



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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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
20 OCT 2022

DEVELOPMENT AGREEMENT
CUM GENERAL POWER OF ATTORNEY

1) Within District - Paschim Medinipur,
Police Station - Kharagpur (Town),
Mouza - Taljuli, J.L. No.- 239,
R.S. Khatian No.- 319,
L.R. Khatian No.- 210/1 & 145,
Previous L.R. Khatian No.- 1197,
Land Owner's L.R. Khatian No.- 1213,
R.S. Plot No.- 269 & 487, L.R. Plot No. - 459 & 458,
Area of Land = 03.50 decs. (Bastu Land).
Kharagpur Municipal Area, Ward No.- 28,

[Signature]
M. Surya Rao.
Anita Paul. B. V. Retna Kumari
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For ANJAN GROUP
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PARTNER

For ANJAN GROUP
[Signature]
PARTNER

2) Within District - Paschim Medinipur,
Police Station - Kharagpur (Town),
Mouza - Taljuli, J.L. No.- 239,
R.S. Khatian No.- 319 & 139,
Previous L.R. Khatian No.- 210/1, 145 & 27,
Land Owners' L.R. Khatian No.- 1195,
R.S. Plot No - 487 & 269,
L.R. Plot No. - 457 & 459,
Area of Land = 05 decs. (Bastu Land).
Kharagpur Municipal Area, Ward No.- 28,

M. Surya Rao.
Amit Paul.
B. v. Ratona Kumari

3) Within District - Paschim Medinipur,
Police Station - Kharagpur (Town),
Mouza - Taljuli, J.L. No.- 239,
R.S. Khatian No.- 319,
L.R. Khatian No.- 210/1 & 145,
Previous L.R. Khatian No.- 1197,
Land Owners' L.R. Khatian No.- 1216 & 1217,
R.S. Plot No - 487, L.R. Plot No. - 457 & 458,
Area of Land = 05 decs. (Bastu Land).
Kharagpur Municipal Area, Ward No.- 28,

FOR ANJAN GROUP
PARTNER
Diptendu Das

Total Area of Land = 13.50 decs.
THIS DEVELOPMENT AGREEMENT
CUM GENERAL POWER OF ATTORNEY
is made on this 20th day of October 2022.

FOR ANJAN GROUP
PARTNER
P. J. Das





M. Surya Rao.
Anita Paul.
B.v. Ratna Kumari

BETWEEN

1) **SRI. M. SURYA RAO,**

S/O - Late M. Madhava Rao,

by Religion - Hindu, by Nationality - Indian, by Occupation - Railway Service, Resident of Railway Quarter No.- L/U-27, Unit No.- 01, Type - B, Mathurakati, Ward No.- 13, P.O.- Nimpura, P.S.- Kharagpur (Town), A.D.S.R. office - Kharagpur, Dist.- Paschim Medinipur, PIN - 721301, West Bengal, India.

2) **MRS. ANITA PAUL,**

W/O - Mr. Daniel Paul,

by Religion - Christian, by Nationality - Indian, by Occupation - Housewife, Resident of - Chhota Tengra, Ward No.- '28 P.O.- Kharagpur, P.S.- Kharagpur (Town), A.D.S.R. Office - Kharagpur, Dist.- Paschim Medinipur, PIN - 721301, West Bengal, India.

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For ANJAN GROUP
PARTNER
Pinku Roy

For ANJAN GROUP
PARTNER
P. J. S.



3) (a) **SRI. B.G.V.K. SHIV KUMAR,**
(**SRI SHIVKUMAR GANESH VENKAT
KANNA BHEEMARASETTI**),
S/O - **LATE SRI R.V. BHEEMARASETTI,**
by Occupation - *Rtd. Person,*
(b) **SMT. B.V. RATNA KUMARI,**
(**SMT. BHEEMARASETTI VENKATA RATNA
KUMARI**)
W/O - **SRI B.G.V.K. SHIV KUMAR,**
by occupation - *Housewife,*
both by Religion - *Hindu,* both by Nationality -
Indian, both Resident of House No.- 92/01,
Mamtaj Pokiripara, Bhawanipur, Ward No.- 06,
P.O.- Kharagpur, P.S.- Kharagpur (Town),
A.D.S.R. office - Kharagpur, Dist. - Paschim
Medinipur, PIN - 721301, West Bengal, India
(Hereinafter collectively called the "**LAND OWN-
ERS**" which expression shall unless the context
otherwise requires include the heirs, successors,
assignees and representatives of the **LAND OWN-
ERS**) of the **FIRST PART.**

M. Surya Das.
Amila Paul.
For ANJAN GROUP PARTNER
For ANJAN GROUP PARTNER
B.v. Ratna Kumari

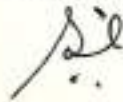
AND

ANJAN GROUP a partnership firm having its registered office at Holding No.- 461/381, Taljhuli, 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 - Late P. Krishna Rao,
by Religion - Hindu, by Nationality - Indian, by Occupation - Business, Resident of Holding No.- 461/381, Taljhuli, 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, assignees and representatives of the DEVELOPER) of the **SECOND PART.**



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For ANJAN GROUP

PARTNER



For ANJAN GROUP

PARTNER

M. Surya Rao.

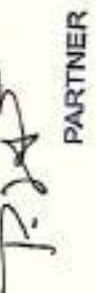
Anita Paul.

~~M. Surya Rao.~~ B.V. Ratna Kumari

For ANJAN GROUP


PARTNER

For ANJAN GROUP


PARTNER

WHEREAS the Land Owners as lawful owners are 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 Sri K. Kondal Rao S/O - Late Rama Swamy of Malancha Road, Kharagpur Town, purchased a piece of Bastu land measuring 00.60 dec. in R.S. Plot No.- 487, L.R. Plot No.- 457, under R.S. Khatian No.- 319, L.R. Khatian No.- 210/1 & 145 mentioned in schedule 'A' and 01.90 decs. in R.S. Plot No.- 269, L.R. Plot No.- 459, under R.S. Khatian No.- 139, L.R. Khatian No.- 27, mentioned in schedule 'B', total area of land measuring 02.50 decs. of mouza - Taljuli, J.L. No.- 239, within Police Station - Kharagpur (Town) from Nasir Ali & others by registered Deed of Sale being No.- 101004441 executed and registered on 02.09.2020 which is duly entered in Book No.- 01, CD Volume No.- 1010-2020, Pages from - 91394 to 91423 for the year- 2020 of Additional District Sub-Registry Office, Kharagpur and he further purchased 02.50 decs. in R.S. Plot No.- 487, L.R. Plot No.- 457, under R.S.- Khatian No.- 319, L.R. Khatian No.- 210/1 & 145 of mouza - Taljuli, J.L. No.- 239, within Police Station - Kharagpur (Town) from the L.R. Recorded owners Nasir Ali & Jakir Ali both sons of Late Haji Abdul Rahaman Kuresi of Sonamukhi, Jhuli, Kharagpur Town, by registered Deed of Sale being No.- 101004442 executed and registered on 02.09.2020 which is duly entered in Book No.- 01, CD Volume No.- 1010-2020, Pages from - 91750 to 91774 for the year- 2020 of Additional District Sub-Registry Office, Kharagpur and he further purchased 02.50 decs. in R.S. Plot



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M. Surya Rao.
Anita Paul.
B.v. Rotera Kurmain

FOR ANJAN GROUP
PARTNER
Rinku Das

FOR ANJAN GROUP
PARTNER
P. J. J.

No.- 487, L.R. Plot No.- 458, under R.S. Khatian No.- 319, L.R. Khatian No.- 210/1 & 145 of mouza - Taljuli, J.L. No.- 239, within Police Station - Kharagpur (Town) from the L.R. Recorded owners Nasir Ali & Jakir Ali both sons of Late Haji Abdul Rahaman Kuresi of Sonamukhi, Jhuli, Kharagpur Town, by registered Deed of Sale being No.- 101004445 executed and registered on 02.09.2020 which is duly entered in Book No.- 01, CD Volume No.- 1010-2020, Pages from - 91677 to 91698 for the year- 2020 of Additional District Sub-Registry Office, Kharagpur and he further purchased 00.17 dec. in R.S. Plot No.- 487, L.R. Plot No.- 458, under R.S. Khatian No.- 319, L.R. Khatian No.- 210/1 & 145 mentioned in schedule 'A' and 02.33 decs. in R.S. Plot No.- 269, L.R. Plot No.- 459, under R.S. Khatian No.- 139, L.R. Khatian No.- 27, mentioned in schedule 'B', total area of land measuring 02.50 decs. of mouza - Taljuli, J.L. No.- 239, within Police Station - Kharagpur (Town) from Nasir Ali & others by registered Deed of Sale being No.- 101004450 executed and registered on 02.09.2020 which is duly entered in Book No.- 01, CD Volume No.- 1010-2020, Pages from - 91529 to 91559 for the year- 2020 of Additional District Sub-Registry Office, Kharagpur. Thus said K. Kondal Rao became the sole and absolute owner of 10 decs. in R.S. Plot No.- 487 & 269, L.R. Plot No.- 457, 458 & 459, under R.S. Khatian No.- 319 & 139, L.R. Khatian No.- 210/1, 145 & 27 of mouza - Taljuli and during possession, he recorded his name in the L.R. Settlement Record of Rights in respect of his purchased land, in office of the B.L. & L.R.O Kharagpur - I under L.R. Khatian No.- 1197 and he enjoyed the said land without interruption from others, paying rent to the State of West Bengal.

K. Kondal Rao

M. Surya Rao.
Amrita Paul.
B.v. Ratna Kumari

FOR ANJAN GROUP
PARTNER
Rinku Roy

FOR ANJAN GROUP
PARTNER
P. J. J.

AND WHEREAS during exercising right, title, interest and possession over the said land, said **K. Kondal Rao** sold 03.33 decs. of bastu land in R.S. Plot No.- 269, L.R. Plot No.- 459 and 00.17 dec. in R.S. Plot No.- 487, L.R. Plot No.- 458 total area of land measuring 03.50 decs. under L.R. Khatian No.- 1197 of mouza - Taljuli to **Sri M. Surya Rao**, the **Land Owner No.- 1** by registered **Deed of Sale** being No.- 101006882 executed and registered on 16.12.2020 which is duly entered in Book No.- 01, CD Volume No.- 1010-2020, Pages from - 142262 to 142282 for the year- 2020 of Additional District Sub-Registry Office, Kharagpur and after purchase, the **Land Owner No.- 1** recorded his name in the L.R. Settlement Record of Rights in respect of his purchased land, in office of the **B.L. & L.R.O Kharagpur - I** under L.R. Khatian No.- 1213 and since purchase, 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 one **Kishori Bala Dasi** was the recorded owner of Jal at present Bastu land in R.S. Plot No.- 487, under R.S. Khatian No.- 319, of mouza - Taljuli, J.L No.- 239, within Police Station - **Kharagpur (Town)**, District of **Paschim Medinipur** in the Revisional Settlement Record of Rights, who during her peaceful possession, died intestate leaving behind her only son **Sri Panchanan Sahoo** and two married daughters viz. **Smt. Bina Pani Maji & Smt. Sibani Sardar** as her sole body of legal heirs and successors. As per provisions of **Hindu Succession Act. 1956**, said only son and married daughters jointly inherited the said land in equal share and during possession, they jointly sold 01 acre 35 decs. in R.S. Plot No.- 487, under R.S. Khatian No.- 319, of mouza -

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M. Surya Rao.
Anita Paul.
B.V. Ratna Kumari

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Taljuli to Nasir Ali & Jakir Ali both sons of Late Haji Abdul Rahaman Kuresi of Sonamukhi, Jhuli, Kharagpur Town, by registered Deed of Sale being No.- 581 executed and registered on 04.02.2000 of Additional District Sub Registry office, Kharagpur. After purchase, said Nasir Ali & Jakir Ali recorded their names in the Office of the B.L. & L.R.O. Kharagpur -1 in respect of their purchased land in the L.R. Settlement Record of Rights against L.R. Khatian No.- 210/1 & 145 and said R.S. Plot No.- 487 stands converted to L.R. Plot No.- 457 and they jointly possessed the said land without interruption from others, paying rent to the State of West Bengal.

AND WHEREAS one Abdul Goni Kureshi purchased a piece of Jal at present Bastu land measuring 25 decs. in R.S. Plot No.- 269, under R.S. Khatian No.- 139, of mouza - Taljuli, J.L.No.- 239, within Police Station - Kharagpur (Town), District of Paschim Medinipur from Smt. Kamala Dasi by registered Deed of Sale being No.- 3551 executed and registered on 27.06.1997 of Additional District Sub Registry office, Kharagpur. After purchase, said Abdul Goni Kureshi recorded his name in the Office of the B.L. & L.R.O. Kharagpur -1 in respect of his purchased land in the L.R. Settlement Record of Rights against L.R. Khatian No.- 27 and said R.S. Plot No.- 269 stands converted to L.R. Plot No.- 459 and on his death, his wife Alimun Nisha, sons Abdul Samad, Abdul Gulam Ahammad, Abdul Juber Ahammad, Md. Sanwar Ali, Munir Ahammad Ali & Abdul Samsuddin and daughters Salimun Nisha & Sarifun Nisha jointly inherited the said land as per Muslim Law left by said Abdul Goni Kureshi and they jointly possessed the said land without interruption from others, paying rent to the State of West Bengal.

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M. Surya Rao.

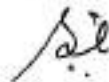
Amrita Paul. B.v. Ratna Kurnmasi

For ANJAN GROUP
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For ANJAN GROUP
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PARTNER

AND WHEREAS due to difficulties to look after and to sell their shares to the said land, said Abdul Samad, Abdul Gulam Ahammad, Abdul Juber Ahammad, Md. Sanwar Ali, Munir Ahammad Ali, Salimun Nisha & Sarifun Nisha jointly executed and registered a General Power of Attorney vide being No.- IV- 264 executed and registered on 04.08.2016 of Additional District Sub Registry Office Kharagpur and appointed their mother Alimun Nisha as their constituted attorney to sell their shares to the said land, to receive and give receipt for the purchase money thereof and to execute and present for registration the Deed of Sale thereof and the said General Power of Attorney was not revoked.

AND WHEREAS during peaceful possession, said Nasir Ali & Jakir Ali jointly sold 01.88 decs. out of the said land in R.S. Plot No.- 487, L.R. Plot No.- 457, under R.S. Khatian No.- 319, L.R. Khatian No.- 210/1 & 145 and said Alimun Nisha for self and as constituted attorney on behalf of said Abdul Samad, Abdul Gulam Ahammad, Abdul Juber Ahammad, Md. Sanwar Ali, Munir Ahammad Ali, Salimun Nisha & Sarifun Nisha and Abdul Samsuddin jointly sold 00.62 dec. out of the said land in R.S. Plot No.- 269, L.R. Plot No.- 459, under R.S. Khatian No.- 139, L.R. Khatian No.- 27, total area of land measuring 02.50 decs. of mouza - Taljuli to Mrs. Anita Paul, the Land Owner No.- 2 by registered Deed of Sale being No.- 101004533 executed and registered on 02.09.2020 which is duly entered in Book No.- 01, CD Volume No.- 1010-2020, Pages from - 91855 to 91885 for the year- 2020 of Additional District Sub-Registry Office, Kharagpur.



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M. Surje Rao.
Anita Paul.
B.V. Rotna Kumari
For ANJAN GROUP
PARTNER
For ANJAN GROUP
PARTNER

AND WHEREAS during their joint peaceful possession over the said land, said **Nasir Ali & Jakir Ali** further sold **02.50 decs.** out of the said land in R.S. Plot No.- **487**, L.R. Plot No.- **457**, under R.S. Khatian No.- **319**, L.R. Khatian No.- **210/1 & 145** of mouza - **Taljuli** to said **Anita Paul**, the **Land Owner No.- 2** by registered **Deed of Sale** being No.- **101004454** executed and registered on **02.09.2020** which is duly entered in Book No.- **01**, CD Volume No.- **1010-2020**, Pages from - **91775 to 91796** for the year- **2020** of Additional District Sub-Registry Office, **Kharagpur**. Thus the **Land Owner No.- 2** became the sole and absolute owner of **05 decs.** in R.S. Plot No.- **487 & 269**, L.R. Plot No.- **457 & 459** of mouza - **Taljuli** and recorded her name in the Office of the **B.L. & L.R.O. Kharagpur -I** in respect of her purchased land in the L.R. Settlement Record of Rights against L.R. Khatian No.- **1195** and since purchase, the **Land Owner No.- 2** has been exercising her 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 **Sri K. Kondal Rao S/O - Late Rama Swamy** of Malancha Road, **Kharagpur Town**, purchased a piece of Bastu land measuring **00.60 dec.** in R.S. Plot No.- **487**, L.R. Plot No.- **457**, under R.S. Khatian No.- **319**, L.R. Khatian No.- **210/1 & 145** mentioned in schedule 'A' and **01.90 decs.** in R.S. Plot No.- **269**, L.R. Plot No.- **459**, under R.S. Khatian No.- **139**, L.R. Khatian No.- **27**, mentioned in schedule 'B', total area of land measuring **02.50 decs.** of mouza - **Taljuli**, J.L. No.- **239**, within Police Station - **Kharagpur (Town)** from **Nasir Ali & others** by registered **Deed of Sale** being No.- **101004441** executed and registered on **02.09.2020** which is duly entered in Book No.- **01**, CD Volume No.- **1010-2020**,

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M. Surya Rao.
Anita Paul.
B. V. Ratna Kumari

FOR ANJAN GROUP
PARTNER
Pinku Ray

FOR ANJAN GROUP
PARTNER
P. J. A.

Pages from - 91394 to 91423 for the year- 2020 of Additional District Sub-Registry Office, Kharagpur and he further purchased 02.50 decs. in R.S. Plot No.- 487, L.R. Plot No.- 457, under R.S. Khatian No.- 319, L.R. Khatian No.- 210/1 & 145 of mouza - Taljuli, J.L. No.- 239, within Police Station - Kharagpur (Town) from the L.R. Recorded owners Nasir Ali & Jakir Ali both sons of Late Haji Abdul Rahaman Kuresi of Sonamukhi, Jhuli, Kharagpur Town, by registered Deed of Sale being No.- 101004442 executed and registered on 02.09.2020 which is duly entered in Book No.- 01, CD Volume No.- 1010-2020, Pages from - 91750 to 91774 for the year- 2020 of Additional District Sub-Registry Office, Kharagpur and he further purchased 02.50 decs. in R.S. Plot No.- 487, L.R. Plot No.- 458, under R.S. Khatian No.- 319, L.R. Khatian No.- 210/1 & 145 of mouza - Taljuli, J.L. No.- 239, within Police Station - Kharagpur (Town) from the L.R. Recorded owners Nasir Ali & Jakir Ali both sons of Late Haji Abdul Rahaman Kuresi of Sonamukhi, Jhuli, Kharagpur Town, by registered Deed of Sale being No.- 101004445 executed and registered on 02.09.2020 which is duly entered in Book No.- 01, CD Volume No.- 1010-2020, Pages from - 91677 to 91698 for the year- 2020 of Additional District Sub-Registry Office, Kharagpur and he further purchased 00.17 dec. in R.S. Plot No.- 487, L.R. Plot No.- 458, under R.S. Khatian No.- 319, L.R. Khatian No.- 210/1 & 145 mentioned in schedule 'A' and 02.33 decs. in R.S. Plot No.- 269, L.R. Plot No.- 459, under R.S. Khatian No.- 139, L.R. Khatian No.- 27, mentioned in schedule 'B', total area of land measuring 02.50 decs. of mouza - Taljuli, J.L. No.- 239, within Police Station - Kharagpur (Town) from Nasir Ali & others by registered Deed of Sale being No.- 101004450 executed and registered on

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M. Surja Rao.
Amita Paul.
~~Abhishek~~ B.v. Ratna Kumari

FOR ANJAN GROUP
Dinesh Das
PARTNER

FOR ANJAN GROUP
P. J. J.
PARTNER

02.09.2020 which is duly entered in Book No.- 01, CD Volume No.- 1010-2020, Pages from - 91529 to 91559 for the year- 2020 of Additional District Sub-Registry Office, Kharagpur. Thus said **K. Kondal Rao** became the sole and absolute owner of 10 decs. in R.S. Plot No.- 487 & 269, L.R. Plot No.- 457, 458 & 459, under R.S. Khatian No.- 319 & 139, L.R. Khatian No.- 210/I, 145 & 27 of mouza - **Taljuli** and during possession, he recorded his name in the L.R. Settlement Record of Rights in respect of his purchased land, in office of the **B.L. & L.R.O Kharagpur - I** under L.R. Khatian No.- 1197 and he enjoyed 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 the said land, said **K. Kondal Rao** sold 05 decs. of bastu land in R.S. Plot No.- 487, L.R. Plot No.- 457 & 458, under L.R. Khatian No.- 1197 of mouza - **Taljuli** to **Sri B.G.V.K. Shiv Kumar & Smt. B.V. Ratna Kumari**, the **Land Owner No.- 3 (a) & (b)** by registered **Deed of Sale** being No.- 101006888 executed and registered on 16.12.2020 which is duly entered in Book No.- 01, CD Volume No.- 1010-2020, Pages from - 142420 to 142444 for the year- 2020 of Additional District Sub-Registry Office, Kharagpur and after purchase, the said **Land Owner No.- 3 (a) & (b)** recorded their names in the L.R. Settlement Record of Rights in respect of their purchased land, in office of the **B.L. & L.R.O Kharagpur - I** under L.R. Khatian No.- 1216 & 1217 and since purchase, the **Land Owner No.- 3 (a) & (b)** have been exercising their 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 approached the said **Land Owners** with an offer to develop the said land and has



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M. Surya Rao.
Amrita Paul.
B.V. Ratna Kumari

FOR ANJAN GROUP


PARTNER

FOR ANJAN GROUP


PARTNER

shown a plan for construction of building and it has financial capacity, technical skills, 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 Competent Authority.

AND WHEREAS the said Land Owners have 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 and expenses under the name and style "HARMONY ENCLAVE" on the following terms and conditions.

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 in "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 Owners would handover vacant possession of the said land with rights to develop the said property unto the Developer.

2. The Land Owners hereby give permission to the Developer to enter upon the land with full right and authority with men and materials to commence, carry on and complete developement 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

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M. Surya Rao.
Anita Paul.
B.v. Ratna Kumari

For ANJAN GROUP
Rinku Roy
PARTNER

For ANJAN GROUP
P. J. [Signature]
PARTNER

Kharagpur Municipality. In case, the **Developer** fails to complete the said construction works within said **18 (eighteen) months** due to labour problems or any other unavoidable circumstances, then the **Land Owners** shall grant **06 (six) months** extra time to **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 concerned authorities at its 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 cost and expenses.

5. After completion of the Multi - Storeyed building, the **Land Owners** shall get the flats and parking spaces in the following manner : -

a) The **Land Owner No.-1** shall get **35% (Thirty five percent)** Super built up area of the total construction (flats) in proportionate to his respective land area and the **Developer** shall get **65% (Sixty five percent)** Super built up area of the total construction (flats).

b) The **Land Owner No.-2** shall get **35% (Thirty five percent)** Super built up area of the total construction (flats) in proportionate to her respective land area and the **Developer** shall get **65% (Sixty five percent)** Super built up area of the total construction (flats).

c) The **Land Owner No.- 3 (a) & (b)** shall jointly get **35% (Thirty five percent)** Super built up area of the total construction (flats) in proportionate to their respective land area and the **Developer** shall get **65% (Sixty five percent)** Super built up area of the total construction (flats).

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Mr. Surya Rao.
Anita Paul.
B.V. Ratna Kumari

FOR ANJAN GROUP
PARTNER
Pinku Ray

FOR ANJAN GROUP
PARTNER
P. J. J.

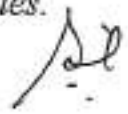
Be it mentioned here that, specific flat numbers shall be allotted to the respective **Land Owners** after the plan being sanctioned, with the mutual consent of the **Land Owners & The Developer**. Simultaneously with the execution of this **Development Agreement cum General Power of Attorney**, the **Land Owners** shall hand over all original title deeds, Chain Deeds, L.R.R.O.R., Conversion Certificate, upto date Rent Receipts, and other documents in respect of the said property to the **Developer** against proper receipt of documents from the **Developer**.

6. **The Land Owners** 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.

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

8. **Save and except the Land Owners** 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 of Sale**, this **Development Agreement cum Power of Attorney** shall be recited and there shall also be a clause stating that the **Land Owners** shall not be responsible for any money received by the **Developer** pursuant to the **Agreement of Sale**.

9. **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.



M. Surya Rao.
Anita Paul.
B.v. Ratna Kumari

For ANJAN GROUP
PARTNER
Rinku Rao

For ANJAN GROUP
PARTNER
F. J. J.

10. **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, over - head 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.**

11. **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 Owners shall not be responsible or liable for meeting any obligations, any accident during construction of building in any manner whatsoever.**

12. **The Land Owners 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.**

13. **The Land Owners shall not enter into any Contract for Sale, Lease or Tennancy or any Construction Agreement with respect to the said land, in favour of any Developer, person or institution after execution of these presents.**

14. **The land upon which the said building shall be erected and constructed and appurtenant thereto as also the common areas facilities to be provided for and/or at the said building shall always remain common, impartible and undivided.**

15. **This agreement shall always be treated as an agreement of joint development by and between the parties. The Land Owners and the Developer have entered into this Development Agreement cum General Power of Attorney purely as a contract for construction of Multi-Storeyed building and to sell their allocated portions and nothing contained herein shall be deemed to construe or constitute as partnership between the Land Owners and the Developer.**



Contd. - 18

M. Surya Rao.
Anita Paul.
~~Aravind~~ B.V. Rotna Kumari

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Binku Roy
PARTNER

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P. J. J.
PARTNER

16. *The Land Owners 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 Owners provided the Developer is carrying on with the project in terms of this Development Agreement cum General Power of Attorney.*

17. *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 authority from the Land Owners and for such lawful matters, the Land Owners shall provide all required power and authorities unto and in favour of the Developer as 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 Owners and/or be contrary to the terms and stipulations contained in these presents or against the spirit thereof, keeping the Land Owners fully indemnified in all respect.*

18. *Within 06 (Six) months from the date of the completion of the project, the Developer will assist and co-operate with the Land Owners and the other unit owners to form an 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 nominee/nominees (unit owners) according to their proportionate right.*

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Contd. - 19

M. Surja Rao.
Anita Paul.
B.v. Ratna Kumari

FOR ANJAN GROUP
Rinku Roy
PARTNER

FOR ANJAN GROUP
P. J. A.
PARTNER

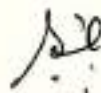
19. Till such time the association or body is not formed, the premises shall be managed and maintained jointly by the Land Owners and Developer and the cost thereof as mutually agreed upon by the Developer and Land Owners would be borne and paid by the Developer or its nominee/nominees in proportionate share.

20. 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.

21. That the Developer undertakes to keep the Land Owners 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 obligation.

The Developer is further empowered by the Land Owners :-

a) To appear and represent before A.D.S.R. Kharagpur to present Agreement of 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.



Contd. - 20

M. Susya Rao.
Amita Paul.
B.V. Ratna Kumarani

FOR ANJAN GROUP
PARTNER
Rishu Roy

FOR ANJAN GROUP
PARTNER
R. J. J.

b) To accept booking of flats/apartments/commercial space/ parking space etc. directly from the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the **Developer**.

c) To make, sign and verify all documents, application or raise objection to appropriate authorities for all and any licenses, permission or consent etc. and in connection with the management and development of over scheduled mentioned land.

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 Onwers** in connection with the same project, to prosecute and defend such legal proceedings and for the purpose of 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.

e) To settle all dispute, whatsoever arising out of the construction project on the schedule mentinoed land.

f) To appear before any office or authority of the **Government of West Bengal or Municipal Authotity/Corporation or Labour Department or B.L. & L.R.O Kharagpur - I or MKDA Pascim Medinipur or Income Tax Department, Sales Tax Department or any other department**, to represent the matter regarding the proposed project.

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 money,salaries and/or wage.

h) To give necessary letters, writings and undertakings to the **Kharagpur Municipality, B.L & L.R.O. Kharagpur - I,**



Contd. - 21

M. Surya Rao.
Anita Paul.
B.v. Padma Kumari

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PARTNER

MKDA Pashim Medinipur, WBSEDCL, Fire Brigade Department etc. or other such departments 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.

i) To approach potential purchasers of the flats of the said building in respect of Developer's allocated portion only and to give ads. for the flats.

j) To execute Agreement of Sale of the said flats or any part thereof, in respect of the Developer's allocated portion only.

k) To sell or dispose of flat or flats together with proportionate land 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 Deed of Conveyance or Conveyances in respect of Developer's allocation in favour of the purchaser/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 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.

Se

Contd. - 22

M. Surya Rao.
Amrita Paul.
Chittabera - B.v. Ratna Kusumasi

FOR ANJAN GROUP
PARTNER
Rinku Roy

FOR ANJAN GROUP
PARTNER
K. J. S.

p) To sign, verify and file any plicant/application/written statement/written objection etc. in court, in connection with our said property and to swear any affidavit in this regard.

AND THAT the said Land Owners hereby agree 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 flat/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 Owners agrees to pay the Income Tax as per Income Tax Act 1961 for the income they derive if any in respect of their property mentioned in the schedule below through this Development Agreement cum Power of Attorney but they shall not be liable to pay any tax on behalf of the Developer.

M. Surya Rao.
Amita Paul.
B.V. Ratna Kumari

Common Rights and Facilities

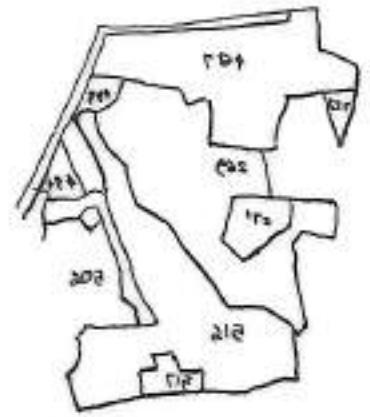
Lift, Stair-case, common passage, water lines, and water, electricity main line and its wiring, land and boundary wall, fixtures and fittings, vacant spaces, roof, main gate and entrance proportionate land, pump and motor, septic tank, water reservoir and water tank.

IN WITNESS WHEREOF the Land Owners and the Developer after fully understanding the contents of this Development Agreement cum Power of Attorney, have put their 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 and undue influence from others.

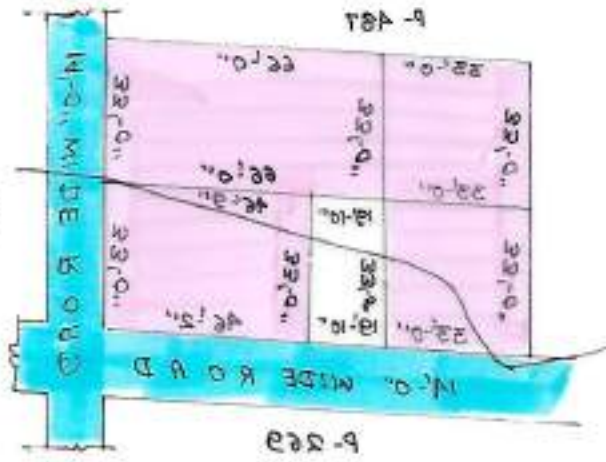
FOR ANJAN GROUP
Rinku Ray
PARTNER

FOR ANJAN GROUP
P. Jost
PARTNER

SCALE 1" = 1 MILE



ANJAN GROUP



Soft copy M
 . Jyoti Saha
 . Ananta S. B. .

1. M. SURYA RAO
2. M. MADHAVA RAO
3. SMT. ANITA PAUL
4. DANIEL PAUL
5. B. V. K. SHIV KUMAR
6. R. V. BHARASETTI
7. B. V. RATNA KUMARI
8. B. V. K. SHIV KUMAR



SCHEDULE OF LAND.

Khatian No	PLOT NO		AREA DECIMAL MARK
	S. R.	L. R.	
1516, 1517	481	481	03.25
		482	02.25
1513, 1182	353	483	04.25
		484	03.25
			TOTAL 15.50

Add. District Sub-Registrar
 Charaon, Paschim Medinipur

20 OCT 2022

For ANJAN GROUP

Partner

PARTNER

Handwritten signature

SCHEDULE - I

1) belongs to Land Owner No.- 1

Within District - Paschim Medinipur, Sub-Registry Office and Municipality - Kharagpur, Police Station - Kharagpur (Town), Ward No.- 28, Mouza - Taljudi, J.L. No.- 239, R.S. Khatian No.- 319, L.R. Khatian No.- 210/1 & 145, Previous L.R. Khatian No.- 1197, Land Owner's L.R. Khatian No.- 1213, R.S. Plot No.- 269, L.R. Plot No. - 459, Area of Land = 03.33 decs. R.S. Plot No.- 487, L.R. Plot No. - 458, Area of Land = 00.17 dec. Total Area of Land = 03.50 (Zero three point five zero) decs. (Bastu Land).

M. Surya Das.
Anita Paul.
B.v. Ratna Kumari

Kharagpur Municipal Area, Ward No.- 28,

Measurement of the land :-

North : 46 ft. - 02 inch. East : 33 ft. - 00 inch.
South : 46 ft. - 02 inch. West : 33 ft. - 00 inch.
Total area = 1525 sq.ft. = 03.50 decs.

FOR ANJAN GROUP
PARTNER
Rinku Ray

Which is butted and bounded by :-

On the North : Land of Sri B.G.V.K. Shiv Kumar & Smt. B.V. Ratna Kumari,
On the South: 14 ft. wide Municipal Road,
On the East : 14 ft. wide Municipal Road,
On the West : Land of Sri M. Satish Kumar & ann,

Sl.

FOR ANJAN GROUP
PARTNER
P. J.

SCHEDULE - I

2) belongs to Land Owner No.- 2

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.- 319 & 139,
Previous L.R. Khatian No.- 210/1, 145 & 27,
Land Owners' L.R. Khatian No.- 1195,
R.S. Plot No - 487, L.R. Plot No. - 457,
Area of Land = 04.38 decs.
R.S. Plot No - 269, L.R. Plot No. - 459,
Area of Land = 00.62 dec.
Total Area of Land = 05 (Zero five) decs. (Bastu Land).
Kharagpur Municipal Area, Ward No.- 28,

M. Surya Das.
Amrita Paul.
B.v. Ratna Kumari

Measurement of the land :-

North : 33 ft. - 00 inch. East : 66 ft. - 00 inch.
South : 33 ft. - 00 inch. West : 66 ft. - 00 inch.
Total area = 2178 sq.ft. = 05 decs.

For ANJAN GROUP
PARTNER
Rinku Ray

Which is bounded by :-

On the North : Land of R.S. Plot No.- 487 (Part),
On the South: 14 ft. wide Municipal Road,
On the East : Land of R.S. Plot No.- 487 & 269 (Part),
On the West : Land of R.S. Plot No.- 487 (Part),



For ANJAN GROUP
PARTNER


SCHEDULE - I

3) belongs to Land Owner No.- 3 (a) & (b)

Within District - Paschim Medinipur, Sub-Registry Office and Municipality - Kharagpur, Police Station - Kharagpur (Town), Ward No.- 28, Mouza - Taljuli, J.L. No.- 239, R.S. Khatian No.- 319, L.R. Khatian No.- 210/1 & 145, Previous L.R. Khatian No.- 1197, Land Owners' L.R. Khatian No.- 1216 & 1217, R.S. Plot No - 487, L.R. Plot No. - 457 & 458, Area of Land = 05 (Zero five) decs. (Bastu Land).
Kharagpur Municipal Area, Ward No.- 28,

M. Surya Das.
Anita Paul.
B.v. Ratna Kumari

Measurement of the land :-

North : 66 ft. - 00 inch. East : 33 ft. - 00 inch.

South : 66 ft. - 00 inch. West : 33 ft. - 00 inch.

Total area = 2178 sq.ft. = 05 decs.

FOR ANJAN GROUP
Rinku Roy
PARTNER

Which is butted and bounded by :-

On the North : Land of R.S. Plot No.- 487 (Part),

On the South: Land of Sri M. Satish Kumar & anr,

On the East : 14 ft. wide Municipal Road,

On the West : Land of Mrs. Anita Paul,

FOR ANJAN GROUP
P. J. J.
PARTNER

TOTAL AREA OF LAND IN SCHEDULE - I

13.50 (Thirteen point five zero) decs.



SCHEDULE - II

(Detailed specification of Multi - story building)

- Structure: RCC frame work.
- Internal wall: Cement plastering overlaid with smooth impervious putty.
- Doors: Wooden door frame with flash door shutters.
- Windows: Sliding aluminium window with glass shutters.
- Hardware: Good quality standard steel fittings and lock of reputed company make.
- Flooring: Vitrified tile flooring in all bedroom, living rooms, dining room, and (02ft X 02ft)
- Marbel flooring in common and staircase area.
- Kitchen: Vitrified cermaic tiles upto two feet above granite conter tops with stainless steel sink.
- Toilet: Floor anti skid ceramic tiles upto door hight on the wall.
- Sanitaryware: Hindware/Paryware 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 Space.
- Exterior: Latest waterproof non-fading acrylic exterior finish paint of good quality.

SCHEDULE - III (Common portions)

Common parts & portions in the block

1. Lift.
2. 24hr water supply.
3. Fire fighting arrangements.
4. Staircase.
5. Lobbys.



Contd. - 27

M. Surya Rao.
Anita Paul.
B. V. Ratna Kumar.
FOR ANJAN GROUP
PARTNER
Rinku Ray
FOR ANJAN GROUP
PARTNER
R. J. J.

WITNESSES:-

1) Subrata Chakrabarti, s/o Late Anulya Chakrabarti,
Dabulpur, PO-Kharagpur, P.S-KGP (T),
Dist - Paschim Medinipur, Pin-721301

2) Daniel Paul, s/o Gopi Nath Paul.
Chotta Tengra, P.O: Kharagpur P.S-KGP (T)
Dist: Paschim Medinipur Pin: 721301

3) Ashok Jana
s/o Late Ramesh Ch. Jana
Srinishapur, rd no. - 7,
Kharagpur, Dist Paschim
Medinipur, 721301.

M. Surya Rao.

Anita Paul.

~~B.v. Ratna Kumari~~

FOR ANJAN GROUP

Rinku Das
PARTNER

This Development Agreement cum Power of Attorney is completed in 27 pages including stamp paper and there are 3 nos of witnesses. Two additional pages containing finger prints with signatures of Land Owners/Executants and the Developer/Attorney has been annexed hereto, forming part of the Development Agreement cum 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,
A.D.S.R. Office, Kharagpur.

FOR ANJAN GROUP

P. Jey
PARTNER

For ANJAN GROUP

Rinku Das
PARTNER

Rinku Das
For ANJAN GROUP

Rinku Das
PARTNER

M. Surya Rao.

Anita Paul.

~~B.v. Ratna Kumari~~

Finger prints of the Developer No.- 1



For ANJAN GROUP

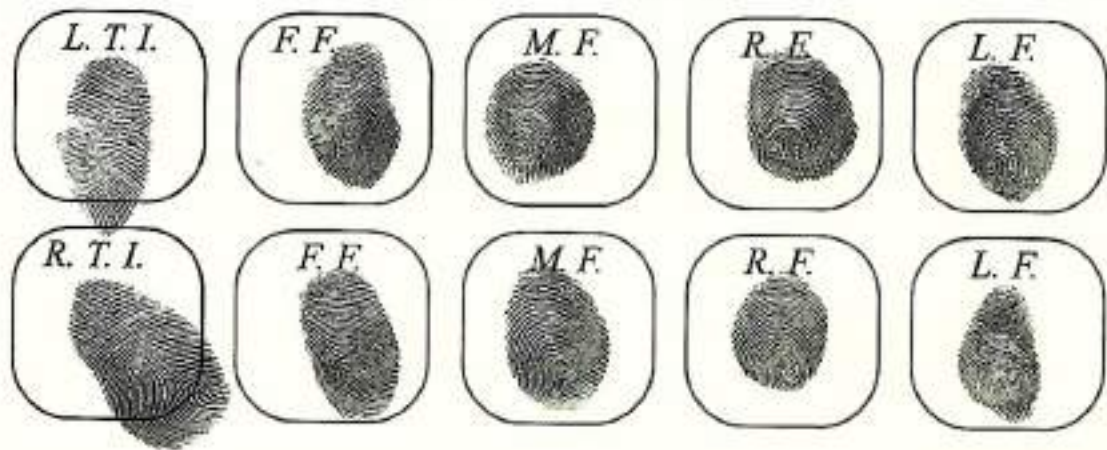
SIGNATURE
PARTNER

Finger prints of the Developer No.- 2



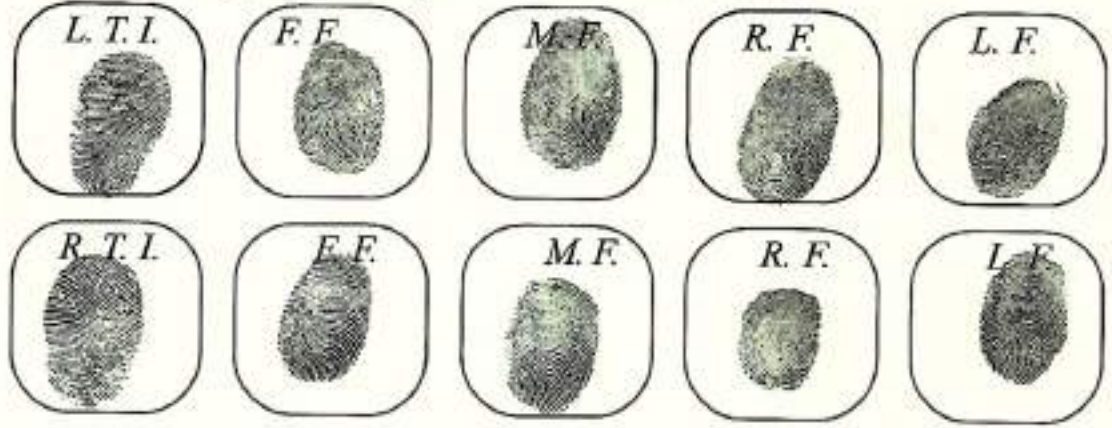
For ANJAN GROUP

SIGNATURE
PARTNER



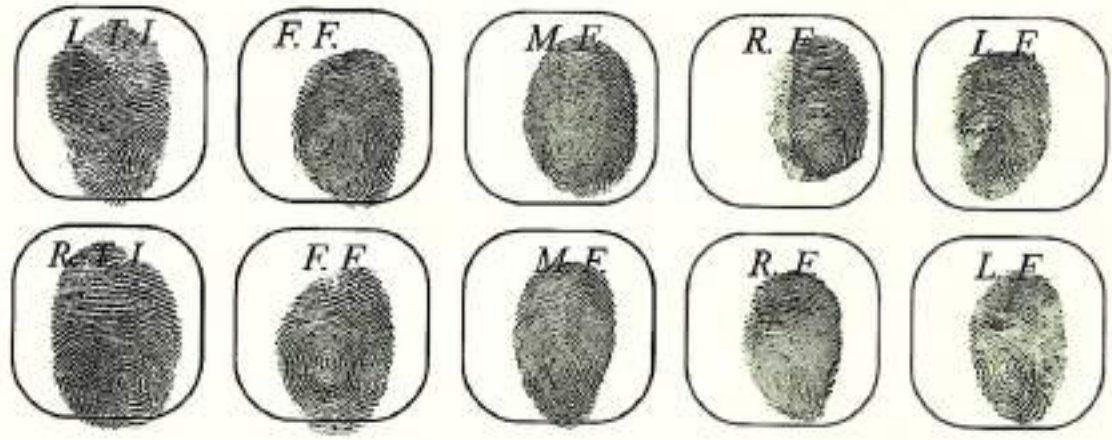
M. Sujaya Rao.
SIGNATURE

Finger prints of the Land Owner No.- 2



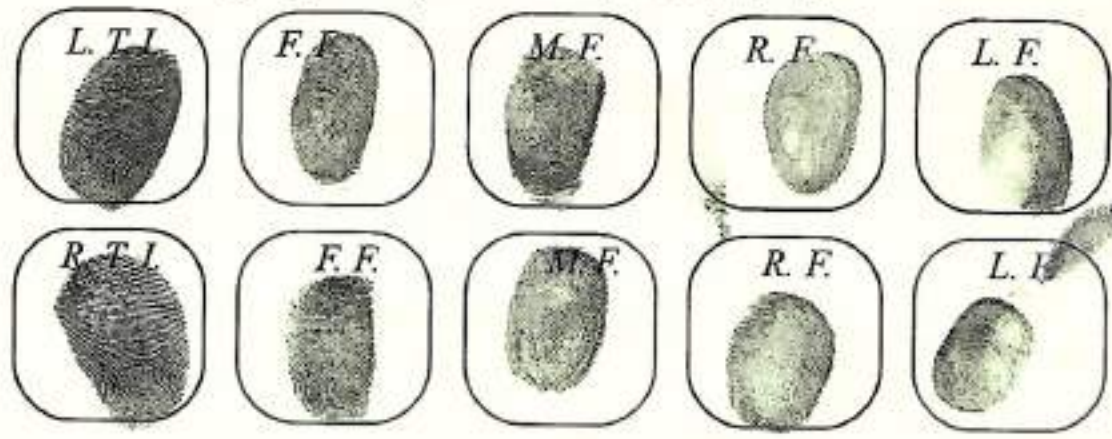
Anita Paul.
SIGNATURE

Finger prints of the Land Owner No.- 3a



[Handwritten Signature]
SIGNATURE

Finger prints of the Land Owner No.- 3b



B.v. Ravana Kumari
SIGNATURE

Major Information of the Deed



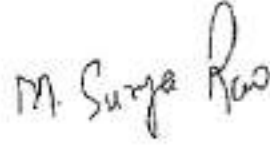


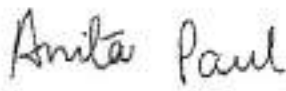



Deed No :	I-1010-11436/2022	Date of Registration	20/10/2022
Query No / Year	1010-2003049416/2022	Office where deed is registered	
Query Date	19/10/2022 6:10:14 PM	A.D.S.R. KHARAGPUR, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Ashok Jana Thana : Kharagpur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9474408283, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4308] Other than Immovable Property, Agreement [No of Agreement : 3]		
Set Forth value	Market Value		
Rs. 25,75,000/-	Rs. 30,37,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,100/- (Article:48(g))	Rs. 49/- (Article:E, E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		


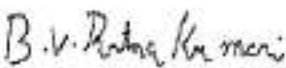
Land Details :

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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-459 (RS :-269)	LR-1213	Vastu	Pashi	3.33 Dec	7,00,000/-	7,49,250/-	Width of Approach Road: 14 Ft.,
L2	LR-458 (RS :-487)	LR-1213	Vastu	Pashi	0.17 Dec	25,000/-	38,250/-	Width of Approach Road: 14 Ft.,
L3	LR-457 (RS :-487)	LR-1195, (RS:-329\0)	Vastu	Pashi	4.38 Dec	8,00,000/-	9,85,500/-	Width of Approach Road: 14 Ft.,
L4	LR-459 (RS :-269)	LR-1195	Vastu	Pashi	0.62 Dec	50,000/-	1,39,500/-	Width of Approach Road: 14 Ft.,
L5	LR-457 (RS :-487)	LR-1216	Vastu	Pashi	2.5 Dec	5,00,000/-	5,62,500/-	Width of Approach Road: 14 Ft.,
L6	LR-458 (RS :-487)	LR-1217	Vastu	Pashi	2.5 Dec	5,00,000/-	5,62,500/-	Width of Approach Road: 14 Ft.,
		TOTAL :			13.5Dec	25,75,000 /-	30,37,500 /-	
		Grand Total :			13.5Dec	25,75,000 /-	30,37,500 /-	

Land Lord Details :







Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Munkoti Surya Rao Son of Late M Madhava Rao Executed by: Self, Date of Execution: 20/10/2022 , Admitted by: Self, Date of Admission: 20/10/2022 ,Place : Office	 20/10/2022	 LTI 20/10/2022	 20/10/2022
	Railway Quarter No. L/u-27 Unit No. 1 Type B Mathurakati Ward No. 13, City:- Kharagpore, P.O:- Nimpura, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721304 Sex: Male, By Caste: Hindu, Occupation: Government Service, Citizen of: India, PAN No.:: akxxxxx0g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/10/2022 , Admitted by: Self, Date of Admission: 20/10/2022 ,Place : Office			
2	Name Mrs Anita Paul (Presentant) Wife of Mr Daniel Paul Executed by: Self, Date of Execution: 20/10/2022 , Admitted by: Self, Date of Admission: 20/10/2022 ,Place : Office	 20/10/2022	 LTI 20/10/2022	 20/10/2022
	Chhota Tengra Ward No. 32, City:- Kharagpore, P.O:- Nimpura, P.S:-Kharagpur Town, District:- Paschim Midnapore, West Bengal, India, PIN:- 721304 Sex: Female, By Caste: Christian, Occupation: Government Service, Citizen of: India, PAN No.:: btxxxxxx4b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/10/2022 , Admitted by: Self, Date of Admission: 20/10/2022 ,Place : Office			
3	Name Shri Shivkumar Ganesh Venkat Kanna Bheemarasetti Son of Late Sri R V Bhemarasetti Executed by: Self, Date of Execution: 20/10/2022 , Admitted by: Self, Date of Admission: 20/10/2022 ,Place : Office	 20/10/2022	 LTI 20/10/2022	 20/10/2022
	House No. 92/01 Mamtaj Pokiripara Bhawanipur Ward No. 6, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: alxxxxxx4h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/10/2022 , Admitted by: Self, Date of Admission: 20/10/2022 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Smt Bheemarasetti Venkata Ratna Kumari Wife of Shri B G V K Shiv Kumar Executed by: Self, Date of Execution: 20/10/2022 , Admitted by: Self, Date of Admission: 20/10/2022 ,Place : Office	 <small>20/10/2022</small>	 <small>LTI 20/10/2022</small>	 <small>20/10/2022</small>
House No. 92/01 Mamtaj Pokiripara Bhawanipur Ward No. 6, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CIxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/10/2022 , Admitted by: Self, Date of Admission: 20/10/2022 ,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.:: abxxxxxx4d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Shri Peddinti Laxmikant Son of Late P Krishna Rao Date of Execution - 20/10/2022, , Admitted by: Self, Date of Admission: 20/10/2022, Place of Admission of Execution: Office	 <small>Oct 20 2022 1:53PM</small>	 <small>LTI 20/10/2022</small>	 <small>20/10/2022</small>
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.:: afxxxxxx7n, Aadhaar No: 23xxxxxxxx8921 Status : Representative, Representative of : Anjan Group (as Partner)				
2	Shri Rinku Roy Son of Late Pranab Kumar Roy Date of Execution - 20/10/2022, , Admitted by: Self, Date of Admission: 20/10/2022, Place of Admission of Execution: Office	 <small>Oct 20 2022 1:53PM</small>	 <small>LTI 20/10/2022</small>	 <small>20/10/2022</small>

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			
	20/10/2022	20/10/2022	20/10/2022
Identifier Of Shri Peddinti Laxmikant, Shri Rinku Roy, Shri Munkoti Surya Rao, Mrs Anita Paul, Shri Shivkumar Ganesh Venkat Kanna Bheemarasetti, Smt Bheemarasetti Venkata Ratna Kumari			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Munkoti Surya Rao	Anjan Group-3.33 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Munkoti Surya Rao	Anjan Group-0.17 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Anita Paul	Anjan Group-4.38 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Anita Paul	Anjan Group-0.62 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri Shivkumar Ganesh Venkat Kanna Bheemarasetti	Anjan Group-2.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Smt Bheemarasetti Venkata Ratna Kumari	Anjan Group-2.5 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:- 1213	Owner:শ্রী সুর্য রাও, Gurdian:শ্রী মাধব রাও, Address:পিউ সেটেলমেন্ট খড়গপুর , Classification:পশি, Area:0.03330000 Acre,	Shri Munkoti Surya Rao
L2	LR Plot No:- 458, LR Khatian No:- 1213	Owner:শ্রী সুর্য রাও, Gurdian:শ্রী মাধব রাও, Address:পিউ সেটেলমেন্ট খড়গপুর , Classification:পশি, Area:0.00170000 Acre,	Shri Munkoti Surya Rao
L3	LR Plot No:- 457, LR Khatian No:- 1195	Owner:অনিভা পাল, Gurdian:ড্যানিয়েল , Address:ছোটচাঁড়রা , Classification:পশি, Area:0.04380000 Acre,	Mrs Anita Paul
L4	LR Plot No:- 459, LR Khatian No:- 1195	Owner:অনিভা পাল, Gurdian:ড্যানিয়েল , Address:ছোটচাঁড়রা , Classification:পশি, Area:0.00620000 Acre,	Mrs Anita Paul
L5	LR Plot No:- 457, LR Khatian No:- 1216	Owner:বি জে ডি কে শিবকুমার, Gurdian:আর ডি ভীমারসেত্তি, Address:খড়গপুর , Classification:পশি, Area:0.01250000 Acre,	Shri Shivkumar Ganesh Venkat Kanna Bheemarasetti
L6	LR Plot No:- 458, LR Khatian No:- 1217	Owner:বি ভি রত্না কুমারী, Gurdian:বি ডি জি কে শিবকুমার, Address:খড়গপুর , Classification:পশি, Area:0.01250000 Acre,	Smt Bheemarasetti Venkata Ratna Kumari

On 20-10-2022

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 13:39 hrs on 20-10-2022, at the Office of the A.D.S.R. KHARAGPUR by Mrs Anita Paul, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 30,37,500/-

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

Execution is admitted on 20/10/2022 by 1. Shri Munkoti Surya Rao, Son of Late M Madhava Rao, Railway Quarter No. Lu-27 Unit No. 1 Type B Mathurakati Ward No. 13, P.O: Nimpura, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721304, by caste Hindu, by Profession Government Service, 2. Mrs Anita Paul, Wife of Mr Daniel Paul, Chhota Tengra Ward No. 32, P.O: Nimpura, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721304, by caste Christian, by Profession Government Service, 3. Shri Shivkumar Ganesh Venkat Kanna Bheemarasetti, Son of Late Sri R V Bheemarasetti, House No. 92/01 Mamtaj Pokiripara Bhawanipur Ward No. 6, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession Retired Person, 4. Smt Bheemarasetti Venkata Ratna Kumari, Wife of Shri B G V K Shiv Kumar, House No. 92/01 Mamtaj Pokiripara Bhawanipur Ward No. 6, P.O: Kharagpur, Thana: Kharagpur Town, . City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession House wife

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 20-10-2022 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 20-10-2022 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 49.00/- (E = Rs 49.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 49/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/10/2022 1:18PM with Govt. Ref. No: 192022230146700718 on 20-10-2022, Amount Rs: 49/-, Bank: SBI EPay (SBIPay), Ref. No. 9055725947728 on 20-10-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,100/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,100/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 21476, Amount: Rs.5,000.00/-, Date of Purchase: 20/10/2022, Vendor name: Debabrata Bhanja

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/10/2022 1:18PM with Govt. Ref. No: 192022230146700718 on 20-10-2022, Amount Rs: 2,100/-, Bank: SBI EPay (SBlePay), Ref. No. 9055725947728 on 20-10-2022, 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 1010-2022, Page from 261493 to 261531

being No 101011436 for the year 2022.



Bhim Charan Maity

Digitally signed by BHIM CHARAN
MAITY

Date: 2022.10.20 15:27:32 +05:30

Reason: Digital Signing of Deed.

(Bhim Charan Maity) 2022/10/20 03:27:32 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)