

SL. NO. 7290/22

Satyam Shivam Sundaram

D. 7592/2022

7579/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 721559

H 721559

821983034/22  
06/07/22

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

Addr. District Sub-Registrar Kharagpur

06 JUL 2022 7 00 9 0

**DEVELOPMENT AGREEMENT**  
**CUM GENERAL POWER OF ATTORNEY**

Within District - Paschim Medinipur,

Police Station - Kharagpur (Town),

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

R.S. Khatian No.- 329, Previous L.R. Khatian No.- 568,

Present L.R. Khatian No.- 1037 & 1035,

R.S. Plot No.- 270, L.R. Plot No.- 487, 490, 491 & 492,

Area of Land = 13.20 Decimals, (Bastu Land),

**THIS DEVELOPMENT AGREEMENT**

**CUM GENERAL POWER OF ATTORNEY**

is made on this 06th day of July 2022,

*[Signature]*

Contd. - 2

Sures Kumar Nayak  
Chittaraj Mishra  
PARTNER

For ANJAN GROUP  
PARTNER

For ANJAN GROUP  
PARTNER  
Peddinti Srami Kant.

ক্রমিক নং ৪৪০৪ মঃ ৫০০০ টাকা মাত্র

তারিখ ২১-৬-২০২২ জেলা পশ্চিম মেদিনীপুর

ক্রেতা শ্রী Anjan Group partneres Beddinti Laxmi Kanta

সং Taljhuli

পোঃ Kharagpur থানা - খড়গপুর

গ্রন্থ রাজ্য

ভেদ্যার শ্রী [Signature]



শ্রী দেবব্রত ভঞ্জ  
খড়গপুর, এ, ডি, এস, আর, অফিস

৫০০০/- ৫০০০/-  
Five thousand only

H 25 1228



Addl. District Sub-Registrar  
Kharagour - Paschim Medinipur

06 JUL 2022



Saroj Kumar Nayak



Chittaranjan Mohanty

**BETWEEN**

1) **SRI SAROJ KUMAR NAYAK**,  
S/O - Sri Satrughna Nayak

by Religion - **Hindu**, by Nationality - **Indian**, by  
Occupation - **Business**, Resident of - **Sonamukhi**,  
P.O.- **Hijli**, P.S.- **Kharagpur (Town)**, A.D.S.R. Of-  
fice - **Kharagpur**, Dist.- **Paschim Medinipur**, PIN  
- **721306**, West Bengal, India.

2) **SRI CHITTARANJAN MOHANTY**,  
S/O - Sri Niranjan Mohanty,

by Religion - **Hindu**, by Nationality - **Indian**, by  
Occupation - **Business**, Resident of - **Jhapetapur**,  
Ward No.- **28**, P.O.- **Kharagpur**, P.S.- **Kharagpur**  
(Town), A.D.S.R. Office - **Kharagpur**, Dist.-  
**Paschim Medinipur**, PIN - **721301**, West Ben-  
gal, India (Hereinafter called the "**LAND OWN-  
ERS**" which expression shall unless the context oth-  
erwise requires include the heirs, successors, as-  
signs and representatives of the **LAND OWNERS**)  
of the **FIRST PART**.

Sub

Saroj Kumar Nayak

Chittaranjan Mohanty

For ANJAN GROUP

Partner  
PARTNER

For ANJAN GROUP

Partner  
PARTNER

Contd. - 3



AND

**ANJAN GROUP,**

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



For ANJAN GROUP  
Peddinti Laxmikant  
PARTNER



For ANJAN GROUP  
Rinku Roy  
PARTNER

1. SRI P. LAXMIKANT,  
(SRI PEDDINTI LAXMIKANT),  
S/O - Sri P. Krishna Rao,

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

2. SRI RINKU ROY,  
S/O - Late Pranab Kumar Roy,

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

g/e

Sures Kumar Nayak  
Chittaranjan Mohanty

For ANJAN GROUP  
Rinku Roy  
PARTNER

For ANJAN GROUP  
Peddinti Laxmikant  
PARTNER

Contd. - 4

**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** one **Kokil Singh** was the recorded owner of a piece of **Bastu** land measuring **14.30** decimals in L.R. Plot No.- **487, 490, 491 & 492** under L.R. Khatian No.- **568** of mouza - **Taljuli (J.L No.- 239)** within Police Station - **Kharagpur (Town)**, under the jurisdiction of **Kharagpur Municipality**, in the district of **Paschim Medinipur**. On his death, his two sons viz. **Sri Rajen Singh & Sri Gopal Singh** and one daughter **Smt. Khandi Singh** jointly inherited the said property as his sole body of legal heirs and successors, as per provisions of **Hindu Succession Act. 1956**. During joint possession, said **Rajen Singh** died intestate leaving behind him, his two sons viz. **Sri Baburam Singh & Sri Koka Singh** as his sole body of legal heirs and successors. As per provisions of **Hindu Succession Act. 1956**, they jointly inherited 1/3rd share of their father said **Rajen Singh**. Subsequently said **Baburam Singh** died intestate leaving behind him, his wife **Smt. Shanti Singh**, two sons viz. **Sri Bishal Singh & Sri Bikash Singh** as his sole body of legal heirs and successors. As per provisions of **Hindu Succession Act. 1956**, they jointly inherited the property left by said **Baburam Singh** and possessed jointly their respective shares to the said land without interruption from others, paying rent to the State of West Bengal.

**AND WHEREAS** during his peaceful possession said **Gopal Singh** with the required permission from the **Project Officer cum District Welfare Officer, BCW Midnapore**, vide Memo No.- **0729 BCW/Mid (P)** dated **28.05.2017**, sold **04.76** decimals in L.R. Plot No.- **487, 490, 491 & 492** of mouza - **Taljuli** to

*[Handwritten signature]*

Contd. - 5

*Suresh Kumar Nayak*  
*Chittaranjan Nayak*

FOR ANJAN GROUP  
*[Handwritten signature]*  
PARTNER

FOR ANJAN GROUP  
*[Handwritten signature]*  
PARTNER

1) Sri Saroj Kumar Nayak & 2) Sri Chittaranjan Mohanty, the Land Owners by registered Deed of sale being No.- 101000140 executed and registered on 02.01.2018 which is entered in Book No.- 01, CD Volume No.- 1010-2018, Pages from - 5445 to 5464 for the year 2018 of Additional District Sub Registry Office, Kharagpur.

AND WHEREAS during their peaceful possession said Khandi Singh, Koka Singh, Shanti Singh, Bishal Singh & Bikash Singh with the required permission from the Project Officer cum District Welfare Officer, BCW Midnapore, vide Memo No.- 0227 BCW/Mid (P) dated 13.02.2017, sold 09.52 decimals in L.R. Plot No.- 487, 490, 491 & 492 of mouza - Taljuli to 1) Sri Saroj Kumar Nayak & 2) Sri Chittaranjan Mohanty, the Land Owners by registered Deed of sale being No.- 101007857 executed and registered on 25.09.2017 which is entered in Book No.- 01, CD Volume No.- 1010-2017, Pages from - 141513 to 141542 for the year 2017 of Additional District Sub Registry Office, Kharagpur. After purchase, the same has been duly recorded and finally published in the name of said Saroj Kumar Nayak & Chittaranjan Mohanty in the Office of the B.L. & L.R.O. Kharagpur-1 in the L.R. Settlement Record of Rights against L.R. Khatian No.- 1037 & 1035 and applied for conversion of the said land in the Office of the M.K.DA. Paschim Medinipur and said Saroj Kumar Nayak & Chittaranjan Mohanty i.e. the Land Owners have been exercising their right, title, interest and possession over their respective land, uptill now without interruption from others, paying rent to the State of West Bengal.

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



Contd. - 6

Saroj Kumar Nayak  
Chittaranjan Mohanty

For ANJAN GROUP  
Dinku Das  
PARTNER

For ANJAN GROUP  
Pabliinti Das  
PARTNER



**AND WHEREAS** the **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 & expenses under the name "**Harmony - 1**" 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 "**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 right 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 material to commence, carry on and complete development and construction thereon of the Multi-Storeyed building and on the execution of this **Development Agreement cum General Power of Attorney**. The said **Land Owners** shall pay Rs. = 30,00,000/- (Rupees thirty lakh) only to the **Developer** for Development Works within 30.11.2022. The **Developer** shall complete the construction work of the sanctioned Multi-Storeyed building (G + 4) subject to approval, in all respect within 18 (Eighteen) months from the date of sanction of building plan by the **Kharagpur Municipality**. In case, the **Developer** fails to complete the said construction works within said two yeras due to labour problem or any other unavoidable circumstances, then the **Land Owner** shall grant 06 (Six) months extra time to the **Developer** for the same.

Contd. - 7

Saras Kumar Nayak  
Chittaraj Mohan

For ANJAN GROUP  
Dipen Das  
PARTNER

For ANJAN GROUP  
Poojanti Dasani Hand.  
PARTNER

3. In developing the said land and constructing the said Multi-Storeyed building the **Developer** shall obtain the requisite sanctions, permissions, clearances and authority from the authorities concerned at his own expense and costs.

4. The **Developer** will develop the said land and construct the Multi-Storeyed building as per sanctioned plan and complete the same in every respect at its own costs and expenses.

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

a) **Land Owners** shall get 50% (Fifty percent) of the total construction (Flats).

b) **Developer** shall get 50% (Fifty percent) of the total construction (Flats).

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

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 for Sale**, this **Development Agreement cum General 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 for Sale**.

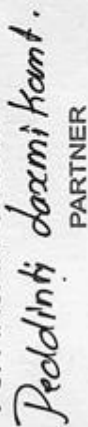


Saraj Kumar Nayak  
Chittaranjan Mohanty

FOR ANJAN GROUP

  
PARTNER

FOR ANJAN GROUP

  
PARTNER

Contd. - 8



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.**

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, overhead water reservoir with suitable pump, electric wiring and installations other electrical things and also other facilities as are required to be provided in the new building.**

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

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.**

*[Handwritten signature]*

*Suresh Kumar Nayak*  
*Chittanuj Mohan*

FOR ANJAN GROUP  
*[Handwritten signature]*  
PARTNER

FOR ANJAN GROUP  
*[Handwritten signature]*  
PARTNER

Contd. - 9

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 and nothing contained herein shall be deemed to construe or constitute as partnership between the Land Owners and the Developer.

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 authorities 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 and when the same is or are required and called upon and to execute, sign all such additional applications and other papers and documents as may be required from time to time in accordance with law provided that those acts, deeds, matters and things do not in any way infringe or prejudice the right of the Land 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 six months from the date of the completion of the project, the Developer will assist and co-operate the Land

*[Signature]*

*[Signature]*  
Suresh Kumar Nayak  
Chittaranjan Mohanty

For ANJAN GROUP

*[Signature]*  
PARTNER

For ANJAN GROUP

*[Signature]*  
PARTNER

Contd. - 10

*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 their respective nominees (unit owners) according to their proportionate right.*

*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 their 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 obligations.*

*The Developer is further empowered by the Land Owners :-*

*a) To appear and represent before A.D.S.R. Kharagpur to present Agreement for Sale, Lease deeds, Deed*

*pl*

*Suresh Kumar Nayak  
Chitranj Nayak*

FOR ANJAN GROUP  
*Divya Ray*  
PARTNER

FOR ANJAN GROUP  
*Peddinti Lakshmi Kant*  
PARTNER

Contd. - 11



*of Declaration etc. and to execute all such deed/deeds of Conveyance for selling the flats/Apartments/Commercial Space/Parking Space etc. in respect of Developer's allocated portion only. and,*

*b) To accept booking of the Flats/Apartments/Commercial Space/Parking Space etc. directly from the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portions of the Developer. and,*

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

*d) If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against us i.e the Land Owners in connection with the same project, to prosecute and defend such legal proceedings and for that purpose to sign, declare and file all pleadings, affidavit, application, etc. as may be required. To engage advocate and to do all acts and things required to be done on our behalf. and,*

*e) To settle all disputes, whatsoever arising out of the construction project on the schedule mentioned land. and,*

*f) To appear before any office or authority of the Government or Municipal Corporation or Labour Department or B.L. & L.R.O Kharagpur- 1 or Income Tax Department, Sales Tax Department or any other act, to represent the matter regarding the proposed project. and,*

*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*

*[Signature]*

*Sarod Kumar Nayak*  
*Chittanjan Nayak*

FOR ANJAN GROUP

*[Signature]*  
PARTNER

FOR ANJAN GROUP

*Peddinti Saami Hamb.*  
PARTNER

Contd. - 12

construction of building there on and to pay their fees, consideration moneys, salaries and/or wages. and,

h) To give necessary letters, writings and undertakings to the Kharagpur Municipality, B.L. & L.R.O. Kharagpur-1, MKDA Paschim Medinipur, WBSEDCL, Fire Brigade Department etc. or other such department as may be necessary for occupancy in the said building and/or obtaining necessary "No Objection" certificate (N.O.C) from the said departments in connection with the said building. and,

i) To approach the potential purchasers of the flats of the said building in respect of **Developers** allocated portion only and to give adds for the flats. and,

j) To execute **Agreement for Sale** of the said Flats or any part thereof, in respect of the **Developer's** allocation only. and,

k) To sell or dispose of Flat or Flats of **Developer's** allocation and parking space that may be constructed on the said land and to collect and receive from the purchaser/ purchasers the amount that may be payable by them and to give proper receipt and discharge for the same.

l) To execute the Conveyance or Conveyances in respect of **Developer's** allocation in favour of the purchasers.

m) To present the said deed/deeds of Conveyance, Declaration, Lease etc. for registration to the proper registration authority, to admit the receipt of the consideration money and to have the said deed/deeds registered, and to do all acts, deeds and things which may be necessary for conveying the flats and undivided share of land and registering the said deed/deeds as 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.



Suresh Kumar Nayak  
Chittaranjan Mohanty

For ANJAN GROUP

  
PARTNER

For ANJAN GROUP

Pradipinti Dasgupta  
PARTNER

Contd. - 13

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

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

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

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

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

Common rights and facilities

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

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

*Handwritten initials*

*Sachin Kumar Nayak  
Chittaranjan Mishra*

For ANJAN GROUP  
*Signature*  
PARTNER

For ANJAN GROUP  
*Signature*  
PARTNER

Contd. - 14





**Schedule : I**

Within District - **Paschim Medinipur**, Sub-Registry Office & Municipality - **Kharagpur**, Police Station - **Kharagpur (Town)**;

Ward No.- **28**, Mouza - **Taljuli**, J.L No.- **239**,

R.S. Khatian No.- **329**, Previous L.R. Khatian No.- **568**,

Present L.R. Khatian No.- **1037**,

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

L.R. Plot No.- **487**, Area of Land = **01.00** Decimal,

R.S. Plot No.- **270**,

L.R. Plot No.- **487**, Area of Land = **01.90** Decimals,

L.R. Plot No.- **490**, Area of Land = **01.03** Decimals,

L.R. Plot No.- **491**, Area of Land = **01.95** Decimals,

L.R. Plot No.- **492**, Area of Land = **00.73** Decimal,

Present L.R. Khatian No.- **1035**,

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

L.R. Plot No.- **487**, Area of Land = **01.00** Decimal,

R.S. Plot No.- **270**,

L.R. Plot No.- **487**, Area of Land = **01.90** Decimals,

L.R. Plot No.- **490**, Area of Land = **01.02** Decimals,

L.R. Plot No.- **491**, Area of Land = **01.95** Decimals,

L.R. Plot No.- **492**, Area of Land = **00.72** Decimal,

Total Area of Land = **13.20** (Thirteen point two zero) Decimals,

(**Bastu Land**) as per L.R.R.O.R.

Value of Property Rs. = **30,00,000/-**

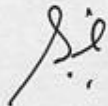
**Which is bounded by :-**

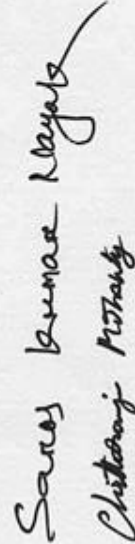
On the North : 12 ft. wide Municipal Road,

On the South: 14 ft. wide Municipal Road,

On the East : 12 ft. wide Municipal Road,

On the West : Land of Plot No.- 269 (Part),



  
Suresh Kumar Nayak  
Chittaranjan Nayak

FOR ANJAN GROUP  
  
PARTNER

FOR ANJAN GROUP  
Preddinti Dasmitant.  
PARTNER

Contd. - 15

**Schedule II**

**(Detailed specification of Multi-Storeyed building)**

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

Suresh Kumar Nayak  
Chittaranjan Mohanty

FOR ANJAN GROUP  
Rishi Roy  
PARTNER

**Schedule III**

**(Common portions)**

**COMMON PARTS and PORTIONS in the Block**

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

*S.S.*

Contd. - 16

FOR ANJAN GROUP  
Paddinti Daam'shamt.  
PARTNER



Witnesses:-

- 1) Subrata Ghosh, S/o Late Anulya Ghosh,  
Debalpur, Po-Kharagpur, P.S-KGP (I),  
Dist-Paschim Medinipur, Pin-721301
- 2) Ashok Jana s/o Late Ramesh ch. Jana  
Srikrishnapur, ward No.-7. Kharagpur,  
Dist-Paschim Medinipur. 721301.
- 3) Binrajit Dutta  
s/o-Lt. A.K. Dutta.  
A.F.-Bulbulchoti,  
P.O.+P.S.-Kharagpur (I).  
Dist. Paschim Medinipur.

This Development Agreement cum General Power of Attorney is completed in 16 pages including stamp paper and there are 3 nos of witnesses. Two additional pages containing finger prints with signatures of the Executants and the Attorney has been annexed hereto, forming part of the Development Agreement cum General Power of Attorney.

Drafted by :-

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

Computer Typed by :-  
Ashok Jana  
(Sri Ashok Jana), Law Clerk,  
A.D.S.R. Office, Kharagpur.

Saroj Kumar Nayak  
Chittorajni Mohanty

Signature of the Land Owners

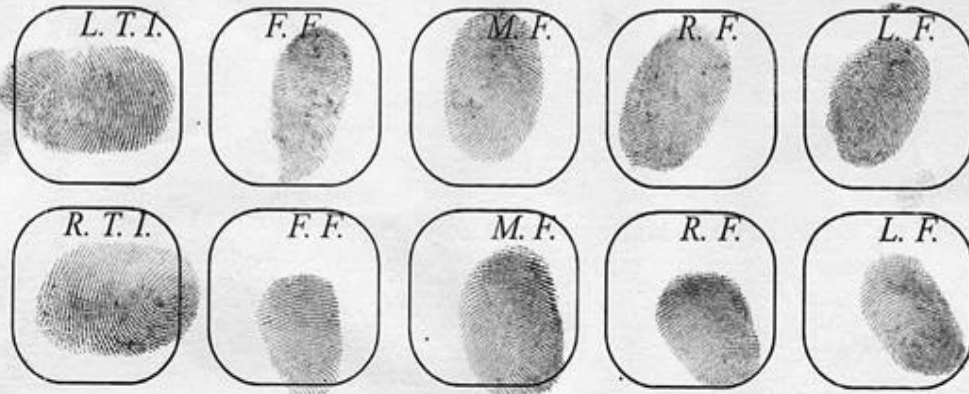
For ANJAN GROUP  
Peddinti Jaxmi Kant.  
PARTNER  
Signature of the Developer

For ANJAN GROUP  
Srinu Ray  
PARTNER

Saroj Kumar Nayak  
Chittorajni Mohanty  
For ANJAN GROUP  
Srinu Ray  
PARTNER

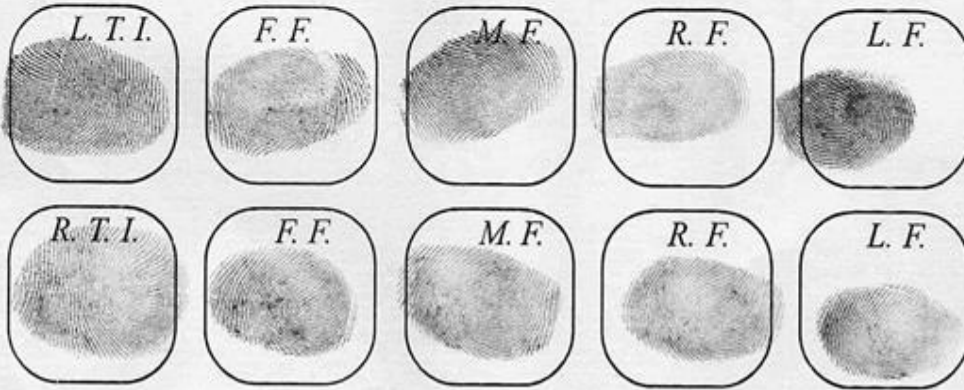
For ANJAN GROUP  
Peddinti Jaxmi Kant.  
PARTNER

**Finger prints of the Land Owner No.- 1**



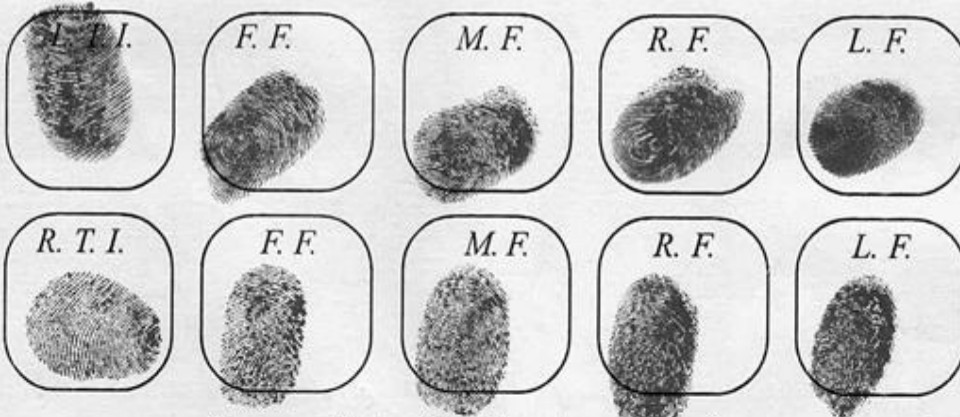
*Sarves Kumar Nayak*  
SIGNATURE

**Finger prints of the Land Owner No.- 2**



*Chithambaj Mishra*  
SIGNATURE

**Finger prints of the Developer No.- 1**



FORANJAN GROUP  
SIGNATURE  
*Purna Chandra*  
PARTNER

**Finger prints of the Developer No.- 2**



FORANJAN GROUP  
SIGNATURE  
*Peddinti Jaanikant*  
PARTNER

## Major Information of the Deed

Deed No :	I-1010-07592/2022	Date of Registration	06/07/2022
Query No / Year	1010-2001983034/2022	Office where deed is registered	
Query Date	30/06/2022 9:50:03 AM	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 : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 3], [4306] Other than Immovable Property, Sale [Rs : 30,00,000/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 30,00,000/-		Rs. 30,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 95,100/- (Article:48(g))		Rs. 30,049/- (Article:E, E, E, A(1), E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		






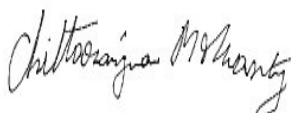
### Land Details :

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-487 (RS :-270 )	LR-1037, (RS:-329\0 )	Vastu	Pashi	2.9 Dec	6,55,683/-	6,55,683/-	Width of Approach Road: 15 Ft.,
L2	LR-490 (RS :-270 )	LR-1037, (RS:-329\0 )	Vastu	Pashi	1.03 Dec	2,40,908/-	2,40,908/-	Width of Approach Road: 15 Ft.,
L3	LR-491 (RS :-270 )	LR-1037, (RS:-329\0 )	Vastu	Pashi	1.95 Dec	4,43,182/-	4,43,182/-	Width of Approach Road: 15 Ft.,
L4	LR-492 (RS :-270 )	LR-1037	Vastu	Pashi	0.73 Dec	1,65,909/-	1,65,909/-	Width of Approach Road: 15 Ft.,
L5	LR-487 (RS :-270 )	LR-1035, (RS:-329\0 )	Vastu	Pashi	2.9 Dec	6,55,683/-	6,55,683/-	Width of Approach Road: 15 Ft.,
L6	LR-490 (RS :-270 )	LR-1035	Vastu	Pashi	1.02 Dec	2,31,818/-	2,31,818/-	Width of Approach Road: 15 Ft.,
L7	LR-491 (RS :-270 )	LR-1035, (RS:-329\0 )	Vastu	Pashi	1.95 Dec	4,43,180/-	4,43,180/-	Width of Approach Road: 15 Ft.,
L8	LR-492 (RS :-270 )	LR-1035, (RS:-329\0 )	Vastu	Pashi	0.72 Dec	1,63,637/-	1,63,637/-	Width of Approach Road: 15 Ft.,
		<b>TOTAL :</b>			<b>13.2Dec</b>	<b>30,00,000 /-</b>	<b>30,00,000 /-</b>	
	<b>Grand Total :</b>				<b>13.2Dec</b>	<b>30,00,000 /-</b>	<b>30,00,000 /-</b>	









**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Shri Saroj Kumar Nayak</b>                      Son of Shri Satrughna Nayak                      Executed by: Self, Date of Execution: 06/07/2022                      , Admitted by: Self, Date of Admission: 06/07/2022 ,Place : Office</p>	<p><b>Photo</b></p>  <p>06/07/2022</p>	<p><b>Finger Print</b></p>  <p>LTI 06/07/2022</p>	<p><b>Signature</b></p>  <p>06/07/2022</p>
<p>Sonamukhi, City:- , P.O:- Hijli, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721306 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: anxxxxxx0a, Aadhaar No: 36xxxxxxxx5079, Status :Individual, Executed by: Self, Date of Execution: 06/07/2022 , Admitted by: Self, Date of Admission: 06/07/2022 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Shri Chittaranjan Mohanty (Presentant)</b>                      Son of Shri Niranjana Mohanty                      Executed by: Self, Date of Execution: 06/07/2022                      , Admitted by: Self, Date of Admission: 06/07/2022 ,Place : Office</p>	<p><b>Photo</b></p>  <p>06/07/2022</p>	<p><b>Finger Print</b></p>  <p>LTI 06/07/2022</p>	<p><b>Signature</b></p>  <p>06/07/2022</p>
<p>Jhapetapur Ward No. 28, City:- , 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.:: bhxxxxxx3d, Aadhaar No: 78xxxxxxxx7062, Status :Individual, Executed by: Self, Date of Execution: 06/07/2022 , Admitted by: Self, Date of Admission: 06/07/2022 ,Place : Office</p>				

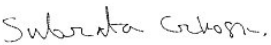
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Anjan Group</b>                      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</p>			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Peddinti Laxmikant</b> Son of Late P Krishna Rao Date of Execution - 06/07/2022, , Admitted by: Self, Date of Admission: 06/07/2022, Place of Admission of Execution: Office			
	Jul 6 2022 2:16PM	LTI 06/07/2022	06/07/2022	
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	<b>Name</b> <b>Shri Rinku Roy</b> Son of Late Pranab Kumar Roy Date of Execution - 06/07/2022, , Admitted by: Self, Date of Admission: 06/07/2022, Place of Admission of Execution: Office			
	Jul 6 2022 2:17PM	LTI 06/07/2022	06/07/2022	
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
<b>Shri Subrata Ghosh</b> Son of Late Amulya Ghosh Debalpur, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District: Paschim Midnapore, West Bengal, India, PIN:- 721301			
	06/07/2022	06/07/2022	06/07/2022
Identifier Of Shri Saroj Kumar Nayak, Shri Chittaranjan Mohanty, Shri Peddinti Laxmikant, Shri Rinku Roy			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Saroj Kumar Nayak	Anjan Group-2.9 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Saroj Kumar Nayak	Anjan Group-1.03 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Saroj Kumar Nayak	Anjan Group-1.95 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri Saroj Kumar Nayak	Anjan Group-0.73 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri Chittaranjan Mohanty	Anjan Group-2.9 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri Chittaranjan Mohanty	Anjan Group-1.02 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Shri Chittaranjan Mohanty	Anjan Group-1.95 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Shri Chittaranjan Mohanty	Anjan Group-0.72 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:- 487, LR Khatian No:- 1037	Owner:সরোজ কুমার নায়েক, Gurdian:শক্রম্ন , Address:নিজ , Classification:পশি, Area:0.02870000 Acre,	Shri Saroj Kumar Nayak
L2	LR Plot No:- 490, LR Khatian No:- 1037	Owner:সরোজ কুমার নায়েক, Gurdian:শক্রম্ন , Address:নিজ , Classification:পশি, Area:0.01020000 Acre,	Shri Saroj Kumar Nayak



L3	LR Plot No:- 491, LR Khatian No:- 1037	Owner:सरोज कुमार नायक, Gurdian:शरुमन , Address:निज , Classification:पशि, Area:0.01600000 Acre,	Shri Saroj Kumar Nayak
L4	LR Plot No:- 492, LR Khatian No:- 1037	Owner:सरोज कुमार नायक, Gurdian:शरुमन , Address:निज , Classification:पशि, Area:0.00700000 Acre,	Shri Saroj Kumar Nayak
L5	LR Plot No:- 487, LR Khatian No:- 1035	Owner:चित्तरंजन मोहान्ति, Gurdian:निरन्जन , Address:निज , Classification:पशि, Area:0.02930000 Acre,	Shri Chittaranjan Mohanty
L6	LR Plot No:- 490, LR Khatian No:- 1035	Owner:चित्तरंजन मोहान्ति, Gurdian:निरन्जन , Address:निज , Classification:पशि, Area:0.01030000 Acre,	Shri Chittaranjan Mohanty
L7	LR Plot No:- 491, LR Khatian No:- 1035	Owner:चित्तरंजन मोहान्ति, Gurdian:निरन्जन , Address:निज , Classification:पशि, Area:0.02300000 Acre,	Shri Chittaranjan Mohanty
L8	LR Plot No:- 492, LR Khatian No:- 1035	Owner:चित्तरंजन मोहान्ति, Gurdian:निरन्जन , Address:निज , Classification:पशि,	Shri Chittaranjan Mohanty

**Endorsement For Deed Number : I - 101007592 / 2022**

**On 06-07-2022**

**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 13:47 hrs on 06-07-2022, at the Office of the A.D.S.R. KHARAGPUR by Shri Chittaranjan Mohanty , 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 30,00,000/-

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

Execution is admitted on 06/07/2022 by 1. Shri Saroj Kumar Nayak, Son of Shri Satrugna Nayak, Sonamukhi, P.O: Hijli, Thana: Kharagpur Town, , Paschim Midnapore, WEST BENGAL, India, PIN - 721306, by caste Hindu, by Profession Business, 2. Shri Chittaranjan Mohanty, Son of Shri Niranjana Mohanty, Jhapetapur Ward No. 28, P.O: Kharagpur, Thana: Kharagpur Town, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession Business

Indetified 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 06-07-2022 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

Indetified 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 06-07-2022 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

Indetified 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 30,049/- ( A(1) = Rs 30,000/- ,E = Rs 49/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,049/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/07/2022 10:23AM with Govt. Ref. No: 192022230066701861 on 06-07-2022, Amount Rs: 30,042/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BTAPB4 on 06-07-2022, Head of Account 0030-03-104-001-16  
Online on 06/07/2022 2:38PM with Govt. Ref. No: 192022230067095921 on 06-07-2022, Amount Rs: 7/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BTPOSH4 on 06-07-2022, Head of Account 0030-03-104-001-16

## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 95,100/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 90,100/-

### Description of Stamp

1. Stamp: Type: Impressed, Serial no 8808, Amount: Rs.5,000/-, Date of Purchase: 21/06/2022, Vendor name: Debabrata Bhanja

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/07/2022 10:23AM with Govt. Ref. No: 192022230066701861 on 06-07-2022, Amount Rs: 90,050/-, Bank:

State Bank of India ( SBIN0000001), Ref. No. IK0BTPAPB4 on 06-07-2022, Head of Account 0030-02-103-003-02

Online on 06/07/2022 2:38PM with Govt. Ref. No: 192022230067095921 on 06-07-2022, Amount Rs: 50/-, Bank:

State Bank of India ( SBIN0000001), Ref. No. IK0BTPOSH4 on 06-07-2022, 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 173853 to 173879**

**being No 101007592 for the year 2022.**



**(Bhim Charan Maity) 2022/07/06 04:11:45 PM**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

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

**West Bengal.**

**(This document is digitally signed.)**