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[Signature]
A.D.S.R. Jhargram
23 MAY 2022

KALPATARU DEVELOPER
Sanjay Dasmis
Partner

KALPATARU DEVELOPER
Kingshuk Maity
Partner

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 23th day of May, 2022.

BETWEEN

SMT. ASIMA BANERJEE, PAN – AQSPB7144E, Wife of Late Prasanta Banerjee, by faith - Hindu, by occupation – House-wife, Residing at – Raghunathpur, P.O. – Jhargram, P.S. – Jhargram, Dist. – Jhargram, PIN – 721507.

[Handwritten signature]

----- Hereinafter called and referred to as the "LAND OWNER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, legal representatives and assignees) of the FIRST PART.

DRAFTED BY

[Signature]
Nilesh Das
Advocate

Enrolment No F/740/201
Jhargram Judges Court

AND

"KALPATARU DEVELOPER", PAN – AAVFK9147M, a Partnership Firm having its Registered Office at - ~~Bachurdoba~~ P.O. - Jhargram, P.S. – Jhargram, Dist. - Jhargram, West Bengal, PIN – 721507, consisting of two Partners namely - 1) **SRI SANJAY DHAMIJA**, PAN – AGOPD9223E, S/o – Late Avinash Dhamija, by faith – Hindu, by Occupation – Business, by Nationality – Indian, Resident of Nutandihi, P.O. & P.S. – Jhargram, Dist – Jhargram, West Bengal, PIN – 721507, 2) **SRI KINGSHUK MAITY**, PAN – AGRPM2665E, S/o – Sri Nishikanta Maity, by faith – Hindu, by Occupation – Business, by Nationality – Indian, Resident of Bachurdoba, P.O. & P.S. – Jhargram, Dist – Jhargram, West Bengal, PIN – 721507.

----- Hereinafter called and referred to as the "**DEVELOPER/ PROMOTER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, legal representatives and assignees) of the **OTHER PART**.

AND

WHEREAS the First Part/ the land owner is the present owner as well as occupier has seized and possessed of THAT ALL piece & parcel of BASTU land measuring total 6.16 Decimals i.e. 2683.296 Sq. ft. more or less over which a old one storied pucca building measuring 427.50 Sq. ft. in R.S. Plot No. – 1589, corresponding to L.R. Plot No. – 3221 (0.25 Decimals) & 3222 (5.91 Decimals), R.S. Khatian No. – 3 corresponding to L.R. Khatian No. - 3132, within the ambit of Jhargram Municipality, Ward No. - 14, Holding No. – 738/594 within Mouza – Jangalkhas, J.L. No. – 395 under Jhargram Police Station in the District of Jhargram within the jurisdiction of Additional District Sub-Registrar at Jhargram, together with all sorts of easement rights & common passage attached hereto, hereinafter called and referred to as the "said property" which are morefully described in the Schedule – A hereunder by paying all taxes/ rents before appropriate authority.

DRAFTED BY


Nilesh Das
 Advocate

Enrolment No F/740/201
 Jhargram Judges Court

KALPATARU DEVELOPER
Kingshuk Maity
 Partner

KALPATARU DEVELOPER
Sanjay Dhamija
 Partner

(Sri Nishikanta Maity)

AND

WHEREAS the land measuring 6.45 Decimals along with an one storied old pucca building measuring 427.50 Sq. ft. within Mouza – Jangalkhas, J.L. No. – 395 in R.S. Khatian No. - 3, R.S. Plot No. – 1589 previously owned and possessed by one Basanti Rani Guha Neogi, W/o – Late Asit Kumar Guha Neogi.

AND

WHEREAS during the peaceful possession over the said land measuring 6.45 Decimals of land including the dwelling house the said Basanti Rani Guha Neogi sold and transferred the said 6.45 Decimals of land the said dwelling house measuring 427.50 Sq. ft. upto ceiling in favour of the land owner of this agreement namely Asima Banerjee, W/o – Prasanta Banerjee by virtue of a registered sale deed, being Deed No. – 1277 which was executed on 25/03/1996 and registered on 24/04/1996 of the office of A.D.S.R.O., Jhargram and thereafter the above noted Basanti Rani Guha Neogi again sold and transferred the roof of the said dwelling house reassuring 405 Sq. ft. in favour of the land owner of this agreement by dint of another registered sale deed, being Deed No. – 1927 which was executed on 12/02/2004 and registered on 27/08/2004 of the office of A.D.S.R.O., Jhargram.

AND

WHEREAS the above noted R.S. Plot No. – 1589 of Mouza – Jangalkhas, J.L. No. – 395 was converted into two different L.R. Plot Nos. i.e. 3221 & 3222 and being the legal and bonafied owner the land owner of this agreement mutated her name in the record of settlement according to W.B.L.R. Act and got separate Khatian No. – 3132 in her name and the above noted 6.45 Decimals of land divided in two plots i.e. 0.25 Decimals in L.R. Plot No. – 3221 and 6.20 Decimals in L.R. Plot No. – 3222 and the land owner of this agreement also mutated her name in the record of Jhargram Municipality and got Holding No. – 738/594 in her name according to Municipal Act. and the land owner of this agreement

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Kangshuk Motta
Partner

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Partner

12/02/2004
12/02/2004

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Nilesch Das
Advocate

Enrolment No F/740/201
Jhargram: Judges Court

being the lawful owner she is maintaining her right, title, interest and possession over the said land measuring 6.45 decimals without any hindrance within the knowledge of society by paying all taxes, rents before the appropriate authority/ies.

Be it noted here that in L.R. Plot No. – 3221 of Mouza – Jangalkhas, J.L. No. – 395 the area of the land owner has been noted as 0.002 Acres instead of 0.0025 Acres and the total area in two plots i.e. L.R. Plot No. – 3221 & 3222 has been noted as 6.40 Decimals instead of 6.45 Decimals.

AND

WHEREAS at present the Land Owner of this agreement is the legal and bonafied owner of the total land measuring 6.45 decimals of land along with one storied old pucca building measuring 427.50 Sq. ft.

AND

WHEREAS the land owner of this agreement being the lawful & bonafied occupier, she is enjoying her right, title, interest & possession over the said land measuring 6.45 Decimals along with the dwelling house by paying all taxes, rents before appropriate authority and the said property is free from all encumbrances and charges and the land owner is desirous to invest her land/property (Schedule – A property) in a profitable manner by constructing a multi-storied building/s thereon.

AND

WHEREAS the Land Owner of SCHEDULE – A property measuring 6.16 Decimals including the structure in L.R. Plot No. – 3221 (0.25 Decimals) & 3222 (5.91 Decimals) of Mouza – Jangalkhas, J.L. No. – 395 has an intention to develop the said property by way of constructing multi-storied building/s thereon but due to financial paucity and lack of knowledge how to construct multi-storied building over the said property, so the Land Owner could not fulfil her intention and she is in search of reputed Promoter/ Developer who can fulfil her dream and

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Advocate

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KALPATARU DEVELOPER
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Partner

KALPATARU DEVELOPER
Sangam Dhamo
Partner

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having come to know the intension of the Land Owner, the Promoters/ Developers of this agreement contacted with the Land Owner of SCHEDULE – A and requested her to allow the Promoters/ Developers to develop the said landed property by constructing thereon the proposed multi-storied building/s in accordance with the Sanction building plan which to be sanctioned by Jhargram Municipality or other authorities at their own arrangement, cost and expenses.

AND

WHEREAS on negotiation by and between the parties the Land Owner of SCHEDULE – A has agreed to allow the Promoters/ Developers to develop the Schedule – A property on certain terms and conditions here in after contained.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. That the SCHEDULE – A is under exclusive possession with absolute right, title and interest of the Land Owner and is free from all encumbrances to transfer land convey the whole or part there of the said property, having fully marketable title thereby.
2. That the Promoters/ Developers have every right to construct multi-storied building/s over Schedule – A property individually.
3. The Land Owner hereby grant exclusive right to the Promoters/ Developers of Development of the Schedule – A property on what is known as "as is where is basis" and Promoters/ Developers accept the same for consideration (vividly described below) and subject to the terms and conditions herein provided.
4. The aforesaid Promoters/ Developers, offered to develop and construct at their own cost, multi-storied residential cum commercial building/s over the SCHEDULE – A property and the land owner wanted and agreed to acquire units and other built-up area of the said building as consideration

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Kingshuk Maity
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KALPATARU DEVELOPER
Samay Sharma
Partner

Prasanna Kumar

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Enrolment No F/740/201
Jhargram Judges Court

for the part of the said property to be conveyed by the land owner to the Promoters/ Developers or its nominees etc.

5. That the Land Owner has not entered in the past in any agreement for sale or development of the said property or any part thereof nor has made any arrangement with anyone what said properties are not subject to any notice or acquisition or requisition.
6. The Land Owner has no excess vacant Land within the preview of Urban Land (Ceiling and Regulation) Act; 1976.
7. As from the date hereof, the Promoters/ Developers shall be entitled at their own risk to deal and/ or trespassers on the said property and to take any proceedings against them and/ or to arrive at any arrangement or agreement with them and/ or to arrive at any arrangement or agreement with them at the costs, charges and expenses of the Promoters/ Developers alone. However, the Land Owner will empower and authorize the Promoters/ Developers under the Power of Attorney to be executed as aforesaid to effectively deal and/ or negotiate with the trespassers or unauthorized occupants and to deal in with Government Offices, Jhargram Municipality, B.L. & L.R.O., Jhargram, W.B.S.E.D.C.L, Jhargram and the Land Owner will grant suitable powers and authorities in the said Power of Attorney to be granted to the Promoters/ Developers.
8. That the Land Owner handing over complete vacant possession of the said properties to the Promoters/ Developers under an irrevocable license.
9. That the Land Owner giving irrevocable right to construct building/s on Promoters/ Developers' own cost and expenses and with right to sell the units in the said proposed multi-storeyed building/s from Promoters/ Developers' Allocation to the prospective purchaser/s, on ownership basis or otherwise and to appropriate the Sale proceeds to themselves although formal possession of the property shall be handed over to the Developer of execution of the conveyance.

KALPATARU DEVELOPER
Kingshuk Maity
Partner

KALPATARU DEVELOPER
Sanjay Dhamu
Partner

18/05/2018
Nilesh Das

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Nilesh Das
Advocate

Enrolment No F/740/201
Jhargram Judges Court

10. That the entire multi-storeyed building shall be constructed by the Promoters/ Developers and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, D.G, lift etc. till the final finishing and completion of the entire building/s to make them habitable for the land Owner and other inmates of the building.
11. This agreement will not be treated as a partnership between the Land Owner and the Promoters/ Developers or an Agreement for Sale of the said plot by the Land Owner to the Promoters/ Developers. The Promoters/ Developers are given only a right to develop the said plot as aforesaid.
12. The Promoters/ Developers are satisfied that the Land Owner is the full and absolute owner of the said properties and that the property is not subject to any mortgage, charge or any other encumbrances.
13. That the Promoters/ Developers shall indemnify and keep indemnified the Owner from and against non-payment thereof. In the event of the Promoters/ Developers paying any refundable deposit to the Jhargram Municipality or other authority in the course of the development of the said property in the name of Land Owner, the Promoters/ Developers shall be entitled to refund of such deposit in his name or in the name of firm. To enable the promoter to obtain the refund the Land Owner will sign or execute all such documents, writings as may be required by the Promoters/ Developers in that behalf without raising any objection or requisition in that behalf.
14. In consideration of the agreement, the land owner of Schedule – A property has agreed to grant exclusive right of development of the said landed property to the Promoters/ Developers. In lieu of the Schedule – A property the Promoters/ Developers agrees or undertakes to handover the

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KALPATARU DEVELOPER
Sankar Das
Partner

16/08/2021

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Enrolment No F/740/201
Jhargram District Court

following accommodations in the proposed multi-storied building, sanctioned by Jhargram Municipality or other authority.

Total third floor i.e. total area super-build-up 1575 Sq. ft. (more or less) comprising of two complete Residential Flats/ Units, one is 1050 Sq. ft. super-build-up area (more or less) Flat No. – B another is 525 Sq. ft. super-build-up area (more or less) Flat No. – A and one shop being No. – 1 measuring area 105 Sq. ft. super-build-up area (more or less) and a Car Parking Space measuring area 360 Sq. ft. super-build-up area (more or less) in the back side of the proposed multi-storied building according to Sanctioned Plan of Schedule – A of Jhargram Municipality.

Together with undivided partible proportionate share of the land including all right of engagement, facilities and amenities annexed thereto as true owners thereof with transferrable right forever and absolutely.

AND

Rs. 4,00,000/- (Rupees four lakh) only by cheque being No. – 467153 dtd. 23/05/2022 of Canara Bank, Jhargram Branch by the Promoters/ Developers to the land owner.

Promoters/ Developers shall be entitled remaining constructed area of the proposed building and proportionate share of the landed property in Schedule – A, except the common area/ common portion of the Schedule Properties; those will/ shall be used as COMMON AREA.

15. That the development work to be carried out by the Promoters/ Developers shall be in accordance with the permission/s granted by the competent authority and shall also be accordance with the sanctioned plan/s from Jhargram Municipality or other authority. The Promoters/ Developers shall also be entitled in their own right as the land owner will be empowered the Promoters/ Developers by executing Registered General Power of Attorney in favour of Promoters/ Developers for their

KALPATARU DEVELOPER
Kingshuk Mondy
Partner

KALPATARU DEVELOPER
Santosh Dasmoh
Partner

2022/05/23
Rs. 4,00,000/-

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Nilesh Das
Nilesh Das
Advocate

Enrolment No F/740/201
Jhargram Judges Court

construction of the said multi-storied building. The Promoters/ Developers shall use the standard materials as specified in SCHEDULE – B.

20. That the Land Owner herein will have no right, authority and power to terminate and/ or determinate this development agreement within the stipulated period of construction and sale of residential flats / accommodations of the said proposed building/s. It is recorded herein that the completion period of the proposed building/s by the Promoters/ Developers shall be 18 (Eighteen) months from the date of sanction of building plan a grace period shall be for 06 (six) months. In case the construction of the building is not completed within the period of 24 (twenty four) months due to force majeure or any other unforeseen reasons which is beyond true control of the builder, the time for completion of the construction of the builder, the time for completion of the construction of said proposed building shall be extended by mutual discussion of the Land Owner and the Builder i.e., the Promoters/ Developers.
21. The building plan will be sanctioned by the Jhargram Municipality or any other appropriate authority as per this Development Agreement by & between the parties hereto, it depends upon what kind of plan/ permit be sanctioned by the authority and the Promoters/ Developers have the right to extension the floor of the proposed multistoried building after taking necessary permission from the appropriate authority.
22. That the Land Owner do hereby agree with the Promoters/ Developers that if any disputes and / or litigation arise in respect of the said landed property, during the period of agreement, the time for completion of construction of the proposed building should be extended accordingly and the construction work will remain suspended till the disputes and / or litigation is sorted out.
23. That the Promoters/ Developers shall have the right to publish advertisement or hoarding at any place or the site to draw the attention of

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Kingshuk Maiti
Partner

KALPATARU DEVELOPER
Sanjay Dhamu
Partner

Prasenjit Das
Partner

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Advocate

Enrolment No F/740/201
Jhargram Judges Court

the prospective buyers of the units/ floors/ shops/ car parking spaces/ spaces of the building/s.

24. That there is no bar legal or otherwise for the owners to obtain the certificate under the section 230 (A) of the Income Tax Act, 1961 and other consents and permission that may be required at the cost of the Promoters/ Developers.
25. After the receipt of the full consideration (Owner's Allocation) by the Land Owner from the Promoters/ Developers, the Land owner shall execute one or more deed of conveyances as may be desired by the Promoters/ Developers but at the costs and expenses in all respects being borne and paid by the Promoters/ Developers including Stamp duty and Registration charges.
26. That the Land Owner here by declares that she has not entered into any person or persons for Agreement for Sale or Lease or created any third-party rights in favour of any person or persons in respect of the Schedule property.
27. That in case of any dispute or differences between the land owner and Promoters/ Developers arising out of relating to this Development Agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both parties and such arbitration shall be conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Jhargram.
28. That the Land Owner has not or shall not do / done any act, deed, matter or thing whereby or by reason whereof, the development of the schedule property may be prevented or affected in any manner whatsoever.

KALPATARU DEVELOPER
Kingshuk Maitty
Partner

KALPATARU DEVELOPER
Sanjay Dasgupta
Partner

Sanjay Dasgupta

DRAFTED BY


Nilesch Das
Advocate

Enrolment No F1740/201
Jhargram Judges Court

29. That the Promoters/ Developers shall be entitled to enter into separate contracts in their own name with building contractor, architects and other for carrying out the said development at their own risk or costs.
30. That any Courts of Jhargram shall have exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.
31. That the Land Owner agree and undertake to indemnify and compensate the Promoters/ Developers for any loss or liabilities that the builder / promoter/ developer may incur by reason of any declaration or representation of the land owner being found to be incorrect or invalid or untenable at any time.
32. That the Promoters/ Developers shall at their own costs and expenses and without creating any financial or other liability to the Land Owner, construct and complete the said proposed building/s with various units/ floors/ flats/ spaces/ commercial units/ car parking spaces over the schedule properties in accordance with the sanctioned building plan.
33. That both the parties of this agreement shall abide by all law, by laws, rules and regulations of the Government, Statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible for any deviation violation and / or breach of any of the said laws, by laws, rules and regulations and the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoter) and/ or the West Bengal Housing Industry Regulation Act, 2017.
34. That the Land Owner and Promoters/ Developers or their nominees or co-owners of the proposed multi-storied building shall form an association for maintenance and management of the proposed building/s.
35. That all appendices mentioned in this agreement are integral part of this agreement.

KALPATARU DEVELOPER
Kingshuk Maiti
Partner

KALPATARU DEVELOPER
Sanjay Kumar
Partner

10/06/2017
Nilesh Das

DRAFTED BY


Nilesh Das
Advocate

Enrolment No F740/201
Jhargram Judges Court

36. That all the amendment and or addition to this agreement are valid only if made in writing and signed by both parties.
37. That during the period of construction of proposed multi-storied building if any incident or any accident occurs then the land owner shall not be responsible for the same.
38. That both the parties hereto shall be considered to be liable for any obligation hereunder to the extent that performances of the relative obligations' preventive by the existence of the "Force Majeure" (Like Flood, Earth quake, pandemic situations, riot, war, storm, tempest, civil commotion beyond the control of the parties) and shall be suspended from the obligation during the duration of the "Force Majeure".
39. Both the Promoters/ Developers and Land Owner herein shall enjoy their respective allocations / portions in the said multistoried building/s forever with absolute right of alienation, sale, transfer, gift etc. and such rights of the parties no way could be taken off or infringed by either of the party under any circumstances.
40. No party shall use or permit to the respective allocation/s in the proposed building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity not use thereof for any purpose which may cause any nuisance or hazard to the other occupier/s of the proposed building.
41. No party shall demolish or permit demolition of any will or other structure in her/ their respective allocation/s or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.
42. No goods or other items shall be kept by the either party for display or otherwise in the corridors or other places of the use in the building and

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Partner

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Sanjay Dhant
Partner

20/06/2021

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Advocate

Enrolment No F/740/201
Mumbai High Court

no hindrance shall be caused in any manner in the free movement of the users in the corridors and other places of common use in the building.


43. No party shall throw or accumulate any dirt, rubbish, waster or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or partitions of the building.
44. As soon as the building is completed, Promoters/ Developers shall give written notice to the Owner / Land owner, requiring the owner to take possession of the Owner's Allocations in the proposed building/s. Then after 30 (Thirty) days from the date of service of such notice and at all times there after the Owners shall be exclusively responsible for payment of all municipal and property taxes, rates, duties and other public outgoings, electric bill and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates" payable in respect of the owner's allocations, the said rates to be applied pro – rata with reference to the salable space in the building/s if any one levied on the building as a whole).
45. All costs, charges and expenses including architect's fess shall be discharged and paid by the developer and owner will has no responsibility in this context to the Architect but in case of extra work then the Land Owner has to pay the extra cost for extra work which is/ will be beyond schedule work.
46. No party shall do or permit to be done any act or thing which may render void and voidable any issuance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any reach.
47. That the Promoters/ Developers shall obtain completion certificate from Jhargram Municipality if applicable within 6 (six) months from the date of handing over possession of the Owner's allocation to the Land Owner.

KALPATARU DEVELOPER
Kingshuk Murthy
Partner

KALPATARU DEVELOPER
Samraj Kumar
Partner

Pradeep Dasgupta

DRAFTED BY


Nilesch Das

Advocate

Element No F/740/201

Judges Court

48. That after completion of construction works of Land Owner's Allocation, the Promoters/ Developers shall give the possession certificate to the land owner and hand over her vacant possessions as per her allocation which has been noted in consideration.

**THE SCHEDULE - A ABOVE REFERRED TO
(Description of the said landed property)**

ALL THAT piece and parcel of the BASTU land measuring total 6.16 Decimals i.e. 2683.296 Sq. ft. more or less over which an old dilapidated one storied pucca building measuring 427.50 Sq. ft. in R.S. Plot No. - 1589, corresponding to L.R. Plot No. - 3221 (0.25 Decimals) & 3222 (5.91 Decimals), R.S. Khatian No. - 3 corresponding to L.R. Khatian No. - 3132, within the ambit of Jhargram Municipality, Ward No. - 14, Holding No. - 738/594 within Mouza - Jangalkhas, J.L. No. - 395 under Jhargram Police Station in the District of Jhargram, together with all right of easements, common facilities and amenities annexed thereto.

One sketch map, showing the scheduled land, demarcated with red ink is also annexed herewith, which is considered to be one part of this development agreement.

The scheduled land is butted and bounded by -

- TO THE NORTH : Rest land R.S. Plot No. - 1589.
 TO THE SOUTH : 30 ft. wide metal road.
 TO THE EAST : Land owner's own land and rest land of R.S. Plot No. - 1589.
 TO THE WEST : Rest land R.S. Plot No. - 1589.

The Govt. assessed market value of the land is Rs. 43,69,315/- only.

KALPATARU DEVELOPER
Kingshuk Maity
 Partner

KALPATARU DEVELOPER
Sanjay Das
 Partner

10/01/2011
Sanjay Das

DRAFTED BY

Nilesh Das
Nilesh Das
 Advocate

Enrolment No F/740/201
 Jhargram Judges Court

THE SCHEDULE - B
(Work Schedule/Specification)

Sl. No.	Particulars		Specification
1	Main Structure	Foundation Structure &	RCC Framed Structure , Cement of reputed Company
		Walls	Red Brick/ Any other Brick/Masonry as per design of Architect Outer Wall - 10" Inner Wall - 5"
2	Living Room/Dining Room/Bedrooms/Balcony	Flooring	Rectified Ceramic tiles mat finished 24"X24" of Reputed Standard Make
		Wall/Ceiling Finish	Putty over plaster and cement primer over it
3	Kitchen	Flooring	Rectified Ceramic tiles mat finished 24"X24" of Reputed Standard Make
		Wall/ Ceiling Finish	Putty over Plaster and Cement Primer over it.
		Counter	Green Marble / Any other suitable marble
		Dado	Ceramic Tiles up to 2 ft 6 inch height above Counter top of Reputed Standard make
		Fitting/fixtures	1 No. Stainless Still Sink and 2 No bib cock of Reputed Standard make
		Water Supply	Provision of Cold water lines
4	Toilets	Flooring	Rectified Ceramic tiles mat finished 12"X12" of Reputed Standard Make
		Wall/ Ceiling Finish	Putty over Plaster and Cement Primer over it. Ceramic Tiles on wall up to 6 ft height
		CP Fitting	CP fittings of Reputed Standard Make
		Sanitary ware	OT Pan White- 1 No. PVC Cistern White- 1 No O/H shower with arm - 1 No 3 Nos. bib cocks Sanitary ware of Reputed Standard Make. PVC Door- 1 No.
		Water Supply	Provision of cold water lines to all points. Hot Water Line connected to geyser point in one Toilet only
		Attach Toilet	EWC White 1 pc PVC Cistern White- 1 No 2 Nos bib cocks. PVC Door- 1 No.
5	Pipelines	Water Supply	PVC Pipes of Reputed Make
		Rain Water/ Soil Pipe	PVC Pipes of Reputed Make
		Door Frame	Hard wood/ Pressed Steel

KALPATARU DEVELOPER
K. Nigshuk
Partner

KALPATARU DEVELOPER
Sanjay Dhanraj
Partner

Sandeep
Partner

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Milsh Das
Milsh Das
Advocate

Enrolment No F1740/201
Mumbari Judoes Court

6	Doors	Door Shutter	Flush door of reputed make
		Lock /Hardware	Main Door 1 No 8" Tower bolt from inside 1 No Handle from inside 1 No handle and 1 No L drop from outside Other Rooms 1 No 6" Tower Bolt from inside 1 No handle from inside 1 No hatch bolt from out side 1 No Handle from outside of standard reputed make
		Paint	Synthetic Enamel paint
7	Windows		Aluminum sliding window (2 Track, 3 Track) with 3 MM Glass.
8	Electrical	Bed Rooms	2 light point, 1 fan point, 1 No. 5A switch socket,
		Living /Dining Room	2 light points, 1 Fan point, , 2 Nos. 5A switch socket, 1 calling bell point
		Kitchen	1 light point, 1 No. Exhaust fan point, 1No. 5A switch socket, 1 No 5/15 A Switch socket
		Toilet	1 No. Light point, 1 No. Exhaust fan Point, 1 No. 15A socket for geyser in one toilet only.
		Wiring	Concealed ISI Marked Stranded Copper Wiring in PVC Conduit Pipe
		Electric Meter	Individual Electricity Meter borne by the purchaser for Each Apartment and common Area as per rules
		Electrical Distribution	Main switches /MCBs/DBs of reputed make
	Switches/Sockets	Piano Switches of reputed make	
9	Water Source/Supply		Deep tube well with submersible water pump and overhead tank
10	Stair Case	Floor	Kodappa Stones
		Wall/Ceiling Finish	Distemper or snowcem
		Railing	MS Railing Synthetic enamel painted
11	Car parking Area	Flooring	Cement punning over plaster
		Wall Finish	Distemper or snowcem
12	Drive way	Flooring	Cement punning over plaster
13	Terrace	Water proofing	As per norms & Design of Architect
14	External wall finish		Snowcem over plaster
15	Additional work		Any other extra work will be done at extra cost subject to Architects prior approval.

KALPATARU DEVELOPER
Kishore Morky
Partner

KALPATARU DEVELOPER
Sanjay Dhamy,
Partner

DR. N. S. DAS

DRAFTED BY

N. S. Das
Nitesh Das
Advocate

Enrolment No F/740/201
Karnataka High Court

Be it mentioned here in that the photographs and impression of fingers of the Land Owner & the Developers are taken on the last page of this presents, duly certified by the Land Owner, the Developers.

IN WITNESS WHEREOF both the parties have hereunto set their respective hands hereto being acquainted with the facts & consequences on the day, month, year and place first above written in presence witnesses after properly gone through the above noted contents which has been written as per their direction.

Signature of the Witnesses :

1. Sanjeev Banerjee
S/O - H.T. Prasanta Banerjee
At- Raghunathpur.
P.O. + P.S. + Dist - Jhargnam.
Pin - 721507
Occ - Business.

2. Kumkum Satpathi
w/o Biswajit Satpathi
Raghunathpur;
Jhargnam.

Explanation - in page no-2 the words "Bachundoba" has been written by pen.
This deed has been completed in 21 pages including one sketch map and there are two witnesses, signed in this

जयशंकर शर्मा

Signature of the Land Owner

KALPATARU DEVELOPER
Samyans Dhamu
Partner

KALPATARU DEVELOPER
Kingshuk Maitty
Partner

Signature of the Promoters/ Developers

Drafted & prepared in my office :

Nilesh Das
M.A., L.L.M.

Advocate
Enrolment No. - F/740/2012
Jhargnam, Paschim Medinipur
NILESH DAS, Advocate,

Enrollment No. - F/740/2012,
Jhargnam Judges' Court.

Typed by :

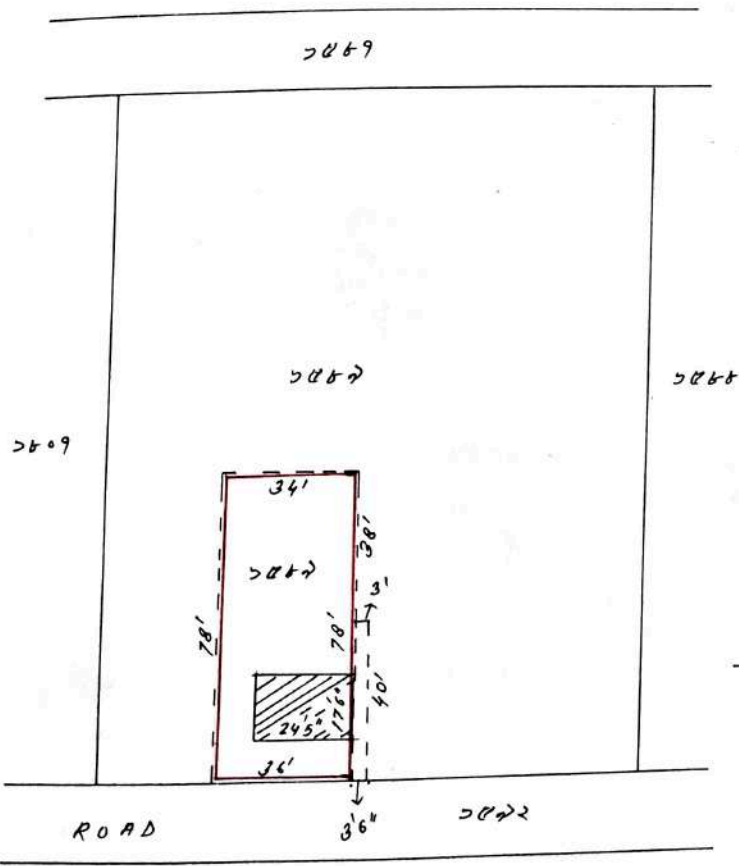
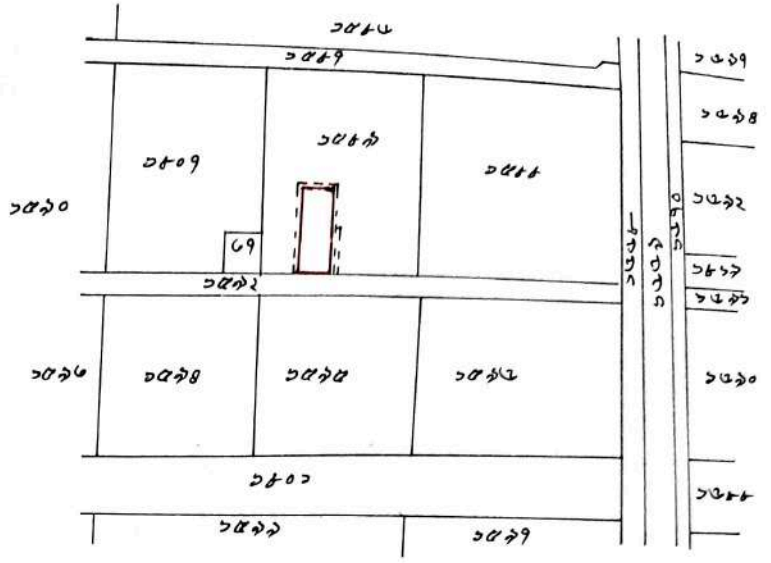
Ashok Kumar Maity
Ashok Kumar Maity, Jhargnam.

KALPATARU DEVELOPER
Kingshuk Maitty
Partner

KALPATARU DEVELOPER
Samyans Dhamu
Partner

Samyans Dhamu

MOURA - JANGAL KHAS, S.L.NO. - 395
 THANA JELA - JHARGRAM
 SCALE - 32" = 1 MILE



Igor de Vries

REFERENCES

LAND & BUILDING UNDER DEED -		
R.S. PLOT NO.	L.R. PLOT NO.	LAND AREA
1589	3221	0.25 DEC
1589	3222	5.91 DEC
TOTAL AREA		6.16 DEC INCLUDING 42750 SQ. FT. BUILDING.

DRAWN BY

Prabir K. Mahato, 21.05.2022
PRABIR KR. MAHATO
 AMIN
 JHARGRAM

KALPATARU DEVELOPER

Sanjay Dhanja
 Partner

KALPATARU DEVELOPER

Ringshah Mistry
 Partner

PHOTOGRAPHS & FINGER PRINTS OF THE PARTIES



शर्मिष्ठा

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Signature शर्मिष्ठा शर्मा



संजय धामरा

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Signature Sanjay Dharmra













Kingshuk Maity

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Signature Kingshuk Maity

PHOTOGRAPH & FINGER PRINTS OF THE IDENTIFIER

Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
				



Sanjiv Banerjee

Signature *Sanjiv Banerjee*



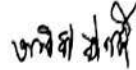
Depositor Details

Depositor's Name: Nilesh Das
Address: Balaramdihi, Jhargram
Mobile: 8637379731
Depositor Status: Advocate
Query No: 2001470923
Applicant's Name: Mr Nilesh Das
Identification No: 2001470923/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Major Information of the Deed

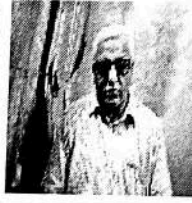


	I-2205-01723/2022	Date of Registration	23/05/2022
No / Year	2205-2001470923/2022	Office where deed is registered	
Date	19/05/2022 12:23:04 AM	A.D.S.R. JHARGRAM, District: Jhargram	
Applicant Name, Address Other Details	Nilesh Das At - Balaramdihi, Thana : Jhargram, District : Jhargram, WEST BENGAL, PIN - 721507, Mobile No. : 9635478630, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]		
Set Forth value	Market Value		
Rs. 41,50,000/-	Rs. 43,69,315/-		
Stampduty Paid(SD)	Registration Fee Paid		



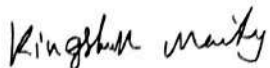
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Asima Banerjee (Presentant) Wife of Late Prasanta Banerjee Executed by: Self, Date of Execution: 23/05/2022 , Admitted by: Self, Date of Admission: 23/05/2022 ,Place : Office			
		23/05/2022	LTI 23/05/2022	23/05/2022
Village:- Raghunathpur, P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aqxxxxxx4e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/05/2022 , Admitted by: Self, Date of Admission: 23/05/2022 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	KALPATARU DEVELOPER			
Village:- Bachurdoba, P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507, PAN No.:: AAxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Sanjay Dhamija Son of Late Avinash Dhamija Date of Execution - 23/05/2022, , Admitted by: Self, Date of Admission: 23/05/2022, Place of Admission of Execution: Office			
		May 23 2022 2:13PM	LTI 23/05/2022	23/05/2022
At- Nutandihi, City:- , P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KALPATARU DEVELOPER (as Partner)				

Name	Photo	Finger Print	Signature
Shri Kingshuk Maity Son of Nishikanta Maity Date of Execution - 23/05/2022, , Admitted by: Self, Date of Admission: 23/05/2022, Place of Admission of Execution: Office	 <small>May 23 2022 2:13PM</small>	 <small>LTI 23/05/2022</small>	 <small>23/05/2022</small>
At- Bachurdoba, City:- , P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxx5E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KALPATARU DEVELOPER (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
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n 23-05-2022

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 13:59 hrs on 23-05-2022, at the Office of the A.D.S.R. JHARGRAM by Mrs Asima Banerjee ,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 43,69,315/-

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

ificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2205-2022, Page from 37903 to 37933

Deed No 220501723 for the year 2022.



Digitally signed by ARUNABHA DAS
Date: 2022.05.23 16:01:52 +05:30
Reason: Digital Signing of Deed.

(ARUNABHA DAS) 2022/05/23 04:01:52 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. JHARGRAM
West Bengal.

(This document is digitally signed.)