

SL-4186

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 766292

25-07-2023  
22/185/1154/2023

declared that this document is  
submitted to registration  
The signature sheet and the  
endorsement sheet attached  
with are the parts of this document

Registrar U/S 7 (3)  
of Registration Act  
1908 Paschim Medinipur

~~29 JUL 2023~~

25 JUL 2023

JOY JAGANNATH BUILDERS  
PARTNERS  
Anupam Majumdar  
JOY JAGANNATH BUILDERS  
PARTNERS  
Shrinani Das  
JOY JAGANNATH BUILDER  
PARTNERS

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made on this  
the 25<sup>TH</sup> day of July, 2023 A.D.

Rajan Das malapatra



Nayan Ranjan Das Mahapatra



Anam Kumar Saha



JOY JAGANNATH BUILDER  
Anam Kumar Saha  
PARTNERS



JOY JAGANNATH BUILDER  
Anam Kumar Saha  
PARTNERS

**NAYAN RANJAN DAS MAHAPATRA, PAN- ACVPD0377N**

S/o- Late Pravakar Das Mahapatra, by cast – Hindu, by occupation – Retd. Person by Nationality- Indian residents of Sujagunj, P.O & P.S – Midnapore, A.D.S.R.O- Midnapore, Dist –Paschim Medinipur PIN- 721101.

..... Here-in-after known as the Land Owner **First Party** [ Which term unless repugnant to the context shall include their heirs, assignees & legal representatives.].

**Between**

“JOY JAGANNATH BUILDERS” with its principal place of business at Sujagunj, P.O.- Midnapore, P.S.-Midnapore, Dist.- Paschim Medinipur 721101. PAN- AAFRJ 1560H, and represented herein by its Partners,

Adm.

Nayan Ranjan Das Mahapatra

JOY JAGANNATH BUILDER  
Anam Kumar Saha  
PARTNERS

JOY JAGANNATH BUILDER  
Anam Kumar Saha  
PARTNERS

JOY JAGANNATH BUILDER  
Anam Kumar Saha  
PARTNERS

1. MR ARUN KUMAR SARKAR, PAN- AJVPS2314K,

S/o Late Ajit Kumar Sarkar, By Faith Hindu, By Occupation Business, resident of Inda, PO -Inda, PS Kharagpur (Town) - 721305 A.D.S.R.O- Kharagpur, Dist.- Paschim Medinipur,

JOY JAGANNATH BUILDER  
Arun Sarkar  
PARTNERS

2. SUBRATA DAS, PAN- AFDPD1936J

S/o Lt. Lakshmi Kanta Das, by faith- Hindu, by occupation- Business, resident of Sujaganj (Palbari Road), P.O.+P.S.- Midnapore-721101, A.D.S.R.O-Midnapore, Dist.-Paschim Medinipur West Bengal

JOY JAGANNATH BUILDE  
Subrata Das  
PARTNERS

3. ANUPAM MAJUMDER PAN- BGCPM9260M,

S/o Lt. Santosh Majumdar, by faith- Hindu, by occupation- Business, resident of Saratpally, P.O.+P.S.-Midnapore-721101, A.D.S.R.O-Midnapore, Dist.-Paschim Medinipur West Bengal Here- in- after known as the Builder/ DEVELOPERS / 2nd Party [Which term unless repugnant to the context shall include their heirs, assignees and legal representatives.]

JOY JAGANNATH BUILDER.  
Anupam Majumdar  
PARTNERS

WHEREAS the DEVELOPERS has vast experience in developing lands and constructing multistoried buildings and flats.

AND

WHEREAS the OWNER is now absolutely seized and possessed of a piece of land measuring area of 38.41Decimals comprising in District - Paschim Medinipore, P.S & Municipality - Midnapore, ward No. Old 15, New 18, Mouza - Ballavpur, J.L.No.- 183, in L.R Khatian No.1071 Hal Mutated Khatian No. 6221, R.S Plot No.3506 corresponding to L.R Plot

Nayan Ranjan Dasgupta

Adi

No. 2957, The above mentioned property measuring area in total 38.41 Dec. The present owner purchased the properties comprising in R.S. Plot No. 3506, L.R. Plot No. 2957 and R.S. Plot No. 3508, L.R. Plot No. 2959 from Amirit Das Mahapatra and others by virtue of a regd. Deed of Sale being no. 1892 of 2020 dt. 09.07.2020 entered into vol No 1003 Page No. 46587 to 46618 In the office of ADSR Midnapore. After that one deed of Exchange being no. 2769 of 2020 dt. 28.08.2020 duly entered into vol No 1003 Page No.65195 to 65233 In the office of ADSR Midnapore was made in between Biswaranjan Das Mahapatra and others and by said deed of exchange, the present owner got the properties comprising in R.S. Plot No. 3506, LR Plot No. 2957 and R.S. Plot No. 3508,L.R. Plot No. 2959, Biswaranjan Das Mahapatra, Kakali Das Mahapatra, Smt. Bijali Das Mahapatra and Smt. Anjali Ghosh Kalamuri also got the properties in above noted plots under "Kha" schedule of said Deed of Exchange alongwith the present land owner. Thereafter said Biswaranjan Das Mahapatra and others jointly gifted their respective share of the properties to the present land owner by virtue of Regd. Deed of Gift being no. 4108 of 2020 dt. 26.11.2020 entered into vol No 1003 Page No. 95093 to 95117 In the office of ADSR Midnapore. Thus the present land owner is now possessing total area of 0.4832 acre property as mentioned in the schedule during LR settlement his name was duly mutated under this Khatian No. 6221 in respect of schedule -A property. He also paid rent to the Govt. and Municipal Tax against proper receipts.



JOY JAGANNATH BUILDER  
Subrata Das  
PARTNERS

JOY JAGANNATH BUILDER  
Subrata Das  
PARTNER

JOY JAGANNATH BUILDER.  
Anjali Ghosh Kalamuri  
PARTNERS

Anjali Ghosh Kalamuri

No. 2957, The above mentioned property measuring area in total 38.41 Dec. The present owner purchased the properties comprising in R.S. Plot No. 3506, L.R. Plot No. 2957 and R.S. Plot No. 3508, L.R. Plot No. 2959 from Amirit Das Mahapatra and others by virtue of a regd. Deed of Sale being no. 1892 of 2020 dt. 09.07.2020 entered into vol No 1003 Page No. 46587 to 46618 In the office of ADSR Midnapore. After that one deed of Exchange being no. 2769 of 2020 dt. 28.08.2020 duly entered into vol No 1003 Page No.65195 to 65233 In the office of ADSR Midnapore was made in between Biswaranjan Das Mahapatra and others and by said deed of exchange, the present owner got the properties comprising in R.S. Plot No. 3506, LR Plot No. 2957 and R.S. Plot No. 3508, L.R. Plot No. 2959, Biswaranjan Das Mahapatra, Kakali Das Mahapatra, Smt. Bijali Das Mahapatra and Smt. Anjali Ghosh Kalamuri also got the properties in above noted plots under "Kha" schedule of said Deed of Exchange alongwith the present land owner. Thereafter said Biswaranjan Das Mahapatra and others jointly gifted their respective share of the properties to the present land owner by virtue of Regd. Deed of Gift being no. 4108 of 2020 dt. 26.11.2020 entered into vol No 1003 Page No. 95093 to 95117 In the office of ADSR Midnapore. Thus the present land owner is now possessing total area of 0.4832 acre property as mentioned in the schedule during LR settlement his name was duly mutated under this Khatian No. 6221 in respect of schedule -A property. He also paid rent to the Govt. and Municipal Tax against proper receipts.

JOY JAGANNATH BUILDERS  
Amir Das Mahapatra  
PARTNERS

JOY JAGANNATH BUILDERS  
Subrata Das  
PARTNER

JOY JAGANNATH BUILDERS  
Anjali Ghosh Kalamuri  
PARTNERS

Arjun Das Mahapatra

Arjun

AND

WHEREAS the land owner intended to construct a new multi storied building at the said premises on the said land measuring Project area of 38.41 Dec. out of 47.82 Dec. by the DEVELOPERSS on mutual terms and conditions.

JOY JAGANNATH BUILDERS  
*Anoopin Khuramda*  
PARTNERS

AND

WHEREAS the DEVELOPERS getting the information of intention of the OWNER approached them offering to develop the said property of the OWNER by constructing a multistoried structural building thereon as per terms & conditions and as may be agreed upon by and between the OWNER and the DEVELOPERS.

JOY JAGANNATH BUILDERS  
*Surbha G. Jai*  
PARTNERS

AND

WHEREAS the OWNER has accepted the said proposal of the DEVELOPERS and thereupon the DEVELOPERS has agreed to develop the said land maintaining its original character as Bastu and to construct a multi-storied building as per sanctioned plan of Municipality and other authorities with the object of selling /Rent out or otherwise to /individuals/company/parties/or any other intending party/parties in consideration of giving the said land for construction of multi storied building on it to be made by the DEVELOPERS and land owner will not raise any objection for extension of plan of the propose building and the land owner will extend full cooperation for getting sanction of plan from municipality /MKDA or any other competent authorities of Govt Sector.

JOY JAGANNATH BUILDERS  
*Aravind Kumar Sankar*  
PARTNERS

*Aranya Rajan Daswani*

*[Handwritten signature]*

**DEFINITIONS:**

IN THIS AGREEMENT UNLESS IT IS CONTRARY OR REPUGNANT TO THE SUBJECT OR CONTEXT THE FOLLOWING WORDS AND OR EXPRESSIONS SHALL MEAN AS FOLLOWS:

"OWNER" shall mean the Owner above named i.e Sri Nayan Ranjan Das Mahapatra and his heirs, executors, administrators, successors, legal representatives.

4. "DEVELOPERSS" shall mean "JOY JAGANNATH BUILDERS" with its principal place of business at Sujagunj, P.O.-Midnapore, P.S.-Midnapore, Dist.-Paschim Medinipur 721101. represented herein by its Partners 1. MR ARUN KUMAR SARKAR, 2. SUBRATA DAS, and 3. ANUPAM MAJUMDER includes their executors, administrators, successors, legal representatives.

"SAID PREMISES" shall mean ALL THAT piece and parcel of Bastu lands of 38.41 Decimals for Project and which are fully described in the First Schedule hereunder written of this Joint Venture Agreement on which the new proposed building is to be constructed. The DEVELOPERS have measured the area and is satisfied with the measurement thereof.

i. "ARCHITECT" shall mean the Architect to be appointed by the DEVELOPERS as the Architect for the project after examining Architect's good track record and reputation for such project by the DEVELOPERS.



JOY JAGANNATH BUILDE.  
Anupam Majumder  
PARTNERS

JOY JAGANNATH BUILDE  
Subrata Das  
PARTNERS

JOY JAGANNATH BUILDER.  
Arun Kumar Sarkar  
PARTNERS

Nayan Ranjan Das Mahapatra

- ii. **"BUILDING PLAN"** shall mean the proposed maps or plans as to be sanctioned by the Midnapore Municipality and its subsequent modification / amendment in the said plans which is to be sanctioned by the authority concerned, at the cost & expenses of the DEVELOPERS. The building shall be for commercial as well as residential use.
- iii. **"NEW BUILDING"** shall mean a Multi storied building, including shops and car parking space etc., to be constructed and completed in the said property by the DEVELOPERS at its cost and expenses in accordance with the building plan to be sanctioned by the Midnapore Municipality in pursuance hereof on the land described hereinabove.
- iv. **"OWNER' ALLOCATION"** means the amount of Rs. 3,00,00,000 (Three Core) to be paid by the DEVELOPERSs in favour of the land owner as full and final consideration.
- v. **"DEVELOPERS' ALLOCATION"** shall mean entire constructed flats in the said multistoried building. TOGETHER WITH undivided proportionate share of the land and the proportionate common areas including roof, staircase which shall be common to other occupiers in the said building.
- vi. **"COMMON EXPENSES"** shall mean and include all expenses to be incurred by the Unit Owner for the management and maintenance of the building and the premises after obtaining completion / occupancy certificate from the Midnapore Municipality, which is to be obtained at the cost and effort of the DEVELOPERS.

JOY JAGANNATH BUILDER.

*M. J. M. M. M.*  
PARTNERS

JOY JAGANNATH BUILDER.

*S. S. S. S. S.*  
PARTNERS

JOY JAGANNATH BUILDER.

*A. C. S. S. S.*  
PARTNERS

*Prayan Ranjan Dasgupta*

*ADW*



- vii. "COMMON PORTIONS, FACILITIES & AMENITIES" shall mean all the common areas and installations comprised in the new building and the premises, including, staircase, lobbies, passages, path ways, boundary walls, service areas and other facilities, which may be mutually agreed upon by and between the parties in writing as required for the establishment, location, enjoyment, provisions maintenance and / or management of the building.
- viii. "SALEABLE SPACE" shall mean the space in the building available for independent use and occupation.
- ix. "PROJECT" shall mean the entire work of development, sanction of plan, construction and completion of building in complete and finished condition, obtaining of occupancy certificate and completion of essential services like water, sewerage and electricity and handing over possession to the Owner, which shall be at the entire cost of the DEVELOPERS save and except which are specifically agreed herein.
- x. "PROPORTIONATE BUILDING SHARE" with all its cognate variations shall mean such ratio, the covered area of any unit or units be in relation to the entire area in the new building.
- xi. "UNIT" shall mean any flat or other covered area or shops in the new building, which is capable of being exclusively owned, used and/ or enjoyed by the respective Unit Owner and which is not the common portions.
- xii. "UNIT OWNER" shall mean any person who acquires holds and / or Owner any unit in the new building as per agreed terms primarily and shall include the Owner and the DEVELOPERS, for the units held by them.

JOY JAGANNATH BUILDER PARTNERS  
Surbat Sanjay  
JOY JAGANNATH BUILDER PARTNERS  
JOY JAGANNATH BUILDER PARTNERS  
Arun Kumar  
JOY JAGANNATH BUILDER PARTNERS  
Nagarbhai Dhanalakshmi

Adv.

- xiii. "COMPLETION TIME" The building shall be completed within 48 (Forty Eight) months from the date of sanction of the building plan by the Midnapore Municipality and/ or other appropriate authority or authorities and to be extended up to 6(six) months with the consent of both parties.
- xiv. "SOCIETY" shall mean the Society or Association to be formed for the purpose of maintenance of the new building and the premises and for collecting and defraying the common expenses provided that until such Association is formed the DEVELOPERS shall be entitled to manage and / or maintain the new building and the premises and to collect the common expenses as mutually agreed upon by the Owner and the DEVELOPERS. The DEVELOPERS shall take initiative to form an association/society within one year from the date of obtaining Completion Certificate.
- xv. "SPECIFICATIONS" shall mean the specifications for completing the new building as stated in the SECOND SCHEDULE hereto.
- xvi. "TRANSFEEE" shall mean the unit Owner, person, firm, limited company, and association of persons to whom any flat or space in the building shall be transferred.

**CONSIDERATION:**

In consideration of the DEVELOPERS having constructed the proposed Project at their own cost and expenses, the DEVELOPERS shall be entitled to get entire flat units of the proposed multi storied building. The Land Owner First Party will receive Rs.3,00,00,000 (Three Core) in total in different dates as per the Payments as per schedule below.

JAGANNATH BUI:  
Ambar Mukherjee  
PARTNER

JOY JAGANNATH BUILDER:  
Sudhakar S  
PARTNER

JOY JAGANNATH BUILDER:  
Apoorva Sen  
PARTNER

Arjun Raja Das  
Dasmalopahit

NOW THESE PRESENTS WITNESSETH and the parties do hereby agree as follows :-

01. This agreement for development and construction is being made on the express understanding that the DEVELOPERS would comply with and/or cause compliance with all the statutory provisions in relation to such development and construction and for this purpose expenses that might be incurred would be solely borne by the DEVELOPERS.
02. The DEVELOPERS hereby agrees and undertakes to obtain necessary sanctions and permissions from the appropriate authority for constructing a multistoried building on the said land & premises .
03. In consideration of the OWNER having agreed to entrust the DEVELOPERS in the development of the land and construction of the said multistoried building on the said land and in connection there with authorizing the DEVELOPERS to exercise the right, powers, privilege and benefits of the owner, executing a Power of Attorney in his favour relating to appearance before the Municipality, MKDA, Electricity Board, for any official work in Banks or Financial Institutes for avail financial assistance and to appear and act in all courts, civil, criminal or renewal whether original or appellate and in the office or D.S.R/A.D.S.R for the registration of agreement /Sale Deed/rental agreement and to appear any other concern in the Dept. of Central Govt. fire department, State Govt. etc., relating to the Sale/rent out or otherwise of Flat /Space /office /car parking etc. and to do any official work allied matter on an extensive scale on modern lines

JOY JAGANNATH BUILDERS

*Prakash*  
*M. Jaganmohan*  
PARTNERS

JOY JAGANNATH BUILDER.

*Subrah*  
*San*  
PARTNERS

JOY JAGANNATH BUILDER

*Arora*  
*Sharma*  
PARTNERS

*Nayan Rajan Dasenakopali*

*ADW*

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 modifications and / or enactments thereof in force from time to time.

**SCHEDULE OF WORK**

**(SPECIFICATION OF THE BUILDING CONSTRUCTION)**

Construction to be made and equipments, fittings and fixtures to be installed and provided in the building shall be of standard quality and according to the plans and advice of the architect and include the following:

- A. **Number of Floors:** Ground plus Six (G+6) Storied building.
- B. **General:** The building shall be R.C.C. framed structured design of Architect with good quality M.S. rods and according to sanctioned Building Plan.
- C. **Brick Work:** 200mm. Thickness Brick work shall be done on outside walls with First class bricks in Cement-sand Mortar (1:6) 125mm/75 mm .Thick inside partition walls between the Flats with first class bricks wall be done in Cement-sand Mortar (1:4) as necessary.
- D. **Flooring skirting:** All room, verandah and kitchen will be laid vitrified tiles, Black Stone kitchen slab in kitchen and upto 2' ft. height Glazed tiles over kitchen slab. In toilets ceramic tiles floor and dado upto 6' height.

  
ADV.



JOY JAGANNATH BUILDER  
BY JAGANNATH BUILDER  
Subrahmanyan  
PARTNERS  
Apoorva  
PARTNERS

JOY JAGANNATH BUILDER  
BY JAGANNATH BUI...  
Subrahmanyan  
PARTNERS

JOY JAGANNATH BUI...  
BY JAGANNATH BUI...  
Subrahmanyan  
PARTNERS

- E. **Plastering:** The outer side, inner side and the ceiling plaster of the building will be of standard thickness and Plaster of Paris to be provided in bed rooms, living rooms, toilet, kitchen, and verandah.
- F. **Painting:** All internal surfaces to be plastered with cement sand mortar and finished with plaster of Paris punning. All external walls to be plastered with waterproof cement sand mortar and painted with cement paint.
- G. **Doors:** Door Frames shall be of Sal wood & Doors shall be 32 mm thick Flush Door with oxidized steel hinges and tower bolts, doors, stoppers, Standard make mortise lock.
- H. **Windows:** Shall be of sliding Aluminum windows with glass panels and integrated M.S. Grills.
- I. **Toilets and Kitchen :**
- Toilet:
- i) European White Commode with Cistern and one tap of Standard make.
  - ii) Shower, Wash basin with two taps of Standard make shall be provided.
- Kitchen:
- One sink, One tap of Standard make, Black stone kitchen shelf.

*Nayan Koyan Daswahaopalm*

JOY JAGANNATH BUILDER

*Aravind Kumar*  
PARTNER

JOY JAGANNATH BUILDER

*Subrata Sen*  
PARTNER

JOY JAGANNATH BUILDER

*Pranab Kumar*  
PARTNER

*ADN*

J. **Stair case room and Railings:** Staircase room will be provided as per design and sanctioned plan M.S. Railings from ground floor to top floor with height upto 2'-6".

K. **Electrical Installations:**

- i) Three light points, one fan point and two plug points in drawing/dinning space (one 15 amp plug point).
- ii) One fan point, two light points and two plug points in bed room (one 15 amp plug point).
- iii) Two light points in toilet and kitchen and one 15 amp plug point in toilet and kitchen each.
- iv) Concealed wiring with ISI Copper wire will be provided.(all switches & sockets to be of Standard make)

L. **Extra work:** All extra work other than the standard specification shall be entertained by the DEVELOPERS and charged at a rate as would be decided by the Builder before starting of the said extra work. No outside contractor will be allowed to execute the said extra work till the possession of the flat in question is handed over to the Owner. Entire payments towards such extra work shall have to be made in full before proceeding with the said extra work and any cost of such extra work shall not be adjusted in the event the Owner changing the specification as shall be provided by DEVELOPERS.

JOY JAGANNATH BUILDERS  
PARTNER  
S. Subash Chandra

JOY JAGANNATH BUILDERS  
PARTNER  
S. Subash Chandra

JOY JAGANNATH BUILDERS  
PARTNERS  
S. Subash Chandra

Nayan Rajan Das Mahapatra

**M. Water Supply :**

- i) Overhead reservoir will be provided at the top floor of the building through Boring/Midnapore Municipality, Water Supply.
- ii) Connected internal lines as necessary in Kitchen, toilet and suitable electrical pump with motor will be installed in the Ground floor to deliver water to overhead reservoir from ground floor reservoir.

**N. Roof:** Roof treatment shall be done as per standard practice by the DEVELOPERS and the roof cannot be used for bathing, washing of clothes and/or utensils by any of the flat Owner.

**IN WITNESS WHEREOF** the parties herein have signed, sealed and delivered these presents on the day, month and year first written above.

**SCHEDULE 'A'**

ALL THAT piece and parcel of Bastu land measuring 38.41 decimals District – Paschim Medinipore, P.S & Municipality – Midnapore, ward No. Old 15, New 18, Holding No. 1822, Mouza – Ballavpur, J.L.No.- 183, in L.R Khatian No.1071 Hal Mutated Khatian No. 6221, R.S Plot No.3506 corresponding to L.R Plot No. 2957 area 32.11 dec. R.S. Plot No. 3508, L.R. Plot No. 2959 area 15.71 dec. total measuring area 38.41 dec. out of 47.82 dec.

**Butted & bounded by:**

- |                 |                              |
|-----------------|------------------------------|
| ON THE NORTH BY | : 15'ft wide Municipal Road. |
| ON THE SOUTH BY | : Mahanala.                  |
| ON THE EAST BY  | : Biswaranjan Das Mahapatra. |
| ON THE WEST BY  | : Owner Land.                |

JOY JAGANNATH BUILDER  
JOY JAGANNATH BUILDER  
JOY JAGANNATH BUILDER  
JOY JAGANNATH BUILDER

Subrata Das  
Subrata Das  
Subrata Das  
Subrata Das

Partners  
Partners  
Partners  
Partners

Nayan Rajan Das Mahapatra

SCHEDULE 'B'

Total amount of Rs.3,00,00,000/- (Three core) only will be paid by the Second Party DEVELOPERS to the First party (LAND OWNER) within 36 months in the following manner:-

1. Rs.50,00,000/- (Fifty Lakh) only paid after within one month of this Registration first instant Agreement. After within one month of Registration of Agreement.
2. Rs.50,00,000/- (Fifty Lakh) only. Second Installment.
3. Rs.1,00,00,000/- (One Core) only. Third Installment on latter of date.
4. Rs.1,00,00,000/- (One Core) only to be paid after full completion of the project. Fourth Installment.

*Nayan Rajan Dasmatapathi*  
Signature of the First party (LAND OWNER)

JOY JAGANNATH BUILDER

*Aravind Kumar Sankar*  
PARTNERS

JOY JAGANNATH BUILDER

*Sukrute*  
PARTNERS

JOY JAGANNATH BUILDER

*Arupam Majumdar*  
PARTNERS

Signature of the Second parties (DEVELOPERS).

JOY JAGANNATH BUILDER  
*Aravind Kumar Sankar*  
PARTNERS

JOY JAGANNATH BUILDER  
*Arupam Majumdar*  
PARTNERS

*Nayan Rajan Dasmatapathi*

*ADN*



Drafted by:-

*Subir H. Odehantzy*

Advocate,

Enrolment No. WB/2498/1999.

Judge's Court, Midnapore.

Witnesses:-

1) *Subrata K. Das  
10st Kanai Lal Das  
Nutan Bagm  
Midnapore.*

2) *Jyotajyoti  
Jankunda  
Midnapore*

Computer Typed By :-

*Indip Sen.*

This agreement has typed in 22 pages including 1 stamp paper and 21 demi papers and Two extra pages attached hereto be made part of this deed on which the ten fingers prints of both the Parties have been taken and 2 witnesses have signed in this Agreement.

JOY JAGANNATH BUILDER

*Aravind Kumar Sanyal*

PARTNERS

JOY JAGANNATH BUILDER

*Subrata Das*

PARTNERS

JOY JAGANNATH BUILDER

*Anupam Majumdar*

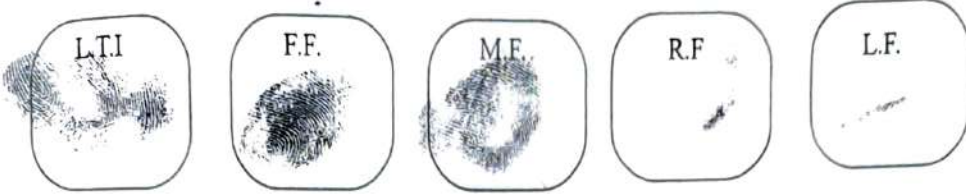
PARTNERS

JOY JAGANNATH BUILDER  
*Subrata Das*  
PARTNERS  
JOY JAGANNATH BUILDER  
*Anupam Majumdar*  
PARTNERS

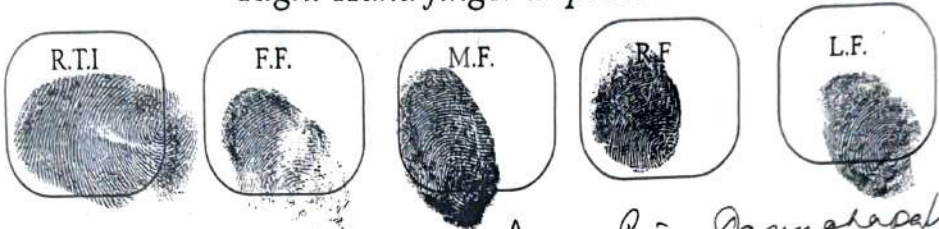
*Nayan Raju Dasgupta*

*Nayan Raju Dasgupta*

*Left Hand finger Impression*

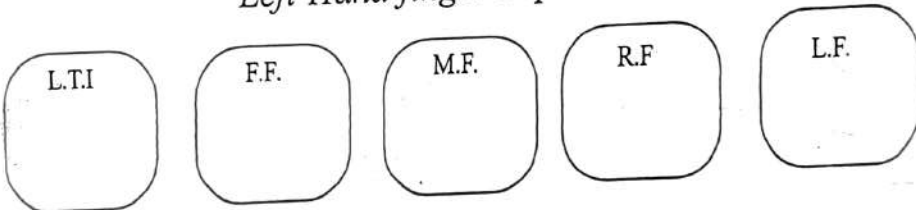


*Right Hand finger Impression*

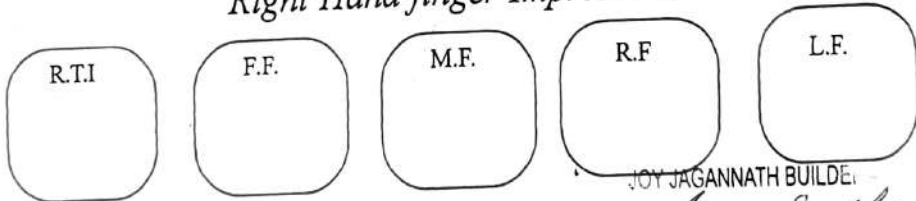


*Nayan Rajan Dasnata Patil*  
Signature

*Left Hand finger Impression*



*Right Hand finger Impression*



JOY JAGANNATH BUILDERS  
*Arjun K. S. Patil*  
PARTNERS  
Signature

*Left Hand finger Impression*



*Right Hand finger Impression*



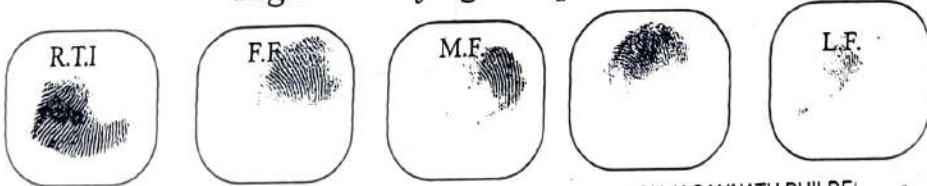
JOY JAGANNATH BUILDER

*Srinivasan*  
PARTNERS

*Left Hand finger Impression*



*Right Hand finger Impression*



JOY JAGANNATH BUILDER

*Amrutha*  
PARTNERS

Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192023240141739781

GRN Details

GRN: 192023240141739781  
GRN Date: 25/07/2023 13:26:59  
BRN: IK0CJIPHP6  
GRIPS Payment ID: 250720232014173977  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 25/07/2023 13:29:07  
Payment Init. Date: 25/07/2023 13:26:59  
Payment Ref. No: 2001851154/8/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Arun Kumar Sarkar  
Address: Inda  
Mobile: 8016552844  
Contact No: 9434050475  
Depositor Status: Buyer/Claimants  
Query No: 2001851154  
Applicant's Name: Mr Hari Pada Manna  
Identification No: 2001851154/8/2023  
Remarks: Sale, Development Agreement or Construction agreement Payment No 8  
Period From (dd/mm/yyyy): 25/07/2023  
Period To (dd/mm/yyyy): 25/07/2023

Payment Details

Sl. No.	Payment Ref. No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001851154/8/2023	Property Registration- Stamp duty	0030-02-103-003-02	70020
2	2001851154/8/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				70041

IN WORDS: SEVENTY THOUSAND FORTY ONE ONLY.

PAID

## Major Information of the Deed

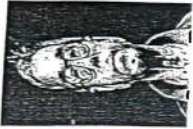


<b>Deed No :</b>	I-1001-04289/2023	<b>Date of Registration</b>	25/07/2023
<b>Query No / Year</b>	1001-2001851154/2023	<b>Office where deed is registered</b>	
<b>Query Date</b>	20/07/2023 12:54:19 PM	D.S.R. - I PASCIM MIDNAPORE, District: Paschim Midnapore	
<b>Applicant Name, Address &amp; Other Details</b>	Hari Pada Manna Judges Court Medinipur, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9531509737, Status : Advocate		
<b>Transaction</b>	<b>Additional Transaction</b>		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
<b>Set Forth value</b>	<b>Market Value</b>		
Rs. 1,00,00,000/-	Rs. 3,02,09,287/-		
<b>Stampduty Paid(SD)</b>	<b>Registration Fee Paid</b>		
Rs. 75,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
<b>Remarks</b>	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, Mouza: Ballavpur, , Ward No: 18 JI No: 183.  
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	RS-3506	RS-6221	Commerci al	Vastu	26.41 Dec	68,75,824/-	2,07,71,342/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L2	RS-3508	RS-6221	Commerci al	Vastu	12 Dec	31,24,176/-	94,37,945/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>38.41Dec</b>	<b>100,00,000 /-</b>	<b>302,09,287 /-</b>	
<b>Grand Total :</b>					<b>38.41Dec</b>	<b>100,00,000 /-</b>	<b>302,09,287 /-</b>	







**Details :**  
**Name,Address,Photo,Finger print and Signature**

Name	Photo	Finger Print	Signature
<b>Mr Nayan Ranjan Das</b> <b>Mahapatra (Presentant )</b> Son of Late Pravakar Das Mahapatra Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office			
	25/07/2023	LTI 25/07/2023	25/07/2023
Sujagaunj, City:- , P.O:- Medinipur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.::: acxxxx7n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office			

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>JOY JAGANNATH BUILDERS</b> Sujagaunj, City:- , P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.::: aaxxxxx0h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature	Name	Photo	Finger Print	Signature
1	<b>Mr Arun Kumar Sarkar</b> Son of Late Ajit Kumar Sarkar Date of Execution - 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023, Place of Admission of Execution: Office				
			Jui 25 2023 2:37PM	LTI 25/07/2023	25/07/2023
Inda, City:- , P.O:- Kharagpur, P.S:-Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.::: ajxxxxx4k,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JOY JAGANNATH BUILDERS (as member)					
2	<b>Mr Subrata Das</b> Son of Late Laksmi Kanta Das Date of Execution - 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023, Place of Admission of Execution: Office				
			Jui 25 2023 2:38PM	LTI 25/07/2023	25/07/2023

CIV:- , P.O:- Medinipur, P.S.-Medinipur, District-Paschim Midnapore, West Bengal, India,  
 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:  
 bgxxxxxx0m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JOY  
 JAGANNATH BUILDERS (as member)

Name	Photo	Finger Print	Signature
<b>Mr Anupam Majumdar</b> Son of Late Santosh Majumdar Date of Execution - 25/07/2023, Admitted by: Self, Date of Admission: 25/07/2023, Place of Admission of Execution: Office	 JUI 25 2023 2:38PM	 L1 25/07/2023	 25/07/2023
Saratpally, City:- , 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.: bgxxxxxx0m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JOY JAGANNATH BUILDERS (as member)			


**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Subrata Kumar Basu</b> Son of Late Kanai Lal Basu Nutanbazar, City:- , P.O:- Midnapore, P.S.- Medinipur, District-Paschim Midnapore, West Bengal, India, PIN:- 721101	 25/07/2023	 25/07/2023	 25/07/2023
Identifier Of Mr Nayan Ranjan Das Mahapatra, Mr Arun Kumar Sarkar, Mr Subrata Das, Mr Anupam Majumdar			

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	Mr Nayan Ranjan Das Mahapatra	JOY JAGANNATH BUILDERS-26.41 Dec
<b>Transfer of property for L2</b>		
Sl.No	From	To, with area (Name-Area)
1	Mr Nayan Ranjan Das Mahapatra	JOY JAGANNATH BUILDERS-12 Dec

Amount of Stamp Duty  
that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs  
by online = Rs 70,020/-  
Description of Stamp  
Stamp: Type: Impressed, Serial no 7892, Amount: Rs.5,000.00/-, Date of Purchase: 24/07/2023, Vendor name. Satya  
Ch Ghosh  
Stamp: Type: Court Fees, Amount: Rs.10.00/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 25/07/2023 1:29PM with Govt. Ref. No: 192023240141739781 on 25-07-2023, Amount Rs: 70,020/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0CJIPHP6 on 25-07-2023, Head of Account 0030-02-103-003-02

  
**AMIT BANDYOPADHYAY**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I PASCIM**  
**MIDNAPORE**  
**Paschim Midnapore, West Bengal**



State of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1001-2023, Page from 88741 to 88772  
Serial No 100104289 for the year 2023.



Digitally signed by ASHIM DAS  
Date: 2023.08.01 15:52:12 +05:30  
Reason: Digital Signing of Deed.

(Ashim Das) 2023/08/01 03:52:12 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE  
West Bengal.

(This document is digitally signed.)