Saroj Kumar Nayak**, the **Land Owner** by registered deed **Deed of Sale** being No.- 101012316 executed and registered on 24.11.2022 which is entered in Book No.- 01, CD Volume No.- 1010-2022, Pages from - 278678 to 278696 for the year 2022 of Additional District Sub Registry office, Kharagpur. After purchase, said **Saroj Kumar Nayak**, the **Land Owner** recorded his name in the Office of the **B.L. & L.R.O. Kharagpur -1** in respect of his purchased land against L.R. Khatian No.- 1392 in the L.R. Settlement Record of Rights and applied for conversion of the said land in the Office of the **M.K.DA. Paschim Medinipur** and since purchase, said **Saroj Kumar Nayak** i.e. the **Land Owner** has been exercising his right, title, interest and possession over the said land, uptill now without interruption from others, paying rent to the **State of West Bengal**.

AND WHEREAS the **Developer** has entered into **Development Agreement cum General Power of Attorney** with **Sri M. Surya Rao & others** vide being No.- 11436/2022 of A.D.S.R. Kharagpur in respect of 13.50 decs. in R.S. Plot No.- 269 & 487 of mouza - Taljuli which is situated around 01.50 decs in R.S. Plot No.- 269 & 487.

AND WHEREAS the **Developer** has approached the **Land Owner** with an offer to develop the said land and has shown a plan for construction of building and it has financial capacity, technical skill, experience etc. to construct building and/or to develop the said land and it will construct the Multi-Storeyed building (G + 4) subject to approval from the Competant Authority.


AND WHEREAS the **Land Owner** has agreed to authorise the **Developer** to develop the said land fully described in the schedule below and the **Developer** is agreeable to develop the said land and to construct building as per sanctioned plan at its own costs & expenses under the name "**Harmony Enclave**" on the following terms and conditions.

For ANJAN GROUP



Partner

For ANJAN GROUP



Partner

Contd. - 6

Saraj Kumar Nayak

AND THAT in order to ascertain the proper location and area of the land, a Hand Sketch map is enclosed herewith and the land is coloured "**Red**" and the said map is made part of this Deed without any consideration.


**NOW THIS AGREEMENT WITNESSES
AND IT IS MUTUALLY AGREED BY
AND BETWEEN THE PARTIES HERETO**

as follows :-

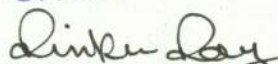
1. *That the Land Owner would handover vacant possession of the said land with right to develop the said property unto the Developer.*
2. *The Land Owner hereby gives permission to the Developer to enter upon the land with full right and authority with men and material to commence, carry on and complete development and construction thereon of the Multi-Storeyed building and on the execution of this Development Agreement cum General Power of Attorney. The Developer shall complete the construction work of the sanctioned Multi-Storeyed building (G + 4) subject to approval, in all respect within 18 (Eighteen) months from the date of sanction of building plan by the Kharagpur Municipality. In case, the Developer fails to complete the said construction works within said two yeras due to labour problem or any other unavoidable circumstances, then the Land Owner shall grant 06 (Six) months extra time to the Developer for the same.*
3. *In developing the said land and constructing the said Multi-Storeyed building the Developer shall obtain the requisite sanctions, permissions, clearances and authority from the authorities concerned at his own expense and costs.*
4. *The Developer will develop the said land and construct the Multi-Storeyed building as per sanctioned plan and complete the same in every respect at its own costs and expenses.*

Sarves Kumar Nayak

For ANJAN GROUP


Partner

For ANJAN GROUP


Partner

Contd. - 7

5. *After completion of Multi-Storeyed building, the Land Owner shall get the Flats and Parking spaces in the following manner :-*

a) *Land Owner shall get 35% (Thirty five percent) of the total construction (Flats).*

b) *Developer shall get 65% (Sixty five percent) of the total construction (Flats).*

6. *Simultaneously with the execution of this Development Agreement cum General Power of Attorney, the Land Owner shall hand over all the original title deeds, original Parchas, Mutation Certificate (L.R.R.O.R.), Conversion Certificate, upto date Rent Receipts, and other documents in respect of the said property to the Developer for tie up and mortgage with any Financial Institution against proper receipt of documents from the Developer and the Developer shall hold the same in trust.*

7. *The Land Owner shall however on request by the Developer sign and execute all Applications, Plans and other documents necessary in relation to the said development and construction.*

8. *The Developer shall be entitled to make advertisements, hung up advertisement boards upon the said property and do such other things as might be required of the purpose of sale of building to be constructed except entering into any Sale Agreement etc. in respect of owners' allocation.*

9. *Save and except the Land Owner's allotted portion, the Developer shall have full right to execute any agreement for sale in respect of the Developer's allocation only. However in the Agreement for Sale, this Development Agreement cum General Power of Attorney shall be recited and there shall also be a clause stating that the Land Owner shall not be responsible for any money received by the Developer pursuant to the Agreement for Sale.*

Saras Kuman Nayak

10. **The Developer** shall have the exclusive right to look after manage, supervise, conduct and do all and every act, deed, and thing necessary for the purpose of developing the said land for construction of a Multi-Storeyed building thereon in accordance with the building plan to be sanctioned by the concerned authorities.

11. **The Developer** shall install in the said building at its own costs pump operated water connection through water lines, in each floor of the building, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities as are required to be provided in the new building.

12. **Not-with-standing** any thing contained or stated herein, all labours, workers, supervisors and other employees or persons by what ever definition employed, engaged, appointed or required for erection, construction and completion of the building shall be employed by the **Developer**, the **Land Owner** shall not be responsible or liable for meeting any obligation, any accident during construction of building in any manner whatsoever.

13. **The Land Owner** shall not be answerable or liable for nature of construction or for any materials to be used in course of or relating to erection construction and completion of the building.

14. **The Land Owner** will not enter into any **Contract for Sale, Lease or Tenancy** or any **Construction Agreement** with respect to the said land, in favour of any person or institution after execution of these presents.

15. **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

Suresh Kumar Nayak



For ANJAN GROUP

P. J. J.
Partner

For ANJAN GROUP

Rinku Ray
Partner

building shall always remain common, impartible and undivided.

16. This agreement shall always be treated as an agreement of joint development by and between the parties. The **Land Owner** and the **Developer** have entered into this **Development Agreement cum General Power of Attorney** purely as a contract and nothing contained herein shall be deemed to construe or constitute as partnership between the **Land Owner** and the **Developer**.

17. The **Land Owner** shall hand over possession of the land to the **Developer** along with the rights of development in respect of the said building by virtue of these presents and/or in pursuance thereof shall not be obstructed or disputed or challenged or disturbed by the **Land Owner** provided the **Developer** is carrying on with the project in terms of this **Development Agreement cum General Power of Attorney**.

18. It is understood that from time to time to facilitate the construction of the building by the **Developer**, various acts, 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 the **Land Owner** and for such lawful matters, the **Land Owner** shall provide all required power 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 **Land Owner** and/or be contrary to the terms and stipulations contained in these presents or against the spirit thereof, keeping the **Land Owner** fully indemnified in all respect.

Sures Kumar Nayak

For ANJAN GROUP

Partner

Contd. - 10

For ANJAN GROUP

Partner

19. *Within six months from the date of the completion of the project, the **Developer** will assist and co-operate the **Land Owner** and the other unit owners to form an **Flat Owners Association** or body of owners to be formed for the upkeep, maintenance and management of the premises and cost of such formation and incidentals thereto shall be borne by the individual owners and the **Developer** or its respective nominees (unit owners) according to their proportionate right.*

20. *Till such time the association or body is not formed, the premises shall be managed and maintained jointly by the **Land Owner** and **Developer** and the cost thereof as mutually agreed upon by the **Developer** and **Land Owner** would be borne and paid by the **Developer** or their nominees in proportionate share.*

21. *All disputes and differences between the parties arising out of, and/or the meaning construction or import of this agreement or their respective rights and liabilities as per this **Development Agreement cum General Power of Attorney** shall be referred to the Arbitration of two Arbitrators each to be appointed by the parties. In case of dis-agreement between the Arbitrators it shall be referred to an umpire who shall be appointed before the start of the proceeding and whose decision shall be final and binding on the parties and this clause shall be deemed to be a submission within the meaning of the **Arbitration and Conciliation Act 1996** and its statutory modification and/or enactment thereof in force from time to time.*

22. *That the **Developer** undertakes to keep the **Land Owner** fully indemnified against the harm from any losses, costs, charges, expenses or claims by any of **Developer's** Contractor, Architects, Workers or agents or for any breach of any statutory or contractual obligations.*

Sarav Kumar Nayak

Se

For ANJAN GROUP

P. J. J.
Partner

For ANJAN GROUP

Linku Ray
Partner

Contd. - 11

The Developer is further empowered by the Land Owner

:-

- a) **To appear and represent before A.D.S.R. Kharagpur to present Agreement for Sale, Lease deeds, Deed of Declaration etc. and to execute all such deed/deeds of Conveyance for selling the flats/Apartments/Commercial Space/Parking Space etc. in respect of Developer's allocated portion only. and,**
- b) **To accept booking of the Flats/Apartments/Parking Spaces etc. directly from the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portions of the Developer. and,**
- c) **To make, sign, and verify all documents, application or raise objection to appropriate authorities for all and any licences, permission or consent etc. and in connection with the management and development of over scheduled mentioned land. and,**
- d) **If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against us i.e the Land Owner in connection with the same project, to prosecute and defend such legal proceedings and for that purpose to sign, declare and file all pleadings, affidavit, application, etc. as may be required. To engage advocate and to do all acts and things required to be done on our behalf. and,**
- e) **To settle all disputes, whatsoever arising out of the construction project on the schedule mentioned land. and,**
- f) **To appear before any office or authority of the Government or Municipal Corporation or Labour Department or B.L. & L.R.O Kharagpur- 1 or Income Tax Department, Sales Tax Department or any other act, to represent the matter regarding the proposed project. and,**

Sarves Kumar Nayak

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Contd. - 12

For ANJAN GROUP.

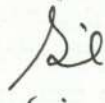
P. J. J.
Partner

For ANJAN GROUP

Rinku Ray
Partner


- g) To appoint from time to time Architects, R.C.C consultants, contractors and other personnel and work men for carrying out the development of the said property as also construction of building there on and to pay their fees, consideration moneys, salaries and/or wages. and,
- h) To give necessary letters, writings and undertakings to the **Kharagpur Municipality, B.L. & L.R.O. Kharagpur-1, MKDA Paschim Medinipur, WBSEDCL, Fire Brigade Department etc.** or other such department as may be necessary for occupancy in the said building and/or obtaining necessary "No Objection" certificate (N.O.C) from the said departments in connection with the said building. and,
- i) To approach the potential purchasers of the flats of the said building in respect of **Developer's** allocated portion only and to give adds for the flats. and,
- j) To execute **Agreement for Sale** of the said Flats or any part thereof, in respect of the **Developer's** allocation only. and,
- k) To sell or dispose of Flat or Flats of **Developer's** allocation and parking space that may be constructed on the said land and to collect and receive from the purchaser/ purchasers the amount that may be payable by them and to give proper receipt and discharge for the same.
- l) To execute the Conveyance or Conveyances in respect of **Developer's** allocation in favour of the purchasers.
- m) To present the said deed/deeds of Conveyance, Declaration, Lease etc. for registration to the proper registration authority, to admit the receipt of the consideration money and to have the said deed/deeds registered, and to do all acts, deeds and things which may be necessary for conveying the flats and undivided share of land and registering the said deed/deeds as

Sarves Kumar Nayak

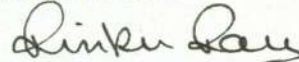


Contd. - 13

For ANJAN GROUP


Partner

For ANJAN GROUP



fully and effectually in all respects as we could do the same if we were personally present.

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

o) To engage or appoint any Advocate to file/conduct any suit in connection with the said property.

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

AND the said **Land Owner** hereby agrees to ratify and confirm all acts and things lawfully done by the said **Developer/Attorney** by exercising Power given to it in connection with the development and sale of the said Flats/Apartments and Parking Space in respect of **Developer's** allocation only.

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

That the **Land Owner** agrees to pay the Income Tax as per **Income Tax Act 1961** for the income they derive, if any, through this **Development Agreement cum General Power of Attorney** but they shall not be liable to pay any tax on behalf of the **Developer**.

Common rights and facilities

Lift, Stair-cases, common passage, water lines and water, electricity main line and its wiring, land and boundary wall, fixtures and fittings, vacant spaces, roof, main gate and entrance proportionate land, pump and motor Septic Tank, water reservoir and Water Tank.

De

For ANJAN GROUP

P. J. D.
Partner

For ANJAN GROUP

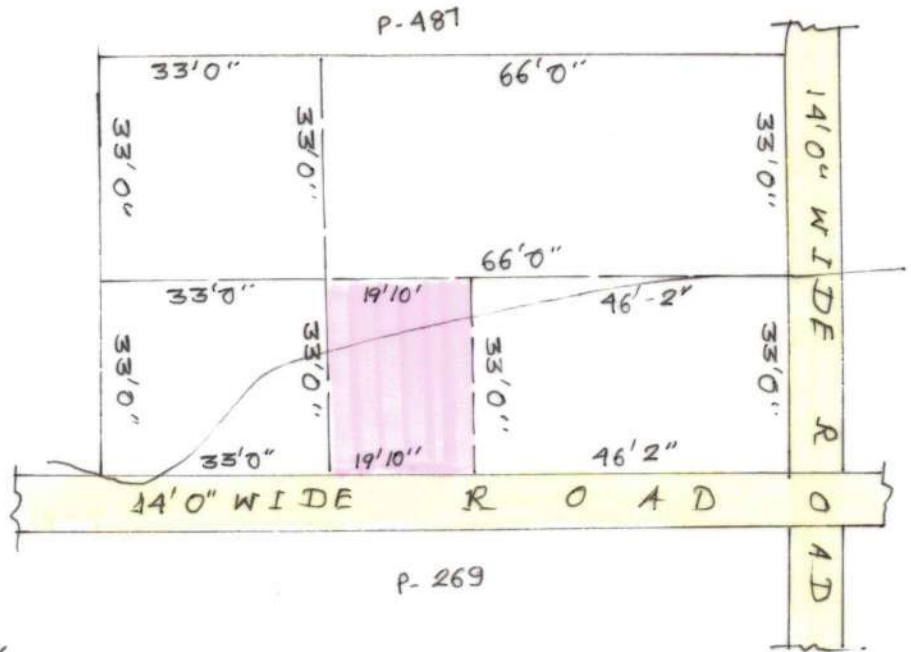
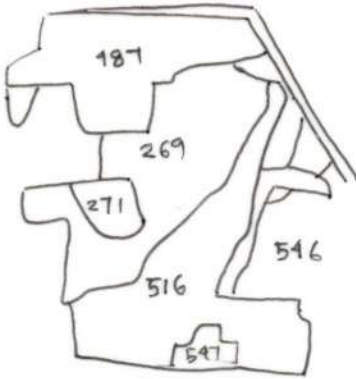
Rinku Dey
Partner

Contd. - 14

Sarves Kumar Nayak

SCALE 16"=1 MILE

N



OWNER:-

SAROJ KUMAR NAYAK
S/O- SHATRUGHNA NAYAK
AT- SONAMUKHI; HILJI,
IIT CAMPUS; KHARAGPUR
KHARAGPUR(T)
PASCHIM MEDINIPUR



For ANJAN GROUP
P. J. J.
Partner

For ANJAN GROUP
Rinku Ray
Partner

Saroj Kumar Nayak

SCHEDULE OF LAND:-

KHATAN NO	PLOT NO		AREA [DEC]	MARK
	R.S.	L.R.		
L.R. 1392	269	459	00.90 DEC.	
	487	457	00.60 DEC.	

M. Gayen
MADAN MOHAN GAYEN
Govt. Regd. No.-43-746
VIII Keshijore, P.S.-Kharagpur
Paschim Medinipur

01 FEB 2024

IN WITNESS WHEREOF the **Land Owner** and the **Developer** after fully understanding the contents of this **Development Agreement cum General Power of Attorney**, have put their respective signatures hereto on the day month and year first above written in full possession of their senses and in good state of health and mind and without provocation from others.

Schedule : I

Within District - **Paschim Medinipur**, Sub-Registry Office & Municipality - **Kharagpur**, Police Station - **Kharagpur (Town)**, Ward No.- **28**, Mouza - **Taljuli**, J.L No.- **239**,

R.S. Khatian No.- **139 & 319**,

Previous L.R. Khatian No.- **1214 & 1215**,

Present L.R. Khatian No.- **1392**,

R.S. Plot No.- **269**, L.R. Plot No.- **459**,

Area of Land = **00.90** Decimals,

R.S. Plot No.- **487**, L.R. Plot No.- **457**,

Area of Land = **00.60** Decimals,

Total Area of Land = **01.50** (Zero one point five zero) Decimals, (**Bastu Land**), as per L.R.R.O.R.

Value of Property Rs. = **4,00,000/-**

Kharagpur Municipal Area; Ward No.- 28.

Measurement of the land :-

North : 19 ft. - 10 inch. East : 33 ft. - 00 inch.

South : 19 ft. - 10 inch. West : 33 ft. - 00 inch.

Which is bounded by :-

On the North : Land of Sri B. G. V. K. Shiv Kumar,

On the South: 14 ft. wide Municipal Road,

On the East : Land of Sri M. Surya Rao,

On the West : Land of Mrs. Anita Paul,

[Handwritten signature]

Contd. - 15

For ANJAN GROUP.

[Handwritten signature]

Partner

For ANJAN GROUP

[Handwritten signature]

Partner

Sarves Kumar Nayak

Schedule II

(Detailed specification of Multi-Storeyed building)

Structure :	RCC Frame work.
Internal wall:	Cement plastering overlaid with smooth imperious Putty.
Doors:	Wooden door frame with flash door shutters.
Windows:	Sliding aluminium window with glass shutters.
Hard ware:	Good quality standard steel fittings and lock of reputed company make.
Flooring:	Vitrified tile flooring in all bedrooms, living rooms, dining room, and (02 ft. x 02 ft.) Marbel flooring in common and staircase areas.
Kitchen:	Floor Vitrified ceramic tiles upto two feet above granite tops Granite with stainless still sink.
Toilet:	Floor anti skid Ceramic tiles up to door hight on the wall.
Sanitary ware:	Hindware/Parryware or equivalent, Chromium plated fitting of good quality ISI mark, hot and cold water provision in all Bathrooms.
Electrical:	Superior quality concealed copper wiring with Modular switches and safety devices.
TV Wiring:	TV points in Drawing/Dining.
Exterior:	Latest waterproof non-fading acrylic exterior finish paint of good quality.

Sarvesh Kumar Nayak

Schedule III

(Common portions)

COMMON PARTS and PORTIONS in the Block

1. Lift.
2. 24 hours water supply.
3. Fire fighting arrangements.
4. Staircases.
5. Lobbys.

Se

For ANJAN GROUP

P. J. J.

For ANJAN GROUP

Rinku Ray

Witnesses :-

- 1) Subrata Choudhury, S/o Late Anulya Choudhury,
Debalpur, PO-Kharagpur, P.S-KGP(T),
Dist-Paschim Medinipur, Pin-721301,
- 2) Chittaranjan Mahanty, S/o Nitranjan Mahanty,
Talsandi, PO-Kharagpur, Dist-Paschim Medinipur pin-721301
- 3) Ashok Jana S/o Late Ramesh Ch. Jana
Sri Kharagpur, Ward no.-7. Kharagpur,
Dist Paschim Medinipur. 721301

This Development Agreement cum General Power of Attorney is completed in 16 pages including stamp paper and there are 03 nos of witnesses. One additional page containing finger prints with signatures of the Executant and the Attorney has been annexed hereto, forming part of the Development Agreement cum General Power of Attorney.

Drafted by :-

Sasanka Sekhar Bisal
(Sri Sasanka Sekhar Bisal)
Advocate, Judge's Court,
Paschim Medinipur.
Enrolment No.- WB -1333/1981.

Computer Typed by :-

Ashok Jana
(Sri Ashok Jana), Law Clerk,
License No. - 00010894,
A.D.S.R. Office, Kharagpur.

Saraj Kumar Nayak
Signature of the Land Owner

For ANJAN GROUP

P. J. J.
Signature of the Developer

For ANJAN GROUP

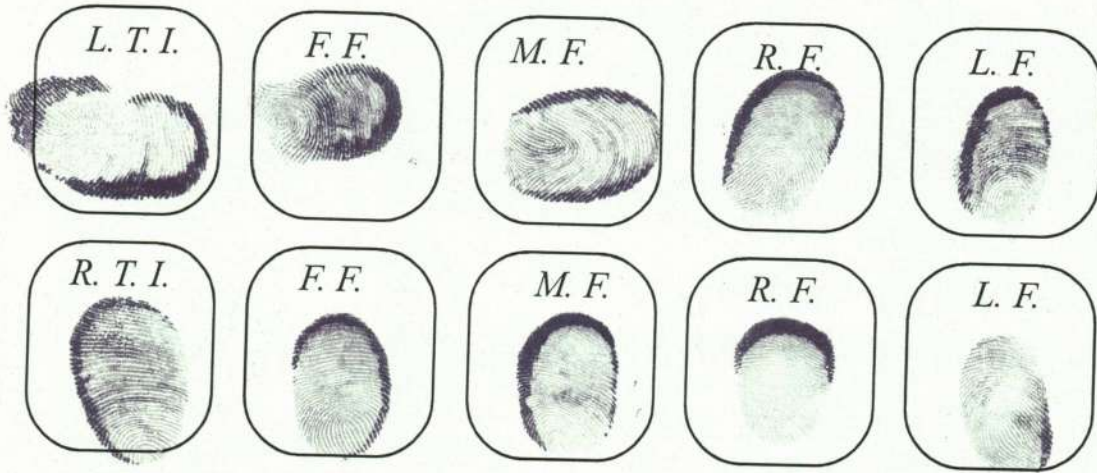
Rinke Das
Partner

Saraj Kumar Nayak

For ANJAN GROUP
Rinke Das
Partner

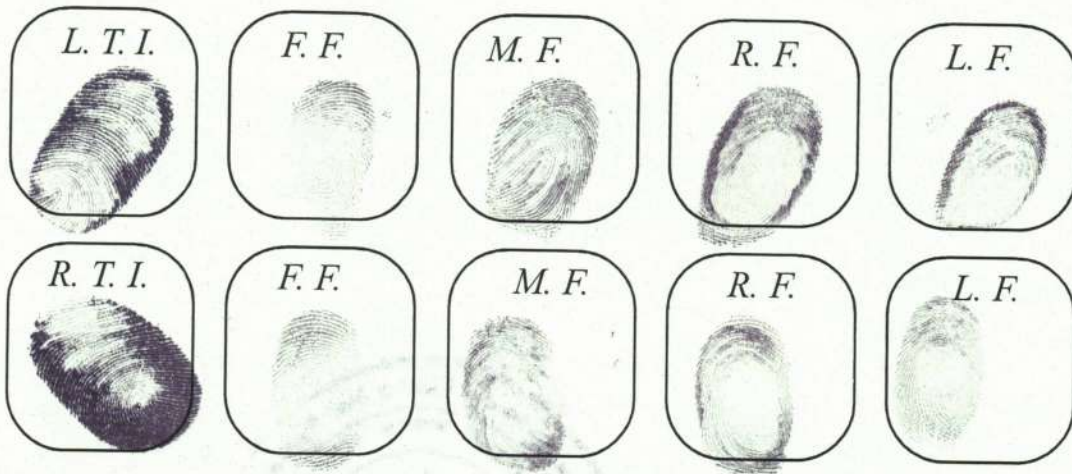
For ANJAN GROUP
P. J. J.
Partner

Finger prints of the Land Owner



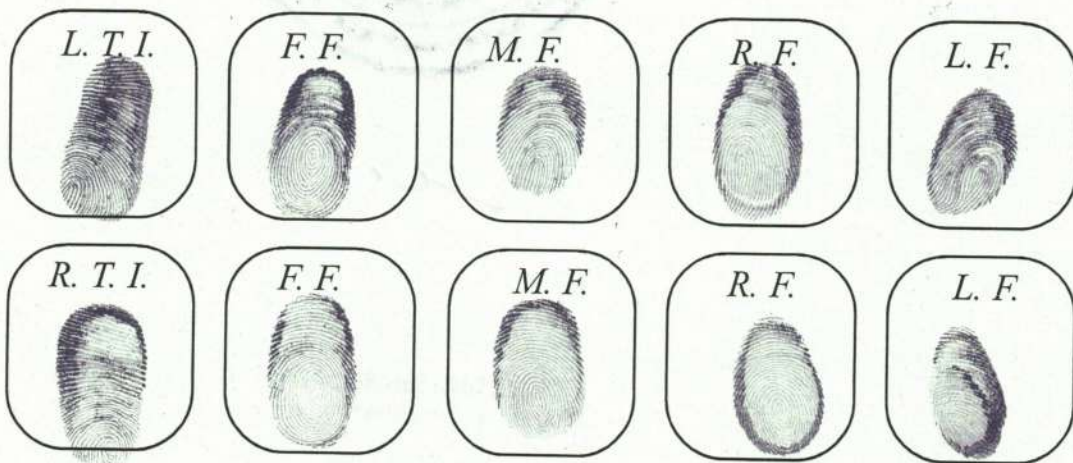
Sarod Kumar Nayak
SIGNATURE

Finger prints of the Developer No.- 1



For ANJAN GROUP
SIGNATURE P. J. A.
Partner

Finger prints of the Developer No.- 2



For ANJAN GROUP
SIGNATURE Rinku Das
Partner

Major Information of the Deed




Deed No :	I-1010-00833/2024	Date of Registration	01/02/2024
Query No / Year	1010-2000261747/2024	Office where deed is registered	
Query Date	30/01/2024 1:40:00 PM	A.D.S.R. KHARAGPUR, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Sasanka Sekhar Bisal Dhekia,Thana : Kharagpur, District : Paschim Midnapore, WEST BENGAL, PIN - 721301, Mobile No. : 9474408283, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,50,000/-	Rs. 8,43,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,090/- (Article:48(g))	Rs. 42/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 28, Mouza: TALJULY, JI No: 239, Pin Code : 721301

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-459 (RS :-269)	LR-1392	Commerci al Pashi	0.9 Dec	1,50,000/-	5,06,250/-	Width of Approach Road: 14 Ft.,
L2	LR-457 (RS :-487)	LR-1392	Commerci al Pashi	0.6 Dec	1,00,000/-	3,37,500/-	Width of Approach Road: 14 Ft.,
		TOTAL :		1.5Dec	2,50,000 /-	8,43,750 /-	
		Grand Total :		1.5Dec	2,50,000 /-	8,43,750 /-	




Land Lord Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Saroj Kumar Nayak (Presentant) Son of Shri Shatrughna Nayak Executed by: Self, Date of Execution: 01/02/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office	 01/02/2024	 Captured LTI 01/02/2024	 01/02/2024
Sonamukhi, City:- Kharagpore, P.O:- Hijli, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721306 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: anxxxxxx0a, Aadhaar No: 36xxxxxxx5079, Status :Individual, Executed by: Self, Date of Execution: 01/02/2024 , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Office				

Developer Details :



SI No	Name,Address,Photo,Finger print and Signature
1	Anjan Group Holding No. 461/381 Taljuli Ward No. 28, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:- Paschim Midnapore, West Bengal, India, PIN:- 721301 , PAN No.:: abxxxxx4d,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 Peddinti Laxmikant Son of Late P Krishna Rao Date of Execution - 01/02/2024, , Admitted by: Self, Date of Admission: 01/02/2024, Place of Admission of Execution: Office	 Feb 1 2024 1:34PM	 Captured LTI 01/02/2024	 01/02/2024
Holding No. 461/381 Taljuli Ward No. 28, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxx7n, Aadhaar No: 23xxxxxxx8921 Status : Representative, Representative of : Anjan Group (as Partner)				

2	Name	Photo	Finger Print	Signature
	Shri Rinku Roy Son of Late Pranab Kumar Roy Date of Execution - 01/02/2024, , Admitted by: Self, Date of Admission: 01/02/2024, Place of Admission of Execution: Office		 Captured	
	Feb 1 2024 1:35PM		LTI 01/02/2024	01/02/2024
Holding No. 461/381 Taljuli Ward 28, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301, Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India, , PAN No.:: coxxxxxx7m, Aadhaar No: 95xxxxxxxx0263 Status : Representative, Representative of : Anjan Group (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Subrata Ghosh Son of Late Amulya Ghosh Debalpur, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301		 Captured	
	01/02/2024	01/02/2024	01/02/2024
Identifier Of Shri Peddinti Laxmikant, Shri Rinku Roy, Shri Saroj Kumar Nayak			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Saroj Kumar Nayak	Anjan Group-0.9 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri Saroj Kumar Nayak	Anjan Group-0.6 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 28, Mouza: TALJULY, JI No: 239, Pin Code : 721301

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 459, LR Khatian No:- 1392		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 457, LR Khatian No:- 1392		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 101000833 / 2024

On 01-02-2024

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 13:25 hrs on 01-02-2024, at the Office of the A.D.S.R. KHARAGPUR by Shri Saroj Kumar Nayak ,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 8,43,750/-

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

Execution is admitted on 01/02/2024 by Shri Saroj Kumar Nayak, Son of Shri Shatrughna Nayak, Sonamukhi, P.O: Hijili, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721306, by caste Hindu, by Profession Business

Identified by Shri Subrata Ghosh, , , Son of Late Amulya Ghosh, Debalpur, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 01-02-2024 by Shri Peddinti Laxmikant, Partner, Anjan Group, Holding No. 461/381 Taljuli Ward No. 28, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301

Identified by Shri Subrata Ghosh, , , Son of Late Amulya Ghosh, Debalpur, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-02-2024 by Shri Rinku Roy, Partner, Anjan Group, Holding No. 461/381 Taljuli Ward No. 28, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301

Identified by Shri Subrata Ghosh, , , Son of Late Amulya Ghosh, Debalpur, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42.00/- (E = Rs 42.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 42/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/02/2024 11:50AM with Govt. Ref. No: 192023240366608218 on 01-02-2024, Amount Rs: 42/-, Bank: SBI ePay (SBlePay), Ref. No. 1001585933513 on 01-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,090/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 90/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 4768, Amount: Rs.5,000.00/-, Date of Purchase: 24/01/2024, Vendor name: BISWADIP BHANJA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/02/2024 11:50AM with Govt. Ref. No: 192023240366608218 on 01-02-2024, Amount Rs: 90/-, Bank: SBI EPay (SBIePay), Ref. No. 1001585933513 on 01-02-2024, Head of Account 0030-02-103-003-02



Bhim Charan Maity
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1010-2024, Page from 17369 to 17393
being No 101000833 for the year 2024.



Bhim Charan Maity

Digitally signed by BHIM CHARAN MAITY
Date: 2024.02.02 15:31:37 +05:30
Reason: Digital Signing of Deed.

(Bhim Charan Maity) 02/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
West Bengal.

