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Q. No. 2000473808/2021

02.03.21

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

Rabir Kumar Das

Additional District Sub Registrar
Sadar, Paschim Medinipur

02 MAR 2021

Gopinath Ram Agarwal

DEVELOPMENT AGREEMENT

THIS INDENTURE OF DEVELOPMENT AGREEMENT MADE THIS

1st Day of March 2021

SHAH REAL ESTATE

Savit Girid.
Partner

SHAH REAL ESTATE

Sic Paveerlic

क्र: नं 15135 टाका 5000
ता 01/03/2021 जेला- पश्चिम मेदिनीपुर
नाम Gobinda Ram Agarwala
सांग Ranganati
धाना Midnapore
वाक्यर Midnapore



S, no X 12 S, no

01/03/2021
वेबसाइट- www.wb.gov.in
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02 MAR 2021

COMPLIMENT STAMPE

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COMPLIMENT STAMPE



Gobinda Ram Agarwal



Sk. Parvez Kibria



Suravi Agarwal

BETWEEN

Mr. Gobinda Ram Agarwala, S/o Late Dwarka Das Agarwala, age 71, by faith Hindu, by nationality Indian, by occupation Business, Of Rangamati, Midnapore, P.O. – Midnapur, P.S. - Kotwali, Dist: Paschim Midnapore, PAN No. - ACQPA6660A.

Hereinafter called the **OWNER FIRST PARTY** which expression unless repugnant to the context shall mean and include his representatives, heirs, assigns, administrators and/or executors.

AND

SHAH REAL ESTATE (PAN - ADVFS0443D) a Partnership firm having office at Sepoy Bazar, Midnapore, Dist. - Paschim Medinipur represented by its Partners **(1) Sk. Parvez Kibria**, S/o Sk. Shah Jamal, age 34, by faith Muslim, by occupation business, of Sepoy Bazar, Midnapore, P.O. – Midnapur, P.S. - Kotwali, Dist. - Paschim Medinipur, PAN No: BBKPK5664G, **(2) Suravi Agarwal**, D/o Sravan Kumar Agarwal, age 30, by faith Hindu, by occupation business, of Sangam Gardens, Tantigeria, Midnapore, P.O. – Midnapur, P.S. - Kotwali, Dist. - Paschim Medinipur, PAN No: BCMPPA1893G, Hereinafter called the **DEVELOPER SECOND PARTY** which expression unless repugnant to the context shall mean and include its

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Partner

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Sk Parvez Kibria
Partner



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representatives, heirs, assigns, successors in office, administrators and / or executors.

WITNESSETH

That the Land as mentioned in schedule I below measuring approx 0.8737 Acres (point Eight thousand seven hundred and thirty seven) Acre within Dist: Paschim Medinipur, P.S. Kotwali, P.O - Midnapore, J.L.No.-150, R.S. Dag no. 223/361, Khatian no. 876, Mouza - Rangamati, previously belonged to one Mr. Giridharilal Gupta being owner by virtue of purchase from Mr. Radhashyam Gupta by registered sale deed in the year 1958. **AND WHEREAS** the said Mr. Giridharilal Gupta sold, transferred and conveyed their right, title & interest to **Mr. Gobinda Ram Agarwala, S/o Late Dwarka Das Agarwala**, also referred to as '**OWNER FIRST PARTY**' by virtue of a Deed of Partition being no. 538, dated 30th January, 1987 dully registered at the A.D.S.R Midnapore against valuable consideration mentioned therein. Accordingly the **OWNER FIRST PARTY** mentioned herein became the absolute owner of the land and is in absolute possession of the same in assertion of his absolute right, title, interest and possession therein.

AND WHEREAS while being seized and possessed of the aforesaid plot of land Mr. Gobinda Ram Agarwala got his name mutated in the records of the B.L & L.R.O He remained in possession of the same having his name mutated with the state of West Bengal under Khatian 876 as well as with the local municipality, holding no.548/239.

Gobinda Ram Agarwala

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Suraindya Agarwal
Partner

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Sic Parvez Kibria
Partner



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AND

That the Owner First party has sold and transferred the below mentioned portions of the above mentioned land to the below mentioned parties as follows: **(1)** 0.0165 Acre by virtue of Registered Deed being no. 2609, dated 6th April 2017 to one Ram Prasad Khandelwal; **(2)** 0.0165 Acre by virtue of Registered Deed being no. 2610, dated 6th April 2017 to one Rabi Shankar Khandelwal; **(3)** 0.0165 Acre by virtue of Sale Agreement to one Rabi Shankar Khandelwal; **(4)** 0.0165 Acre by virtue of Sale Agreement to one Ram Prasad Khandelwal. THAT the OWNER FIRST PARTY have decided to develop the remaining portion **(Schedule II)** out of the above mentioned land **(Schedule I)** (after sale to the above mentioned parties) as mentioned in **Schedule II below** ad-measuring approx 0.5472 (Point Five Thousand four hundred and seventy two) Acre more or less and delineated on **Plan A** annexed hereto & **bordered in colour red thereon**, hereinafter referred to as the '**Said property**' by engaging a developer and promoter for the purpose of Development and promoting and for the same he has requested the DEVELOPER SECOND PARTY being a Developer and Promoter, for taking up development of the said property and the DEVELOPER SECOND PARTY have agreed to develop the 'Said property' by constructing thereon multi-storied residential cum commercial buildings after taking necessary permissions and approvals from concerning authorities of such height as the DEVELOPER SECOND PARTY may

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decide (subject to necessary approvals from concerning authorities) with two wheeler and car parking spaces, amenities and facilities in the manner envisaged in this agreement and at the sole discretion of the DEVELOPER SECOND PARTY.

Definition Clause:-

AND WHEREAS in this indenture, unless there something contrary or repugnant to the subject or context:-

- i) **Owner:** The owner shall mean the absolute owner (Owner First Party) as named above and his heirs, successors, executors, administrators, legal representatives and/or assigns.
- ii) **Developer:** shall mean SHAH REAL ESTATE a partnership firm and its successors in office, administrators, representative, nominees and /or assigns as the case may be.
- iii) **Title Deeds:** shall mean all the documents of title relating to the said land and premises, which shall be handed over and/or handed over in original to the Developer at the time of execution of the agreement.
- iv) **Building:** shall mean the commercial cum residential multi-storied building or buildings to be constructed at the '**Said Property**' with necessary structures, amenities and facilities and with additional structures like pump house, generator room, etc. in accordance with the plan to be sanctioned by Midnapore Municipality and other appropriate authorities for construction on the said property and shall include two Wheeler

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Surovi Sanyal
Partner

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S.K. Karve
Partner



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parking, Four Wheeler parking and other spaces intended for the building to be enjoyed by the occupants and as per such terms and conditions as may be agreed upon with them.

- v) **Owner and developer** shall include their respective transferees and nominees.
- vi) **Architect**, Surveyor, Civil Engineer etc. shall be appointed by the DEVELOPER SECOND PARTY
- vii) **Premises**: shall mean all that piece and parcel of land handed over by the Owner First Party for development to the Developer Second Party morefully described in Schedule 'II' hereunder written.
- viii) **Common Facilities and Amenities**: shall include corridor, staircase, landing, passage including both front and rear space, ways, pump room, Drain side spaces, driveways Common lavatories, overhead water tank roof and all other facilities which shall be required for the establishment and management of the building and which is to be attached with the proposed Building as shall be determined by the architect/Civil Engineer of the building but shall not include open & covered Four wheeler and two wheeler parking spaces..
- ix) **Constructed space** shall mean the space in the building available for the independent use and occupation including the space demarcated for common facilities and services as per sanctioned plan.

Contract from Agencor

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Burai Agencor
Partner

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Sikandar Habib
Partner

2020-2021 (2020-21)



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- x) **Maintenance Charges:** shall mean all proportionate share of maintenance of the common areas and facilities as hereunder written to be borne by the Flat Owners of the said building.
- xi) **Housing Complex:** shall mean the Premises with all the buildings and the common parts and the Common Portions and other erections at the premises jointly and/or severally.
- xii) **Flats:** shall mean the saleable /chargeable area consisting of bedroom, living room, bathroom, kitchen, balcony etc. along with a proportional percentage of facility common area and other common portions which consists super built up area.
- xiii) **Commercial Space :** shall mean the saleable /chargeable area of such unit that is being or is to be developed, as retail, office, shop, industrial or any other commercial use along with a proportional percentage of facility common area and other common portions which consists super built up area.
- xiv) **Owner's allocation:** shall mean 22,750 sq.ft out of the total constructed area upto the 7th floor of the Said Housing complex together with undivided proportionate share in the land comprised in the premises together with undivided proportionate share in the common portions and facilities. The same to be allotted as 35 (Thirty Five) number of 2BHK Flats ad-measuring not more than 650 sq.ft each together with undivided proportionate share in the land comprised in the premises together with undivided proportionate share in the

Girish Shah Partner

SHAH REAL ESTATE

Burani Asayad
Partner

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S.K. Parvez
Partner



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common portions and facilities or as mutually agreed between the parties.

- xv) **Developers' allocation:** shall mean the rest of the saleable /constructed area (excluding the Owners allocation) along with Roof right, together with undivided proportionate share in the land comprised in the premises and right over the land underneath and the common areas and facilities.
- xvi) **Bank:** shall mean the organization accepting for the purpose of lending or investment or deposit the money from the public, repayable on demand or otherwise and the withdrawal by cheque, draft, cash, order or otherwise.
- xvii) **Transfer:** with its grammatical variation shall include transfer of space in multi-storied buildings and Transfer of Property Act 1882 or by any other means adopted by the Developer for effecting transfer of the proposed building or flat to the intending purchasers thereof against valuable consideration.
- xviii) **Transferee/ Purchaser:** shall mean a person or persons to whom space in the building has been agreed to be transferred;
- xix) **Common Areas and Installations:** shall mean and include the common areas installations and facilities comprised in and for the premises for common use and enjoyment of the co-owners:
- xx) **Common Expenses:** shall mean and include all costs charges expenses and remuneration for the maintenance, management, up keeping and administration of the premises and in particular

Crabtree Ben Agarwal

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Burari Agarwal
Partner

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S.K. Arve & Khanna
Partner



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the common areas and installations, rendition of common services in common to the co-owners and/or expenses for the common purposes including proportionate share in Municipal Taxes and other statutory charges relating to the land and building of the instant property;

- xxi) **Saleable Area:** shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and all spaces required thereof.
- xxii) **Common Purposes:** shall mean and include corridors, staircase, ways passages, shafts, drain, septic tanks, electrical room, watchman room, and other space, spaces and facilities for the purpose of managing, maintaining, up keeping and administering the premises and in particular the common areas and installations, rendition of common services in common to the co-owners, collection and disbursement of the common expenses and dealing with the matters of common interest of the co-owners and relating to their mutual rights and obligations for the beneficial exclusively and the common areas and installations in common and the housing complex in common;
- xxiii) Words importing **SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa.

Contract Room Register

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Soravi A. Saxena
Partner

SHAH REAL ESTATE

SK Raveetha
Partner



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NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL REALTIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

1. That at or before the execution of this agreement the OWNER FIRST PARTY has assured, represented and declared to the DEVELOPER SECOND PARTY as follows:

1.1. The OWNER is the only and absolute owner of the 'Said property' and excepting the owners and his legal heirs nobody else has any right, title, claim or demand over and in respect of the said property or any part of portion thereof.

1.2. 'Said Property' has not been transferred either by sale or gift or mortgaged by the OWNER FIRST PARTY and the same is not encumbered in anyway and the same stands free from all encumbrances, charges, liens, Lis pendens, attachments, acquisition or requisition and trusts of whatsoever or howsoever nature. Also it is not vested by the State of West Bengal or any concern under any provisions of law. The OWNER FIRST PARTY will be liable to adequately compensate the DEVELOPER SECOND PARTY in case it is found that the 'Said Property' does not stand free from all encumbrances.

1.3. The owner has marketable title in respect of the said property and have assured to keep the title marketable till completion of the 'Housing Complex'

Contract for Agreement

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Suravi Agarwal
Partner

SHAH REAL ESTATE

SK Arvee Khanna
Partner



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1.4. That no litigation is pending in any Court of law or anywhere over the 'Said Property' and it is also further agreed that from this date of execution of this agreement in case any litigation is filed or started the same will be fought by the DEVELOPER SECOND PARTY and all costs and expenses for such litigation shall be borne solely by the OWNER FIRST PARTY. In case of any legal dispute raised by anybody after execution of the development agreement in respect of the 'Said Property', the DEVELOPER SECOND PARTY will be able to contest in any of such legal proceedings in any Court of law or before any other authority. The OWNER FIRST PARTY shall execute a separate Power of Attorney for that purpose and for other purposes in favour of the DEVELOPER SECOND PARTY. If existence of any pending litigation is suppressed from the Developer and any adverse order is passed in respect of the 'Said Property' against the Owner, then this Agreement shall be cancelled at the sole discretion of the Developer Second Party and the Owner shall be liable to indemnify and compensate the developer sufficiently and as to be claimed by the developer.

1.5. That in case the above mentioned 'Premises' or the frontage of the above mentioned 'Premises' is subject to occupation of owners/ trespassers/ occupants or if has any concrete structure, tower or sheds, the OWNER FIRST PARTY will be liable to clear the same thereof in a lawful manner and all costs and expenses for such shall be borne solely by the Owner.

Crabinal Ram Agarwal

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Burvi Agarwal
Partner

SHAH REAL ESTATE
SPC Parvez/Bibia
Partner



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- 1.6. That the owner shall be liable and responsible for litigation, if any arose due to defects on their part or with regard to title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third party or contagious land owners, then the Developer will be entitled to get cost of litigation from the Owner, which will be incurred by the Developer during such litigation. Be it mentioned that if there any type of litigation is found or arose due to any order of the competent Court Authority concern or any other competent authority concern, then the delay in respect of delivery of possession of the owners' allocation shall not be considered the delay on the part of the Developer.
2. That the OWNER FIRST PARTY do hereby declare that the 'Said Property' has not been acquired by the State of West Bengal and no notice for requisition or acquisition under has been received by them and there is no notice or order passed by the development authority or Municipality or any other body or authority and that no statutory claims or demands or attachment or prohibitory order made by taxation authority or any other Govt. body or authority or authorities and that there is no subsisting agreement in respect of the said property. That in case in future finds any such arrangement or declaration is found or any portion of the 'Said Property' is acquired by the State of West Bengal during construction of the project and /or before completion of the project, then the compensation money shall be divided in between the

Gabind from Agarwal

SHAH REAL ESTATE

Suroni Agarwal
Partner

SHAH REAL ESTATE

SK Parvez
Partner



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OWNER FIRST PARTY and the DEVELOPER SECOND PARTY as per their respective allocation.

3. That the DEVELOPER as disclosed by the OWNER is satisfied about the ownership of the 'Said Property' as mentioned in **Schedule- 'II'** below in favour of the OWNER FIRST PARTY and the DEVELOPER SECOND PARTY have agreed after full satisfaction to construct the residential cum commercial buildings on the said property and to invest money for the said purpose.
4. That simultaneously with the execution of this agreement the OWNER shall duly handover / deliver the peaceful possession of the 'Said Property' as specifically mentioned in the Schedule 'II' below for construction of the said 'Housing Complex' to the DEVELOPER and shall enable the Developer to carry out the work of construction of the said 'Housing Complex'.
5. That at the time of execution of this Agreement, the OWNER has undertaken to deliver and/or handover all the original Title deeds, all link deeds and all original documents & papers of the Said Property with the DEVELOPER. The Said original Title Deed and all link deeds will not be mortgaged by the Developer in favour of any bank / financial institution / or any other persons, save and except as required for the purposes of financing the construction of the said 'Housing Complex' in the manner mentioned in clause 16.12. Similarly the Owner shall not be entitled to obtain the Original Title deeds & all link deeds for the purpose not limited to creation of mortgage on the 'Said Property' and / or any part thereof and

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Buraijgarwal
Partner

SHAH REAL ESTATE
Sikarve & Shikha
Partner



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production of the same before other Developers for commercial exploitation.

6. That the DEVELOPER SECOND PARTY with the right to construct the Housing Complex shall take delivery of possession of the land as in the Schedule-'II' below with all rights of making permanent construction therein at their own expenses exclusively. They are also entitled to demolish the old constructions over the instant property if any. The DEVELOPER SECOND PARTY shall bear all the costs of schedule mentioned.
7. The DEVELOPER SECOND PARTY shall solely decide the name of the said 'Housing Complex' & the same shall be developed / promoted & marketed under the brand Shah Real Estate. The DEVELOPER shall have the sole prerogative to decide the number of floors to be constructed, subject to sanction by the appropriate authorities i.e. Municipality and other authorities. The DEVELOPER shall have his exclusive prerogative and right to decide to make further floors over the roof.
8. The DEVELOPER SECOND PARTY shall have the sole prerogative to decide the nature of construction and use of the 'Said Property'. The DEVELOPER may transfer portions out of Developers allocation of the constructed area by way of sale / lease / or rent or license. The DEVELOPER may construct and transfer and use portions of the constructed area as commercial space, cinema hall, Food Court or for any other lawful use.

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SHAH REAL ESTATE

Sumit Agarwal
Partner

SHAH REAL ESTATE

SK Parvez
Partner



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9. The entirety of the said 'Housing Complex' shall be marketed by the DEVELOPER solely. The basic terms & conditions for such sale and subsequent share of allotment are as follows:

9.1. The marketing of the said 'Housing Complex' will be carried out by the DEVELOPER solely in its own name.

9.2. Excluding the Owner's allocated area, for the rest portion of the constructed areas (Developer's allocation), the Developer shall have every right to transfer/lease any portion by way of entering into agreement for sale/lease/rent or otherwise with the purchasers/lessee/transferees and to receive the consideration money/rentals on the basis of this agreement and the Power of Attorney;

9.3. The sale/Lease price and business plan for sale of the entirety of the 'Housing Complex' shall be decided solely by the DEVELOPER and may be revised by the DEVELOPER from time to time. The Owner may sell his allocation not less than the price decided by the Developer.

9.4. The DEVELOPER shall have the exclusive right to choose intending Purchasers/Lessee's/Licensee/Transferees and to fix the terms and conditions for Sale/Lease/License/Rent in respect of Developer's Allocation.

9.5. It is clearly understood between the OWNER and the DEVELOPER that the dealings of the DEVELOPER with regards to Sale/Lease of the said 'Housing Complex' shall be binding upon the OWNER and for purpose of such Sale/Lease the DEVELOPER shall use the delegated authority of the OWNER

SHAH REAL ESTATE
Sukhpreet Singh
Partner

Gurinder Singh
Partner

SHAH REAL ESTATE
Suvir Singh
Partner



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as contained in the Power of Attorney mentioned in Clause 16 of this agreement in respect of Developers Allocation.

- 9.6. If due to any unlawful act or obstruction on the part of the OWNER the execution of agreement with the Purchaser / Lessee / Transferee or execution of Deed of Sale / Conveyance/ Lease in favour of the Purchaser / Lessee/ Transferee or the construction work is stopped, then the OWNER shall be liable to pay the entire development cost along with damages and compensation to the DEVELOPER.
- 9.7. The OWNER shall not be able to claim any further money or any advance money from the DEVELOPER except his allocation and outside the terms as mutually agreed between the OWNER & DEVELOPER.
- 9.8. The OWNER shall not have any roof right or any right of construction over any portion of the property. However the OWNER shall be entitled to use the roof as common area along with other co-owners or other intending purchasers of the flats if he retains any flat out of his allocation;
10. That the OWNER shall not be liable for any Income-Tax, Goods and service Tax (G.S.T) or any other taxes in respect of DEVELOPER'S construction/allocation and the Developer shall have to make the same and keep the owner indemnified and reimbursed against all actions, suits, proceedings, costs, charges and expenses in respect thereof. The owner shall not be liable for meeting any obligations towards the labour/ workman/ employees

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SK Parvez Malik

Gulshan Raza Agarwal

SHAH REAL ESTATE

Surovi Agarwal

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relating to the construction/project. But at the end of the project at the time of calculating the ultimate profit, all the expenses and outgoings shall be calculated and taken into consideration as expenses for the project.

11. That the DEVELOPER SECOND PARTY shall appoint, nominate, engage Architect/Civil Engineer for the purpose of drawing and preparing plans, designs, drains, elevations of the intended 'Housing complex' with the specifications of the works to be done and of the materials to be provided for the said building complex of good quality of ISI standard. The OWNER confirms to have authorized the DEVELOPER to appoint, nominate, engage the Architect / Civil Engineer, however the OWNER shall have no liability or responsibility with regard thereto.
12. That all cost and expenses to be incurred for the construction of the said 'Housing Complex' with or without basement till its completion in all respects shall be borne by the DEVELOPER SECOND PARTY including the Owner's Allocation. That the DEVELOPER shall submit the building plan prepared by the said appointed architect/ civil engineer with the development authority, Municipality and / or any other appropriate or proper authorities. The plan of the proposed construction shall be submitted to the Development Authority, municipality and other appropriate authorities in the name of the OWNER FIRST PARTY or in the name of the DEVELOPER SECOND PARTY. The OWNER shall have no objection in the matter of signing of any and all relating papers

Cardinal Ram Agarwal

SHAH REAL ESTATE
Surbati Shah
Partner

SHAH REAL ESTATE
SK Praveer Bisic
Partner



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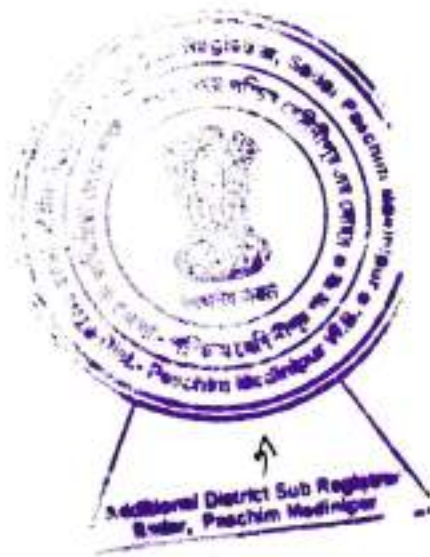
as needed by the DEVELOPER and in the matter of obtaining sanction of the said building plan in the name of the DEVELOPER before development authority, Municipality and/or other authorities and shall be bound to do the same without any objection. If the documents are not unlawful then the OWNER shall not be able to raise any objection to the same. All the costs and expenses relating to the above shall be borne and shall be paid by the DEVELOPER. No signature of the OWNER shall be necessary for applying or obtaining permission from any of the authorities for the purpose of construction and development of the buildings as mentioned in this Agreement. The OWNER on the basis of this agreement & Power of Attorney as mentioned in Clause 16 have authorized the DEVELOPER to sign for applying and or obtaining permission from any concerning authorities for the purpose of construction and development of the said 'Premises'. But if any signature of OWNER FIRST PARTY is found necessary in course of execution of the development work, then the OWNER FIRST PARTY shall be bound to do the same without any Objection.

13. That it is understood in between the parties that in near future; before completion of the Housing Complex, if the Developer enters into a Development agreement with any other Landowner having its land sharing the boundary wall with the above mentioned Said Property, then the Said Property of the instant owner first party and the Land/ property of the other Landowner shall be amalgamated for the purpose of smooth execution and completion

Gabriel Law Agorwal

SHAH REAL ESTATE
Zureni Asarwidi
Partner

SHAH REAL ESTATE
SK Parvez/Bisla
Partner



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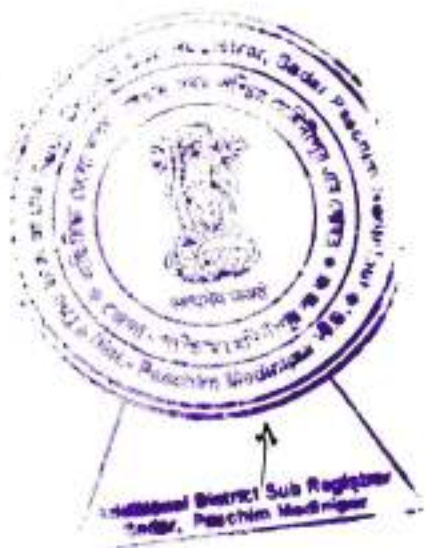
of the Housing complex by the DEVELOPER SECOND PARTY and the Owner First Party shall have no objection to the same. The owner shall have no objection in the matter of signing of any and all relating papers for the same as needed by the developer and shall be bound to do the same without any Objection. Also except the owner's allocation as mentioned above the Owner shall not be entitled to claim any other money or flat or building or any other construction or vacant land or roof right etc w.r.t to the above mentioned amalgamation.

14. That the OWNER hereby agrees to sign, execute Registered Development Power of Attorney and also all the petitions, Affidavit, Deeds, Plaints, written objection, proposed site plan, Building plan, Completion Plan, Declaration of Amalgamation, Deed of Amalgamation, Agreement for Sale and all other necessary Documents in favour of the Developer or its Nominated person or persons for betterment of the construction over the schedule land and adjacent land and betterment of project and also for the betterment of title over the Said Property and the Owner also agreed to pay all the costs and expenses of the documents in up-to-date condition and for betterment of Title of the property of the Owner herein.
15. That at the time of execution of agreement/ lease to the prospective buyers/Lessee/transferee by the DEVELOPER, the OWNER shall not be able to raise any objection.

Combined Form Agreement

SHAH REAL ESTATE
Buroni Agnew
Partner

SHAH REAL ESTATE
SK Karve & Khosla
Partner



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16. That in developing and constructing the 'Said Property' the DEVELOPER shall be entitled to do the following acts and the OWNER shall grant the power to the DEVELOPER in this respect vide a Registered Power of Attorney and the OWNER shall also appoint and nominate the DEVELOPER as his Constituted Attorney to do and perform the following acts, deeds, matters & things on his behalf :-

16.1. To appoint, nominate, engage and authorize surveyors, engineers, contractors, architect and other persons;

16.2. To prepare plans and obtain necessary documents & certificates for construction of the said 'Housing Complex' on the said 'Premises' and to get the said plans approved from the development authority, Municipality and/or any other appropriate authorities & thereafter construct new building or buildings in accordance with the sanctioned plan.

16.3. To submit and resubmit all further plan(s) with modification and/or file applications and other documents or papers and to do all further acts deeds matters and things as may be required by the Developer to obtain permission in respect of the construction of building, clearance of building plans or otherwise relevant for the purpose from the appropriate government department and/or authorities concerned.

16.4. To make application to the concerned authorities for obtaining electric, water, drainage, sewerage and other

Grobind Ram Agarwal

SHAH REAL ESTATE

Borvan Asarwal
Partner

SHAH REAL ESTATE

SK Parvez
Partner



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connections and for the permits or quotation for cement, steel and other building materials;

- 16.5. To make applications before the development authority, Municipality, Fire Brigade, B.L. & L.R.O., D.L.&L.R.O, State Electricity Board and before other authorities for necessary permissions. The OWNER shall have no objection in such matter;
- 16.6. To accept any Writ of summons or other legal processes or notice and to appear and/or represent the OWNER before any Court of Law or before any statutory authority or any other authority;
- 16.7. To construct the building therein as aforesaid and to enter into agreement for sale of the building or any part thereof;
- 16.8. To book, enter & execute agreements with the intending prospective buyers / lessee /licensee/transferee for sale of Flats or commercial spaces and to receive money;
- 16.9. To execute Deeds of conveyance/ lease/ transfer and to receive consideration money against Developer's Allocation;
- 16.10. To give ownership to the buyers or purchasers;
- 16.11. The Developer shall be entitled to solely allot / sell/ let out /rent/ licence out the said 'Housing Complex' and shall be solely entitled to execute and register the deeds of conveyance / lease / transfer in respect of the entire constructed area excluding the owner's area/allocation on the basis of the power of attorney;

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SHAH REAL ESTATE

Suravi S. Partner

SHAH REAL ESTATE

S.K. R. Adv. Partner

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02 MAR 2021

SHRI DEVI ESTATE

16.12. The Developer shall be entitled to mortgage the 'Housing Complex' with any financial institution in order to arrange fund for construction and completion of the 'Housing Complex' by deposit of title deeds in favour of the financing bank or financial institution from which finances is to be taken. For this purpose the OWNER hereby agree and undertake to sign and execute all deeds, documents, instruments and papers as may be necessary and /or required to do all such acts of depositing title deeds to create mortgage and to take finance in the name of the DEVELOPER and also to undertake liability to pay sum along with interest and costs in full. It is, however clearly understood that the OWNER at no point shall be responsible for any debts raised by the DEVELOPER from such mortgage. In case of failure to clear up the dues of the Bank, the DEVELOPER undertakes to indemnify the owner regarding his payment of money and also by providing his allocations elsewhere and in such circumstances the DEVELOPER shall be at liberty to deal with the entire property with the bank or others irrespective of his allocation.

17. That all costs, charges and legal expenses incidental to this Development Agreement including stamp duty and registration charges of the conveyance or conveyances shall be borne by the Developers or its nominees.

Grobind Ram Agarwal

SHAH REAL ESTATE
Ravon Agarwal
Partner

SHAH REAL ESTATE
SK Parvathin
Partner



02 MAR 2021

18. That the DEVELOPER shall comply with the provisions of relevant laws, bye laws, rules and regulations and shall always keep the owners absolutely indemnified and harmless against all third party action, claims and demands whatsoever arising out of any act or omission on the part of the Developer or its representatives, heirs, assigns, successors in office, administrators and /or executors and agents.
19. That the OWNER shall indemnify and agree to keep the Developer saved, harmless and indemnified of from and against any and all actions, suits, costs, proceeding, claims, losses, damages or liabilities suffered by the Developer in relation to any defect in title of the Owner to the 'Said Property' and /or any encumbrances or liability whatsoever thereon, including any act of neglect or default of the Owner or his representatives, heirs, assigns administrators and /or executors.
20. That the Developer shall provide for all civil, electrical, plumbing and sanitary works including installation of overhead tank, provision of water supply, house pumps, house service lifts, drainage, compound wall, internal passage, sewerage, etc. as per specifications and identified set out in the plan approved by development authority or Municipality. But such specifications will be finally decided by the architect as per requirement of the building;

Grishma Ram Aggarwal

SHAH REAL ESTATE
Surait Sard
Partner

SHAH REAL ESTATE
SK Parvez Amin
Partner



02 MAR 2021

21. The DEVELOPER SECOND PARTY shall be empowered to enter into the premises, to pull down the existing structures, if any, remove garbage, earth, and start construction as per the sanctioned plan. The DEVELOPER and their men shall be able to stay in the premises by making sheds for completing the work after getting the premises in vacant position;
22. That the OWNER FIRST PARTY shall execute & register a power of Attorney to do all the works starting from mortgage, taking loan to complete the construction and to sell out the Flats & Commercial space but in case of necessity the OWNERS FIRST PARTY shall execute further deed and documents in favour of the DEVELOPER SECOND PARTY as may be found necessary;
23. The OWNER FIRST PARTY shall always remain liable to execute and/or register appropriate documents for effective implementation of the work/project.
24. That the owner and the developers have agreed upon the specification and construction of the proposed new building as described in schedule below;
25. That the Developers shall be entitled to vary or modify the said Plan of construction subject to sanction of such modified plan by the appropriate authorities;
26. That there shall be a '**Completion Time**' of 60 months from the date of approval of final plan for construction by the civic authority and competent authority and the appropriate authority. Such '**Completion Time**' may be extended up to 6 months further. In this

Critical for Agreement

SHAH REAL ESTATE

Burvi Sarwad
Partner

SHAH REAL ESTATE

SX Raveer Abhin
Partner



02 MAR 2021

regard it is clarified the 'Completion time' shall not include the time required for obtaining Occupancy / Completion Certificate and the Said 'Housing Complex' shall be deemed to be completed if so certified by the architect and application for Occupancy / Completion Certificate being submitted to the concerned authorities. However the DEVELOPER shall remain responsible and liable to obtain the Occupancy / Completion Certificate in due course.

27. That the above-mentioned 'Completion Time' shall be subject to force majeure;
28. That the above mentioned 'Completion Time' may be extended mutually if the project work is delayed due to any outside interference. In such situation the OWNER FIRST PARTY shall cooperate with the DEVELOPER SECOND PARTY;
29. That the OWNER FIRST PARTY shall be liable to clear up and pay all the dues of rents, taxes, land revenues and outgoings etc. in respect of the 'Said Property' till delivery and /or possession of the premises and property to the DEVELOPER SECOND PARTY;
30. That the OWNER FIRST PARTY do hereby agree that he will not do anything which will prejudicially affect the right of the DEVELOPER SECOND PARTY in peaceful completion of the building and in selling out the same to the intending prospective buyers/transferee;
31. That after completion of the building, the Developer and the Owner along with the new purchasers shall form an Owners

Cr. bond from Agamwal

SHAH REAL ESTATE

Savitri Agamwal
Partner

SHAH REAL ESTATE

SK Parvez Khan
Partner



02 MAR 2021

Association and a Society as per law to be formed by the purchasers and the Developer. The control and management of the building shall be handed over to the said Society/ Association;

32. That this Agreement has been executed purely on Principal to Principal basis and nothing contained in these presents shall be construed as Partnership business or Partnership agreement or joint venture between the OWNER FIRST PARTY AND THE DEVELOPER;

33. That it is hereby clearly understood that the developers by virtue of these presents shall acquire all rights, title or interest in the Said property consequent upon the Owner handing over the complete possession of the said property to the developer subject to the condition that the proposed building and the disposal of the units shall be done in times of the present agreement and without any hindrance from the part of the Owner or his agents or men or anybody claiming under them;

34. That the OWNER shall not object to any construction or laying of drainage water pipes or cables or other provisions made in accordance with the law and scheme of construction of the said building. The drinking water and other water for the household use will be provided with the deep tube well or from Municipal sources for the Complex. All such provisions shall be constructed within the project area and not outside the project area or over the vacant land, if any remains, outside the project areas;

Created from Agreement

SHAH REAL ESTATE

Survi Agarwal
Partner

SHAH REAL ESTATE

Sik Parvez/Partner
Partner



02 MAR 2021

35. That the Owner hereto without being influenced or provoked by anybody do hereby categorically declared that the Developer shall continue to construct the building exclusively in the name of the Developer / Development Firm and also by taking partner in the Firm at its own cost, arrangement and expenses as well as the Owner) shall have no financial participation and or involvement.
36. That the notice for delivery of possession of the owner's Allocation shall be delivered by the developer in writing or through the Advocate of the Developer either by Registered post or courier service or under certificate of posting or hand delivery with acknowledgement due card and the Owner will be bound to take possession within 30 days from the date of service of this letter. If the owner fails to take delivery of possession or neglects to do so, then it will be deemed that the owner's allocation already delivered.
37. That the owners shall have to clear all the dues if any due is caused due to extra work other than the specification of flat as mentioned in the schedule as mentioned below.
38. That the construction work not to be stopped in any case except legal matters.
39. In case of sad demise of any of the partner of DEVELOPER SECOND PARTY, the surviving partner / partners of DEVELOPER SECOND PARTY will be treated as DEVELOPER and they will be bound to comply with this agreement.

Contract from Aganwal

SHAH REAL ESTATE
Saurin A. Shah
Partner

SHAH REAL ESTATE
S/R Parvez Shah
Partner



02 MAR 2021

40. In case of sad demise of OWNER FIRST PARTY the legal heirs of the deceased OWNER FIRST PARTY will be treated as owners and they will be bound to comply with this agreement.
41. Each term of this agreement will form the consideration of the other;
42. Except as specifically mentioned in this agreement and /or mutual agreement between the parties, none of the parties shall be entitled to cancel or rescind this agreement. It is also agreed between both the parties that in case this agreement is terminated / cancelled, then and in such event the Owner shall, within 30 days from the date of termination / cancellation, refund to the Developer all amounts paid to the Owner by Developer including all actual cost / expenses made by the Developer towards the Said Property.
43. That in case of any dispute or difference arises relating to the land or construction of the intended building thereon covered by this agreement or relating to the interpretation of any one or more of the clauses and conditions herein contained or any matter whatsoever arising out of this Development Agreement, such differences and disputes shall be referred to the Arbitrator.
44. That only the Court at Midnapore within District Paschim Medinipur shall have the exclusive jurisdiction to try any legal dispute in between the parties.

Goutam Ram Aggarwal

SHAH REAL ESTATE

Burou Aggarwal
Partner

SHAH REAL ESTATE

SK Parvathisri
Partner



02 MAR 2021

45. Each Parties have taken and shall take their own legal advice with regards to this agreement and all acts done in pursuance hereof and the other party shall not be responsible for the same
46. This agreement constitutes the entire agreement between the parties and revokes and supersedes all previous discussions / correspondence and agreement between the parties, oral or implied but does not impact any correspondence or agreement made contemporaneously or hereafter.
47. The OWNER undertakes to act in good faith and to fully cooperate with the DEVELOPER (and any appointed and /or designated representatives) so that the 'Housing complex' can be successfully completed.
48. That the original Development Agreement shall remain with the Developer.

SCHEDULE- 'I'

(Description of Land)

All that piece and parcel of Land identified as bastu, admeasuring 0.8737 Acres (point Eight thousand seven hundred and thirty seven) Acre more or less, contained in R.S. Dag no. 223/361, Khatian no. 876, Mouza - Rangamati, J.L.No.-150, situated at Holding No. 548 / 239, ward no. 20, Rangamati, Midnapore, Dist. Paschim Medinipur, P.S. Kotwali, P.O - Midnapore.

Contract from Agreement

SHAH REAL ESTATE

Suravi Agasthial

SHAH REAL ESTATE
SK Karve
Partner



02 MAR 2021

SCHEDULE- 'II'**Description of the portion of land of the OWNER FIRST PARTY
which is handed over to the DEVELOPER SECOND PARTY for
development**

All that piece and parcel of Land identified as bastu, ad-measuring approx 0.5472 (Point Five Thousand four hundred and seventy two) Acre more or less, delineated and demarcated in red border in PLAN A annexed hereto, being part of the land as described in SCHEDULE 'I', contained in R.S. Dag no. 223/361, Khatian no. 876, Mouza - Rangamati, J.L.No.-150, situated at Holding No. 548 / 239, ward no. 20, Rangamati, Midnapore, Dist: Paschim Medinipur, P.S. Kotwali, P.O - Midnapore and butted & bounded as follows:

- On the North** : House and Land of Bajranglal Agarwala
On the South : Land of Girdharilal Gupta
On the East : By Government Road
On the West : Land of Girdharilal Gupta

The PLAN A attached to this agreement forms a part of this agreement.

Girdharilal Agarwala

SHAH REAL ESTATE

Burari Agarwala
Partner

SHAH REAL ESTATE

SKP Anwerhisa
Partner



02 MAR 2021

SCHEDULE- 'III'**OWNER'S ALLOCATION**

Owner's allocation shall mean 22,750 sq.ft out of the total constructed area upto 7th floor of the Said Housing complex together with undivided proportionate share in the land comprised in the premises together with undivided proportionate share in the common portions and facilities. The same to be allotted as 35 (Thirty Five) number of 2BHK Flats ad-measuring not more than 650 sq.ft each together with undivided proportionate share in the land comprised in the premises together with undivided proportionate share in the common portions and facilities or as mutually agreed between the parties. It is clearly understood between the parties that in case, if sanction for any further floor (after 7th floor) is obtained then the owner shall get additional 3 Flats ad-measuring not more than 650 sq.ft each together with undivided proportionate share in the land comprised in the premises, together with undivided proportionate share in the common portions and facilities against every floor constructed over and above the 7th floor out of the total constructed area of the housing complex. Except the owner's allocation as mentioned above the OWNER FIRST PARTY shall not be entitled to claim any other money or flat or building or any other construction or vacant land or roof right etc.

Cracked from Agreement

SHAH REAL ESTATE
Survi Asarwal
 Partner

SHAH REAL ESTATE
SK Parveer
 Partner



02 MAR 2021

SPECIFICATION OF BUILDINGS TO BE CONSTRUCTED**(Nature of construction and fitting to the Flat)**

1. **Foundation** : R.C.C Column and pedestal with both in foundation and in plinth
2. **Structure** : Reinforced cement concrete framed structure with R. C. C. columns, Beams and Slabs. R.C.C. framed structure with 10" outside and 5" inside brick wall with plaster.
2. **Flooring** : Entire floor are finished with marble or Vitrified Tiles.
3. **Toilet & Bath** : Semi glazed tile flooring with Glazed Tiles upto ceiling inside wall of bath and toilet with 4 (Four) water points with shower and Anglo Indian Pan. Concealed pipeline.
4. **Kitchen** : Marble Flooring, Granite stone gas table top (cooking table), Glazed tiles upto the height upto ceiling from the table top level around the wall. 1 (One) Water Point with concealed pipeline.
5. **Electrical wiring** : Concealed Electrical wiring in each room. hall, kitchen, bath and privy, verandah, etc four electric points per room, four electric points in hall, one point in Balcony, two

Checked from Agreement

SHAH REAL ESTATE
Suzani A. Sarwaj
 Partner

SHAH REAL ESTATE
Sik Kaveerhina
 Partner



02 MAR 2021

points in kitchen, one point in Bath room, one point in main gate, one power points of 15 ampere in hall.

6. **Door & Windows** : Flush door (Commercial) with fittings and wood primer finish, Aluminium window fitted with M.S. grill and glass panes one in each room.
7. Grill : Outside window grill covered by 4 mm. square bar box type or other type of design
8. Stair : Marble finish
9. Stair Railing : 4mm square bar
10. Lift : 4/6 passenger lift of good quality (Branded)
11. Painting of walls : Internal walls and ceiling shall have wall putty finish. The external paint should have two coat snowcem with cement primer only for owners' portion.
12. Electrical equipment's : All electrical fitting of ISI mark with shock proof
13. Overhead tank : Overhead tank should be provide on the roof of stair along with CPVC Pipeline
14. **Water** : 24 Hours water to be supplied through common overhead water tank operated by electric motor.

Cr. bond from Applicant

SHAH REAL ESTATE

Surav A Savwal
Partner

SHAH REAL ESTATE

SK Parvez Bhatia
Partner

02 MAR 2021



There is sinking deep tube well for supply of water to the overhead tank.

- 15. **Plaster** : Putty finished inside walls and weather coat finished outside walls.
- 15. **Other** : Electrical wiring and switches, electrical fitting like tube light in common areas.

In witness whereof we, the Parties, do hereby subscribe our hands and seals on the 1st Day of March 2021 in physically fit and mentally alert condition.

Signature of the

OWNER FIRST PARTY

✓
Govind Ram Agarwal
GOBINDA RAM AGARWALA

Signatures of the

DEVELOPER SECOND PARTY

SHAH REAL ESTATE
SK Parvez Kibria
 Partner
SHAH REAL ESTATE
(SK PARVEZ KIBRIA)

SHAH REAL ESTATE
Suravi Agarwal
 Partner
(SURAVI AGARWAL)

Govind Ram Agarwal

3)

SHAH REAL ESTATE
Suravi Agarwal
Partner

SHAH REAL ESTATE
SK Parvez Kibria
Partner



02 MAR 2021

Drafted by :-

Agam Raj
Deed Writer
Indraprastha
New No. 1488

Signatures of the witnesses

② SIKHAR
Superior
Mildwar

①

See Shah Jamal.
S/o:- Late Haji See Abdul Shah
At:- Super Bazar
Pg:- Vidyanagar
Ps:- Katwani
Dist:- Paschim Medini pur
PIN:- 721101

Typed by WB.

(Pradip Sen), M/s. Medini Infotech, Old LIC More.

N.B.-This Deed has typed in 35 pages including 1 stamp paper and 34 demy papers and One extra pages attached hereto be made part of this deed on which the ten fingers prints of all parties have been taken and 2 witnesses have signed in this deed.

3
Gokul Ram Agarwal
SHAH REAL ESTATE
SR Parveer Bhaic
SHAH REAL ESTATE Partner
Suraivastarwal
Partner

Gokul Ram Agarwal

3
SHAH REAL ESTATE
Suraivastarwal
Partner

SHAH REAL ESTATE
SR Parveer Bhaic
Partner

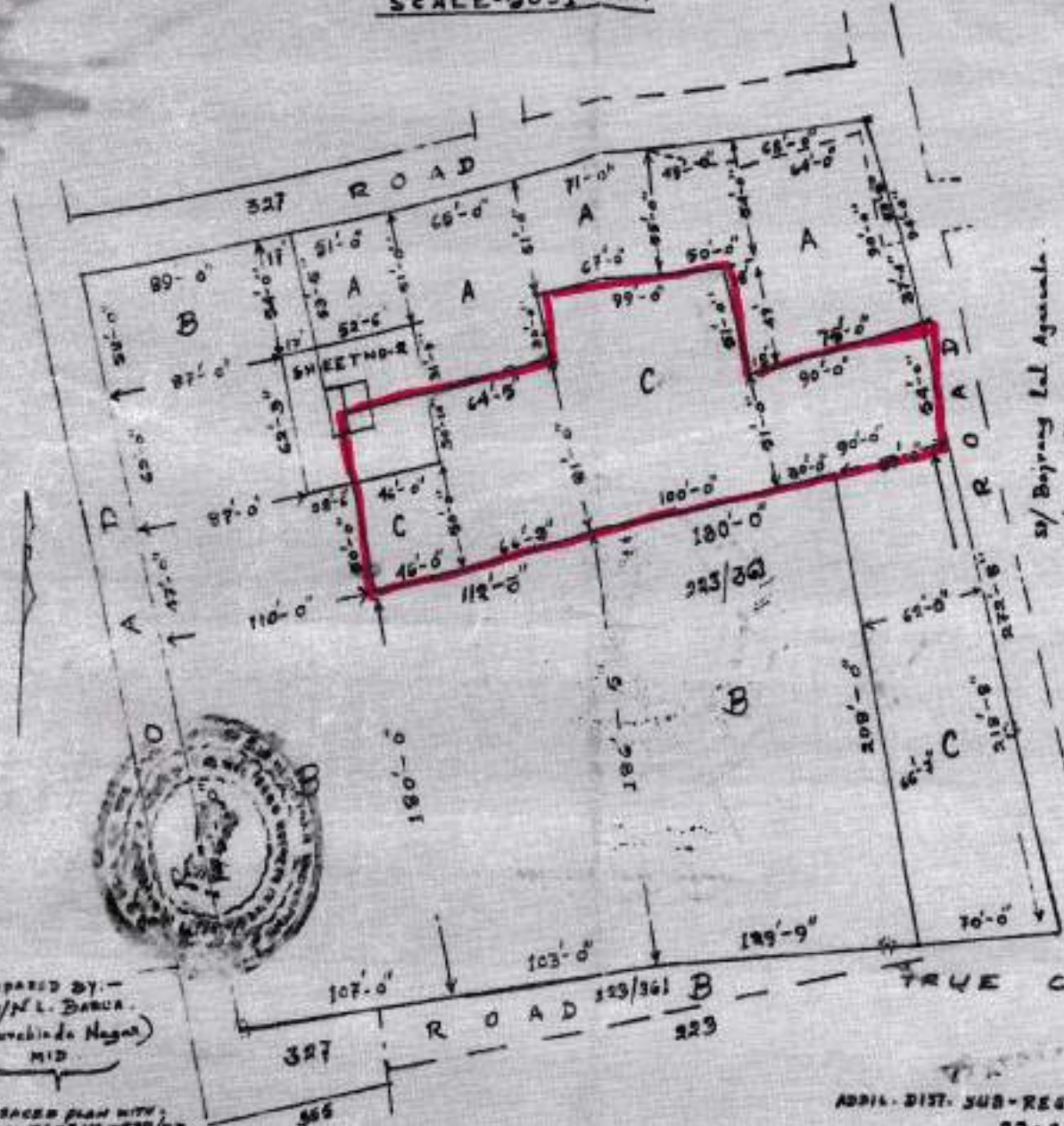


02 MAR 2021

PLAN A

PARTITION PLAN OF
 MOUZA-RANGAMATI. J.L.NO.150.
 P.S+DIST-MIDNAPORE.
 SCALE-50' 1 INCH.

DUPLICATE



50/Bojwary Lal Agarwala
 50/Giri Dhari Lal Gupta
 50/Gobinda Ram Agarwala

T - 1st class
 B - 2nd class
 K - 1st class
 1881
 1882
 1883

Prepared by -
 10/N L. Barua
 (Sanchinika Nagari)
 MID

Traced plan with
 document no - 838/87
 Jagan K. Misto
 22-03-2001

TRUE COPY

MIDNAP. DIST. SUB-REGISTRAR. MID.
 22-03-2001.

- A - SRI BOJWAR LAL AGARWALA. - 21900 SBT. OR - 5028 ACTES.
- B - SRI GIRI DHARI LAL GUPTA - 90756 " OR 18539 " } 18764 ACTES.
- C - SRI GOBINDA RAM AGARWALA. - 36673 " PASSAGE '0226 " } '8418 "

Control Room Agarwal
 SR Purvezkhan
 Surani Agarwal.



10/11/21

Left Hand finger Impression

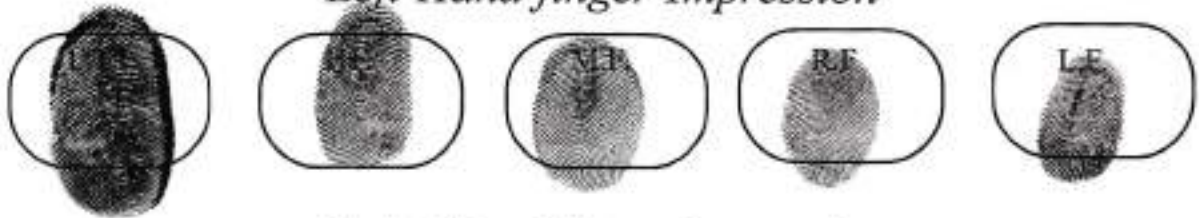


Right Hand finger Impression



Suravi Agarwal
Signature

Left Hand finger Impression

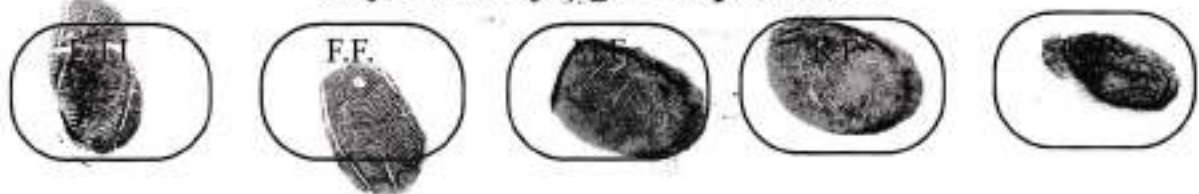


Right Hand finger Impression



SIC Parvez Akbar
Signature

Left Hand finger Impression



Right Hand finger Impression



Gokul Kumar Singh
Signature



06 MAR 2021



ভারত সরকার
Government of India



গোবিন্দ রাম আগরওয়াল
Gobinda Ram Agarwal
জন্ম তারিখ/DOB: 06/12/1950
সুত্র / MALE



4231 9953 0296

আমার আধার, আমার পরিচয়



ভারতীয় বিধি পরিচয় প্রাধিকার
Unique Identification Authority of India

ঠিকানা:
S/O Dwarka Das Agarwal
রংগামাটি, পশ্চিম মেদিনীপুর জিলা
মেদিনীপুর (M), পশ্চিম মেদিনীপুর
পিন কোড: 721102

Address:
S/O Dwarka Das Agarwal
RANGAMATI, NEAR MOBILE
TOWER, Medinipur (M)
Paschim Medinipur,
West Bengal 721102

4231 9953 0296

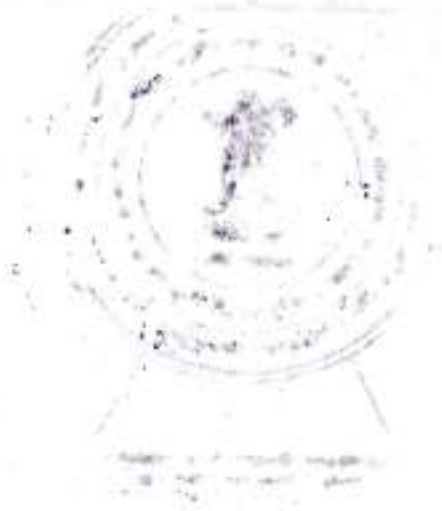


www

help@uidai.gov.in

www.uidai.gov.in

Gobind Ram Agarwal



02 MAR 2021



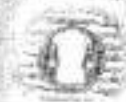
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या
Permanent Account Number
ACQPA6660A



नाम / Name
GOBINDA RAM AGARWAL

पिता का नाम / Father's Name
DWARAKADAS AGARWAL

जन्म तिथि / Date of Birth
06/12/1950



संगठन / Signature

Gobinda Ram Agarwal





Additional District Sub Registrar
Sector, Paschim Medinipur

02 MAR 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADVFS8443D



नाम / Name
SHAH REAL ESTATE

24/02/18

सिमा / गठन की तारीख
Date of Incorporation/Formation
07/12/2018

इस कार्ड के खोले/खोले गए प्रयोग सुविधा नहीं/नहीं।

आयकर सैन सेवा इकाई, या इस की एक
चौथी मंजिल, मॉडल कॉलोनी,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़द डीप हंगलू चौक,
पिन - 411 016.



*If this card is lost / someone is lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL,
4th Floor, Maxis Building,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Hanglew Chowk,
Pin - 411 016.

Tel: 91-20-2721 8090; Fax: 91-20-2721 8061
e-mail: tininfo@nsdl.co.in



02 MAR 2021



Sk Parvez Kibria



02 MAR 2021

आयकर विभाग
INCOME TAX DEPARTMENT
SEKH PARVEZ KIBRIA
SEKH SHAM JAMAL
 1800271989
 Permanent Account Number
BBKPK5664G

 Signature

भारत सरकार
GOVT. OF INDIA




20112014

If this card is used/used for getting other card/receipt:
 please inform / return to:
 Income Tax PAN Services Unit, NSDC
 Plot No. 141, Survey No. 997A,
 Model Colony, Near Deep Bhanguwale Church,
 Pune - 411 016.
 Tel: 91-20-2721 8060, Fax: 91-20-2721 8081
 e-mail: income@nsdc.co.in

SK Parvez Kibria



02 MAR 2021

ଭାରତ ସରକାର - ମାଧ୍ୟମ ଶିକ୍ଷା ବିଭାଗ

6424 2611 4092




ମୂଲ୍ୟାଙ୍କନ / ମୂଲ୍ୟାଙ୍କନ
 ମୂଲ୍ୟାଙ୍କନ / DOB : 11/02/1991
 ମୂଲ୍ୟାଙ୍କନ / Female

ଶ୍ରୀ ମାଧ୍ୟମ
 Government of India

ଶ୍ରୀ ମାଧ୍ୟମ

ଭାରତ ସରକାର - ମାଧ୍ୟମ ଶିକ୍ଷା ବିଭାଗ

6424 2611 4092

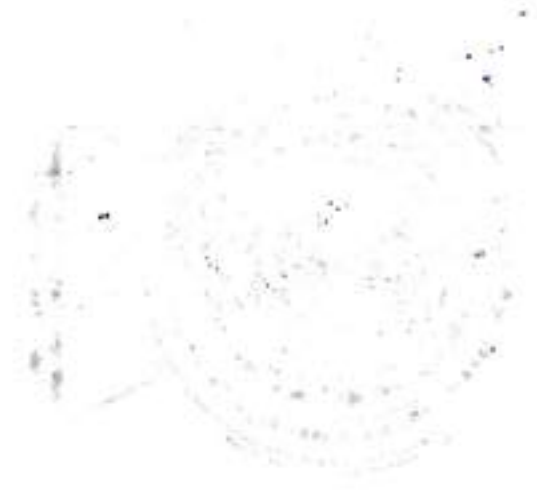



ମୂଲ୍ୟାଙ୍କନ / ମୂଲ୍ୟାଙ୍କନ
 ମୂଲ୍ୟାଙ୍କନ / DOB : 11/02/1991
 ମୂଲ୍ୟାଙ୍କନ / Female

ଶ୍ରୀ ମାଧ୍ୟମ
 Government of India

ଶ୍ରୀ ମାଧ୍ୟମ

8 marks / 15 marks





02 MAR 2021



Sarvani Sarvani



02 MAR 2021



ভারত সরকার
Government of India



শেখ শাহ জামাল
Sir Shah Jamal
পিতা : হাজী শেখ আবদুল ওহাব
Father : Hajj SK ABDUL OHAH
জন্মতারিখ : DOB : 31/08/1957
সুন্দর / Male



3289 5916 3006

স্বাক্ষর - সাধারণ মানুষের অধিকার



স্বাক্ষরিত / বিশিষ্ট পরিচয় / স্বাক্ষরিত
Unique Identification Authority of India

স্বাক্ষরিত:
সেপেবাজার, মেদিনীপুর (ওম),
মেদিনীপুর, পশ্চিম মেদিনীপুর,
বঙ্গপ্রদেশ, 721101

Address:
Sepebazar, Midnapore,
Midnapore, West Midnapore,
West Bengal, 721101

3289 5916 3006



www.uidai.gov.in

Sir Shah Jamal



02 MAR 2021



Govt. of West Bengal I-1132/21
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192020210238091401 Payment Mode: Online Payment
GRN Date: 02/03/2021 14:34:13 Bank/Gateway: State Bank of India
BRN : IK0AZYTVN8 BRN Date: 02/03/2021 14:03:04
Payment Status: Successful Payment Ref. No: 2000473808/5/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Sekh Parvez Kibria
Address: Sepoybazar
Mobile: 9434416322
Depositor Status: Buyer/Claimants
Query No: 2000473808
On Behalf Of: Mr Apu Bej
Address: A.D.S.R. MIDNAPORE
Office Name: A.D.S.R. MIDNAPORE
Identification No: 2000473808/5/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000473808/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	70020
2	2000473808/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	70041

IN WORDS: SEVENTY THOUSAND FORTY ONE ONLY.

S



02 MAR 2021

Major Information of the Deed



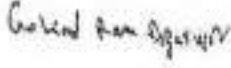
Deed No :	I-1003-01132/2021	Date of Registration	02/03/2021
Query No / Year	1003-2000473808/2021	Office where deed is registered	
Query Date	02/03/2021 11:16:21 AM	1003-2000473808/2021	
Applicant Name, Address & Other Details	Apu Bej Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 7063483442, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 5,13,12,172/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Road: Vidyasagar University Road, Mouza: Rangamati, Ward No: 20, Holding No:548/239 JI No: 150, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-757 (RS :-223/361)	LR-876	Commercial	Vastu	0.5472 Acre	10,00,000/-	5,13,12,172/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
Grand Total :					54.72Dec	10,00,000 /-	513,12,172 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Gobinda Ram Agarwal (Presentant) Son of Late Dwarka Das Agarwala Executed by: Self, Date of Execution: 02/03/2021 , Admitted by: Self, Date of Admission: 02/03/2021 ,Place : Office			
		02/03/2021	LTI 02/03/2021	02/03/2021

Rangamati, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx0A, Aadhaar No: 42xxxxxxxx0296, Status :Individual, Executed by: Self, Date of Execution: 02/03/2021
 , Admitted by: Self, Date of Admission: 02/03/2021 ,Place : Office



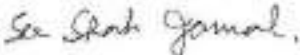
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHAH REAL ESTATE Sepoybazar, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 , PAN No.:: ADxxxxxx3D,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
	Sekh Parvez Kibria Son of Sekh Shah Jamal Date of Execution - 02/03/2021, , Admitted by: Self, Date of Admission: 02/03/2021, Place of Admission of Execution: Office	 <small>Mar 2 2021 2:48PM</small>	 <small>LTI 02/03/2021</small>	 <small>02/03/2021</small>
	Sepoybazar, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BBxxxxxx4G, Aadhaar No: 22xxxxxxxx0300 Status : Representative, Representative of : SHAH REAL ESTATE (as Partners)			
2	Name	Photo	Finger Print	Signature
	Suravi Agarwal Daughter of Sravan Kumar Agarwal Date of Execution - 02/03/2021, , Admitted by: Self, Date of Admission: 02/03/2021, Place of Admission of Execution: Office	 <small>Mar 2 2021 2:48PM</small>	 <small>LTI 02/03/2021</small>	 <small>02/03/2021</small>
	Sangam Gardens, Tantigeria, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCxxxxxx3G, Aadhaar No: 64xxxxxxxx4092 Status : Representative, Representative of : SHAH REAL ESTATE (as Partners)			

Identifier Details :

Name	Photo	Finger Print	Signature
Sk. Shah Jamal Son of Late Haji Sk Abdul Ohab Sepoybazar, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101	 <small>Mar 2 2021 2:48PM</small>	 <small>LTI 02/03/2021</small>	 <small>02/03/2021</small>

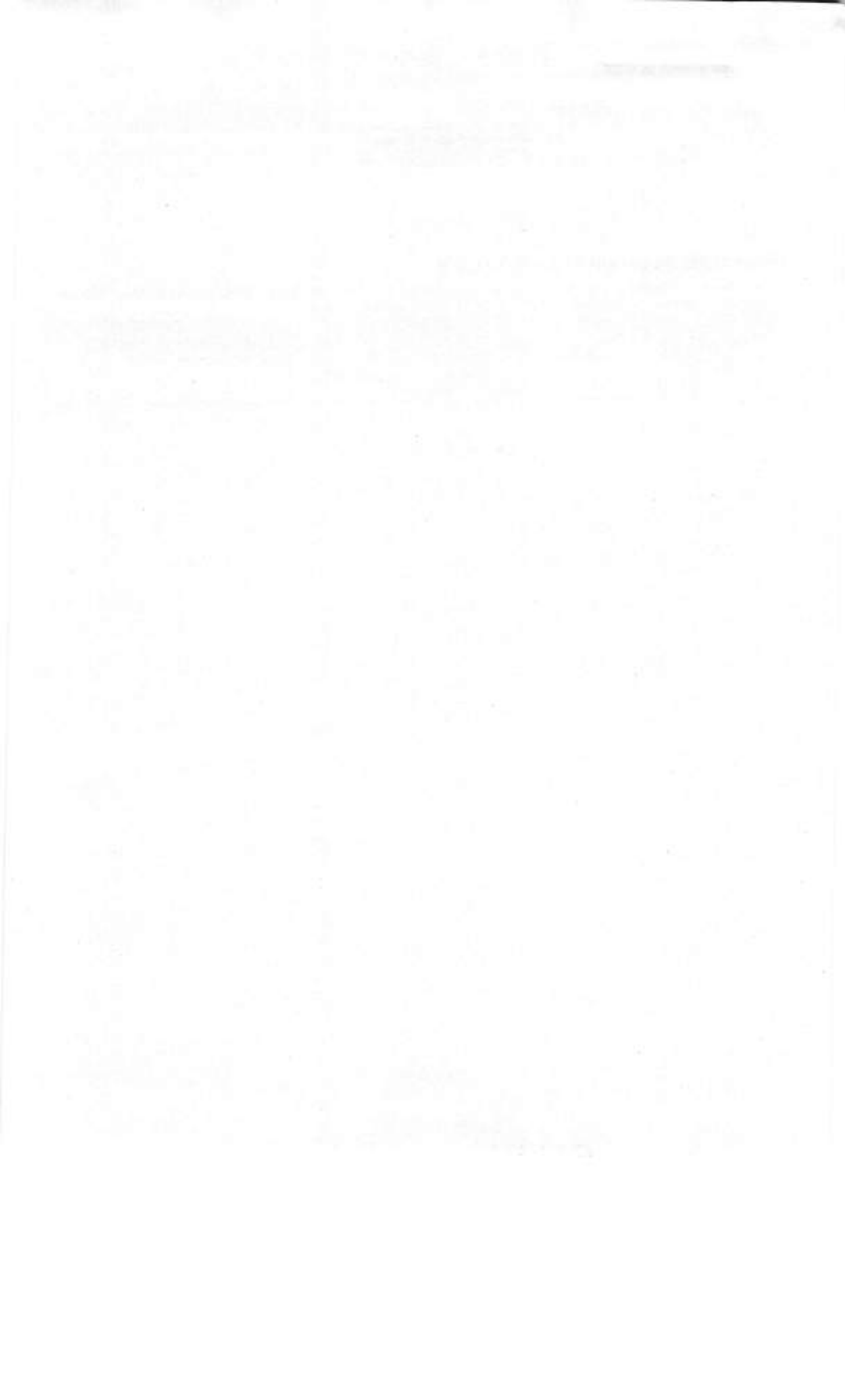
	02/03/2021	02/03/2021	02/03/2021
Identifier Of Mr Gobinda Ram Agarwal, Sekh Parvez Kibria, Suravi Agarwal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Gobinda Ram Agarwal	SHAH REAL ESTATE-54.72 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Road: Vidyasagar Univercity Road, Mouza: Rangamati, , Ward No: 20, Holding No:548/239 JI No: 150, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 757, LR Khatian No:- 876	Owner:গোবিন্দরাম অধররাম, Gurdian:হরক দাস, Address:পিক , Classification:বঙ্গ, Area:0.61320000 Acre,	Mr Gobinda Ram Agarwal



On 02-03-2021

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 14:29 hrs on 02-03-2021, at the Office of the A.D.S.R. MIDNAPORE by Mr Gobinda Ram Agarwal ,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 5,13,12,172/-

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

Execution is admitted on 02/03/2021 by Mr Gobinda Ram Agarwal, Son of Late Dwarka Das Agarwala, Rangamati, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business

Indetified by Sk. Shah Jamal, , Son of Late Haji Sk Abdul Ohab, Sepoybazar, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Muslim, by profession Others

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

Execution is admitted on 02-03-2021 by Sekh Parvez Kibria, Partners, SHAH REAL ESTATE (Partnership Firm), Sepoybazar, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101

Indetified by Sk. Shah Jamal, , Son of Late Haji Sk Abdul Ohab, Sepoybazar, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Muslim, by profession Others

Execution is admitted on 02-03-2021 by Suravi Agarwal, Partners, SHAH REAL ESTATE (Partnership Firm), Sepoybazar, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101

Indetified by Sk. Shah Jamal, , Son of Late Haji Sk Abdul Ohab, Sepoybazar, P.O: Midnapore, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/03/2021 2:38PM with Govt. Ref. No: 192020210238091401 on 02-03-2021, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AZYTVN8 on 02-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15135, Amount: Rs.5,000/-, Date of Purchase: 01/03/2021, Vendor name: Soumen Kr Dey

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/03/2021 2:38PM with Govt. Ref. No: 192020210238091401 on 02-03-2021, Amount Rs: 70,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AZYTVN8 on 02-03-2021, Head of Account 0030-02-103-003-02

Rabindranath Sau

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1003-2021, Page from 30773 to 30824

being No 100301132 for the year 2021.



Digitally signed by RABINDRANATH SAU
Date: 2021.03.04 12:33:23 +05:30
Reason: Digital Signing of Deed.

Rabindranath Sau

(RABINDRANATH SAU) 2021/03/04 12:33:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
West Bengal.

(This document is digitally signed.)

