

SL. NO. 2403/23

D-2523/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

[Signature]
 Addl. District Sub-Registrar Kharagpur

22 MAR 2023

[Signature]
 Proprietor

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on **22nd** day
 of **March, 2023,**

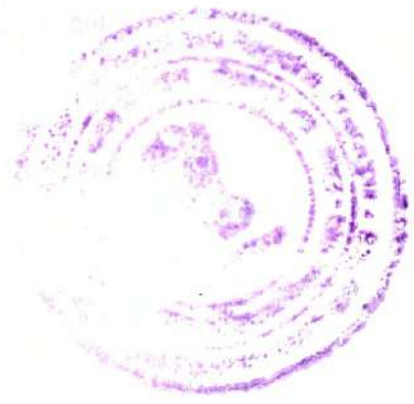
[Signature]

T.v. Natarajan.
A. Shama Rao
D. Varanfi

ক্রমিক নং 38293 ম: 5000/-
তারিখ 22-03-2023
ক্রেতা Mr. T. V. Natarajan
সং old settlement
পো: Kharagpur থানা - খড়গপুর
এক রাজা
স্বাক্ষরিত্রী

শ্রীদেবব্রত ভঞ্জ
খড়গপুর, এ. ডি. এস. আর, অফিস

5000 x 2 = 5000
(Five thousand only)



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Additional Dist. Sub-Registrar
Khairagarh, Paschim Medinipur

22 MAR 2023



BETWEEN

(1) Mr. T. V. NATARAJAN, son of Late T. S. Viswanathan, by caste- Hindu, by Nationality- Indian, by occupation- Service, residing at Rly. Qtr. No- L/ 19, Unt No- 1, Old Settlement, P.O.- Kharagpur, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Pin No- 721301, PAN No- AKCPN3883G, Aadhaar No- 5382 9119 5279.

(2) Mr. D. SHANKAR RAO, son of Late D. Appa Rao, by caste- Hindu, by Nationality- Indian, by occupation- Service, residing at Rly. Qtr. No- L/ 20, Unit No- 2, Old Settlement, P.O.- Kharagpur, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Pin No- 721301, PAN No- AOIPR4263A, Aadhaar No- 2937 3374 3125.

(3) Mrs. D. VASANTI, wife of Mr. D. Srinivas Rao, by caste- Hindu, by Nationality- Indian, by occupation- Business, residing at Rly. Qtr. No- L/ 20, Unit No- 2, Old Settlement, P.O.- Kharagpur, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Pin No- 721301, PAN No- AURPV9570B, Aadhaar No- 9915 1372 2246--- hereinafter referred to as 'OWNERS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **FIRST PART.**

RUCHIKA ABODES
D. Vasanti
Proprietor

T.V. Natarajan
D. Shankar Rao
D. Vasanti



RUCHIKA ABODES

D. Vasanti

Proprietor

BETWEEN

"RUCHIKA ABODES" a Proprietorship, having it's Registered Office at **Holding No- 160/120, Ward No- 10, Malancha, P.O.- Nimpura, P.S.- Kharagpur(Town), Dist- Paschim Medinipur, Pin No- 721304, State- West Bengal** and is duly represented by its Proprietor **Mrs. D. VASANTI, wife of Mr. D. Srinivas Rao, by caste- Hindu, by Nationality- Indian, by occupation- Business, residing at Rly. Qtr. No- L/20, Unit No- 2, Old Settlement, P.O.- Kharagpur, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Pin No- 721301, PAN No- AURPV9570B, Aadhaar No- 9915 1372 2246** hereinafter referred to as **"THE DEVELOPER"** (which expression shall unless excluded by or repugnant to the context or meaning thereof shall mean and include its successors-in-interest/ office and/or permitted assigns) of the **SECOND PART.**

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D. Srinivas Rao

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WHEREAS the First Part is in possession of land measuring about **14.97 Decimals** of land lying and situated in District- **Paschim Medinipur**, P.O- **Kharagpur**, P.S- **Kharagpur (Town)**, A.D.S.R.O- **Kharagpur**, Mouza- **Taljuli**, J. L. No- **239**, R.S. Khatian No- **332**, L.R.Khatian No- **1163, 1099 & 1098**, R.S. Plot No- **506**, L.R. Plot No- **617**, Measuring Area- **2.99** Decimal., R.S. Plot No- **506**, L.R. Plot No- **618**, Measuring Area- **4.54** Decs. & R.S. Plot No- **506**, L.R. Plot No- **621**, Measuring Area- **7.44** Decs. of the Kharagpur Municipal Ward No- **28**, **Holding No- 423/34**.

NOW THE FIRST PART HAS MADE REPRESENTATION TO THE DEVELOPERS AS FOLLOWS.

- A.** That the Owners are the jointly absolutely seized and possessed of all that piece and parcel of Bustu Land measuring about **14.97 Decimals** of land lying and situated in District- **Paschim Medinipur**, P.O- **Kharagpur**, P.S- **Kharagpur (Town)**, A.D.S.R.O- **Kharagpur**, Mouza- **Taljuli**, J. L. No- **239**, R.S. Khatian No- **332**, L.R.Khatian No- **1163, 1099 & 1098**, R.S. Plot No- **506**, L.R. Plot No- **617**, Measuring Area- **2.99** Decimal., R.S. Plot No- **506**, L.R. Plot No- **618**, Measuring Area- **4.54** Decs. & R.S. Plot No- **506**, L.R. Plot No- **621**, Measuring Area- **7.44** Decs. of the Kharagpur Municipal Ward No- **28**, **Holding No- 423/34** is the subject matter of this Development Agreement and be the same or a little more or less, as the absolute owners thereof free of all encumbrances and was also enjoyed and possessed by them uninterruptedly without any hindrance form any quarters with all rights, privileges and benefits together with all easement rights hereinafter called and referred to as the '**Said Premises**'.

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- B** The first Part "**OWNERS**" desirous of getting the "**Said Premises**" developed through the Second part "**Developer**" by way of construction of multi-storied building subject to sanctions being obtained from the Kharagpur Municipality and/or such other appropriate authority/ authorities.
- C.** The First Part represented to the Second Part that they are the absolute Owners of the "**Said Premises**" and there is no legal impediment for them to enter into this Agreement for Joint Venture.
- D.** The First Part, herein confirm that so far as they are aware, there is no demand of any amount by any recovery officer of any other statutory authorities against the said premises or the said premises is not affected by any certificate order of any court or authorities, The first part, further that the said premises is not affected by any scheme or notice or prohibitory order or notice of acquisition or requisitions, They further declares that the said premises is not charged or mortgaged nor the same is charged for payment of any amount under any order of statutory bodies and the said property is free from all encumbrances whatsoever.
- E.** That the right title and interest of the Owners in the said premises save as stated hereinabove is free from all encumbrances and Owners have a marketable title to the same as on date of signing this agreement.

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Proprietor

T.V. - notary
D. Vasantti
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- F. That the Owners have not entered into any Agreement for Sale, Lease, Development or otherwise for transfer and/ or development of the said premises mentioned hereinabove or any part or portion thereof in favour of anyone other than in favour of the proposed Developer herein.
- G. That the Owners are fully and sufficiently entitled to deal with and cause development of the said premises mentioned hereinabove except of the tenants and thus entering into this Agreement.
- H. The Owners shall not be liable for any income Tax, Service Tax, GST or any other Taxes in respect of Developer's allocation and the Developer shall have to make the same and keep the Owners indemnified and reimbursed against all actions, suits, proceedings, costs, charges and expenses in respect thereof. The Owners shall not also be liable for meeting any obligations towards the labour/ workman/ employees relating to the construction/ project. In case any liability arises in respect of developer's allocation on the owners, developer will indemnify or reimburse the Owners for the same.

THE DEVELOPER HEREIN REFERRED TO AS SECOND PART HAS REPRESENTED TO THE FIRST PART AS FOLLOWS.

- A. **WHEREAS** the Second Part is a Proprietorship and has financial capacity and technical skill, experience, and expertise to construct the proposed building and/ or develop the side landed property The Second Part has been rendered incapable of construc-

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D. Sharan Kumar
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tions and developing any property by any court, tribunal and statutory body either in the past or at the time of entering into this agreement. The Second possesses all necessary Trade license and other permission and is also authorized by the law of this land to enter this Joint Venture Agreement and develop the said premises by demolishing the existing structure.

AND WHEREAS the Second part agree or develop the said premises on the basis of such representations made by the first same to be true and relying upon the same.

B AND WHEREAS the First Part herein have agreed to allow the Second Part and the second Part has agreed to develop the said premises on joint venture basis at its cost & expenses by constructing a **G + 3** storied building and it can be extended one floor as per Municipality Permission and if one floor extended the owners allocation goes to top floor on the "**Said Premises**" and the owner shall be entitled to **25%** of the following floor

- 1) **Entire top Floor of the Building.**
- 2) **Parking as per 25% on the Ground Floor.**

C. AND WHEREAS the Second Part has perused the title deeds and other documents relating to the premises and has also inspected the site and is prima facie satisfied with title of the property.



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NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS.

ARTICLE- I

DEFINITIONS.

A. IN THIS AGREEMENT UNLESS IT IS CONTRARY OR CONTEXT THE FOLLOWING WORDS AND OR EXPRESSIONS SHALL MEAN AS FOLLOWS.

- i. "OWNERS" shall mean the Owners above named being with Mr. T. V. NATARAJAN, son of Late T. S. Viswanathan, by caste- Hindu, by Nationality- Indian, by occupation- Service, residing at Rly. Qtr. No- L/19, Unit No- 1, Old Settlement, P.O.- Kharagpur, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Pin No- 721301, Mr. D. SHANKAR RAO, son of Late D. Appa Rao, by caste- Hindu, by Nationality- Indian, by occupation- Service, residing at Rly. Qtr. No- L/20, Unt No- 2, Old Settlement, P.O.- Kharagpur, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Pin No- 721301 & Mrs. D. VASANTI, wife of Mr. D. Srinivas Rao, by caste- Hindu, by Nationality- Indian, by occupation- Business, residing at Rly. Qtr. No- L/20, Unit No- 2, Old Settlement, P.O.- Kharagpur, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Pin No- 721301 and their heirs, executors, administrators, successors, legal representatives.**

- ii. "DEVELOPER" shall mean "RUCHIKA ABODES" a Proprietorship, having it's Registered Office at Holding No- 160/120, Ward No- 10, Malancha, P.O.- Nimpura, P.S.-Kharagpur(Town), Dist-**

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Proprietor

T.V. Natarajan
D. Shankar Rao
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Paschim Medinipur, Pin No- 721304, State- West Bengal and is duly represented by its Proprietor **Mrs. D. VASANTI, wife of Mr. D. Srinivas Rao**, by caste- **Hindu**, by Nationality- **Indian**, by occupation- **Business**, residing at **Rly. Qtr. No- L/20, Unit No- 2, Old Settlement, P.O.- Kharagpur, P.S.- Kharagpur (Town), Dist- Paschim Medinipur, Pin No- 721301.**

- iii. **"SAID PREMISES"** shall mean ALL THAT piece and parcel of Bastu land of **14.97 Decimals** and which is fully described in the aforesaid Parts of this Development Agreement also described in the First Schedule hereunder written on which the new proposed building as to be constructed. The Developer has measuring the area and is satisfied with the measurement thereof.
- iv. **"ARCHITECT"** shall mean **SAPS DIMENSION PVT. LTD. 3/16B, Vidyasagar, Kolkata- 700047** as the Architect for the project after examining Architect's good track record and reputation for such project by the Developer.
- v. **"BUILDING PLAN"** shall the proposed maps or plans as to be sanctioned by the Kharagpur Municipality and its subsequent modification/ amendment in the said plans which is to be sanctioned by the developer. The building shall be for commercial as well as residential use.



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vi. **"NEW BUILDING"** shall mean a **G + 3** storied building and it can be extended one floor as per Municipality Permission including car parking space atc., to be constructed and completed in the said premises by the Developer at its cost and expenses in accordance with the building plan to be sanctioned by the Kharagpur Municipality in pursuance hereof on the land described hereinabove.

vii. **"OWNERS ALLOCATION"** shall mean **25%** the total flats, i.e. following floor

- 1) **Entire top Floor of the Building.**
- 2) **Parking as per 25% on the Ground Floor.**

TOGETHER WITH undivided proportionate share of the land and the proportionate common areas including roof. It is clarified that all the rest area shall belong to the Developer, including roof, staircase which shall be common to other occupiers/ Owners, subject to sanction of plan by the Kharagpur Municipality.

vii. **"DEVELOPER'S ALLOCATION"** shall mean **75%** rest floors and the rest common parking area in the ground floor of the premises of the constructed area and/ or built up area and/ or Super built-up area excluding the Owners allocation, **TOGETHER WITH** undivided proportionate common to other occupiers/ Owners in the said building.



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- viii. **"COMMON EXPENSES"** shall mean and include all expenses to be incurred by the Unit Owners for the management and maintenance of the building and the premises after obtaining completion/ occupancy certificate from the Kharagpur Municipality, which is to be obtained at the cost and effort of the Developer.
- ix. **"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.
- x. **"SALEABLE SPACE"** shall mean the space in the building available for independent use and occupation.
- xi. **"PROJECT"** shall mean the entire work of development from demolition of the existing structure, sanction of plane , constructions 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 Owners, which shall be at the entire cost of the Developer save and except which are specifically agreed herein.
- xii. **"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.

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- xiii. **"UNIT"** shall mean any flat or other covered area in the new building, which is capable of being exclusively owned, used and. or enjoyed by the respective Unit Owners and which is not the common portions.
- xiv. **"UNIT OWNERS"** shall mean any person who acquires holds and/ or owns any unit in the new building as per agreed terms primarily and shall include the Owners and the Developer, for the units held by them.
- xv. **"COMPLETION TIME"** The building shall be completed within **24 (Twenty Four) Month** form the date of sanction of the building plan by the Kharagpur Municipality and. or other appropriate authority or authorities, and/ or **24 (Twenty Four)** months from the date of getting vacant possession of the premises from the Owner whichever is later subjected to a grace period of another **6 (six)** months.
- xvi. **"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 Developer 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 Owners and the Developer. The Developer shall take initiative to form an association/ society within one year from the date of obtaining Completion Certificate.

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Proprietor

T.v. Nutanarajan
D. Sharan Kumar

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- xvii. **"SPECIFICATIONS"** shall mean the specifications for completing the new building as stated in the **SECOND SCHEDULE** hereto.
- xviii. **"ADVOCATE"** to the project shall mean **Mr. Koushik Kar, Advocate, Judge's Court, Midnapore.**
- xix. **"TRANSFEREE"** shall mean the unit Owners, person, firm, limited company, and association of persons to whom any flat or space in the building shall be transferred.

ARTICLE- II

COMMENCEMENT.

1. This agreement shall be in force from the date of signing hereof.
2. This Agreement shall continue till full performance hereof by the Owners and the Developer. However, in case of any dispute, termination, non-performance, or substantial breach of this contract, the parties will go for Arbitration as given hereunder.

ARTICLE- III

DEVELOPER'S PRIMARY OBLIGATION.

1. The Developer will incur all expenses and other out goings relating to the land for setting right the papers.



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Proprietor

T.v. Natarajan
Dr. Sherrin R...
D Vasarefi

ARTICLE- IV

DEVELOPER'S RIGHT & REPRESENTATION.

1. The Owners hereby grant, subject to what has been hereunder provided, exclusive right to the Developer to develop the said premises and construct the new building at the said premises in accordance with the new plan or plans as to be sanctioned by the Kharagpur Municipality and/ or by any other appropriate authority with or without any amendment and/ or modification in the manner stated above.

2. The Owners hereby empowers and authorizes the Developer to do this project in connection with the said property as described in the schedule hereunder written such as to sell or any kind of transfer of the Developer's Allocation through registered deeds and to take water or electric connection therein and also to execute any document, declaration or affidavit the interest of the project etc. to appoint different type of professional men, to appoint advocate, to receive part or full consideration money on the Developer's Allocation, to negotiate any matter for the said property etc. and for the same The Owners shall execute and register a separate General Power of Attorney in favour of the Developer and this power shall remain in force till the completion of registration only in respect of the Developer's Allocation in favour of the intending Purchasers.

3. All applications, plans and other papers and documents, as may be requires by the Developer for obtaining necessary sanction of plan/ revise plan from the Kharagpur Municipality, shall be prepared and submitted by the Developer on behalf of the Owners at the cost and expenses of the Developer, and the Owners shall sign and execute all such plans and applications, other papers and documents as and when necessary, and the Developer shall pay and bear all fees

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charges and expenses as required to be paid or deposited for obtaining sanction of plan and development of the said premises including Architect's fees/ any other statutory fees etc. and the Owners shall have no responsibilities to bear any cost whatsoever.

4. Save and except the Owners allotted portion, the Developer shall have full right to execute any agreement for sale in respect of the Developer's allocation. However, in the agreements for sale, this Development Agreement shall be recited and there shall also be a clause stating that the Owners shall not be responsible for any money received by the Developer either himself or through Power of Attorney pursuant to the Agreement for sale, as the same shall be realized by the Developer without reference to the Owners.
5. The Developer shall have the exclusive right to look after, manage, supervise, conduct and do all and every act, deed, matter and thing necessary for the purpose of developing the said property in order to make it perfect in all respects for construction of a **G + 3** storied building and it can be extended one floor as per Municipality Permission in accordance with the building plan to be sanctioned by the concerned Kharagpur Municipality.
6. That the Developer shall install in the said building at its own costs pump operated water connection through water lines in each floors/ flats, 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 constructed for sale of the flats therein on Ownership basis and as mutually agreed upon.

RUCHIKA ABODES
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Proprietor

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D. Shama Rao
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4. *The building shall be erected, constructed and completed by the Developer as the specification provided in Second Schedule here-under written and all flat/ units as well as common areas and facilities shall consist of and be provided with such materials, fixtures, fittings and facilities, under any circumstances, irrespective of any ground of whatsoever, the Developer shall not be entitled to claim or demand any payment of whatsoever nature from the Owners in respect of erection, construction and completion of the said Owners allocated portion/ portions or for any part of the building, as the entire building as also the entire project shall be at the cost and expenses of the Developer.*
5. *The Developer shall construct and complete the Building under its direct supervision and control as per the sanctioned plan and with the best workmanship and like manner and shall comply with all statutory provisions, regulations, building rules and statutory stipulations from time to time to be imposed or as would be made applicable.*
6. *All costs, charges, fees levies, imposition, statutory payments, taxes and expenses of whatever name called for erections, construction and completion of the said building its materials, fittings and fixtures in all respect, including connections of water, sewerage, electricity in accordance with law and other amenities for the building shall be paid and borne by the respective unit Owners.*
7. *The Developer shall be responsible and liable for payment of and/ or meeting all costs, charges, fees, levies and expenses of the building materials, workman, labors contractors and all permis-*

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Proprietor

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sions, license, quota as and other requirement for erections, construction and completion of the building in totality. The Developer shall, at its own costs and expenses cause for progress of erection, construction and ultimate completion of the Building within the time specified hereinabove.

8. While dealing with and/ or entering into any Agreements and/ or dealing with commitments relating to the Developer's allocated portion or any part thereof, the Developer shall fully comply with, observe, fulfill and perform the requirement under the law and ensure fulfillment and compliance of all restrictive conditions and covenants contained herein, save and provided hereinafter.
9. In the event of any loss or injury or damages being caused of any nature or in any manner whatsoever, including injury and/or damage to any person or persons or property of or any loss of life, the Developer shall be solely liable and responsible for the same and the consequences arising therefore in all respect and shall at all point of time keep the Owners indemnified for the same and all consequences. It is specifically agreed and understood that the Owners shall not be responsible and/or liable either for any act of negligence or mode and manner of construction, defects, deviations, damages or any proceedings if initiated by any person(s) and/or authority relating to and or arising out of erection, construction or completion of the said newly proposed building or any part thereof. All actions, suits, claims, proceedings and consequences, prosecuted and compiled with and faced by the Developer at its own costs and expenses and the Developer shall keep the Owners indemnified from all or any loss, damages, cost and consequences, suffered or incurred there from.



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Proprietor

T.V. Natarajan
D. Sharmila Rao
D Vasanti

10. Notwithstanding anything contained or stated herein, all labors, workers, supervisors and other employees or persons by whatever definition employed, engaged, deputed, appointed or required for erection, construction and completion of the building shall be employed by the Developer and the Owners shall not be responsible or liable for meeting any obligations in any manner whatsoever. In case the Owners becomes responsible or liable on any account relating to labor, workman, etc. Developer will indemnify/ reimburse the Owners there for.
11. The Developer shall be solely responsible for and make and pay all payments, wages, dues, contributions, entitlements contractual and/or statutory obligations and requirements of the workman, supervisors, workers, labors, employees, architects and others by wherever me called or described, appointed, deputed or engaged or required or put on site for the erections, construction and completion of the said newly proposed building and every part thereof and the Owners shall under no circumstances be deemed to be the employer and no responsibility and/or liability will shift upon the Owners indemnified from all or any claim, damages, payments, costs and consequences suffered or incurred there form.
12. The Developer shall be duty bound to complete the Owners allocated portion in all respect with all fixtures fittings and installations including domestic water and sewerage, electricity connections as well as common areas and facilities and make the same fully habitable for use within the said **24 Months** from the date of sanction of the plan and also after taking vacant possession of the said pre-

RUCHIKA ABODES
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Proprietor

For Mr. Vasanti
D. Shamsun Rasool
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mises from the date of sanction of the plan and also after taking vacant possession of the said premises from the Owners whichever will be later unless prevented by Force Majeure for which an additional period of **6 (Six) months** is allowed.

13. That the Developer shall make correspondence or negotiation or advertise for sale of the residential/ commercial units of developer allocation to any third part/ parties at such price to be determined by the Developer at its own discretion.

ARTICLE- VI

OWNER'S OBLIGATIONS.

1. The Owners shall sign and execute all plans, drawings, specification, elevations, forms, applications and all other papers and verify and affirm required affidavits other declarations as may be required from time to time for all or any permissions, consent, sanction or licenses required under the law in connection with or relating to or arising out of construction, erection and completion of the said building or as may be required from time to time in accordance with law in order to expedite/ facilitate the process for obtaining necessary clearances with all spending cost involved whatsoever. In case any liability arises to the Owners on account of execution of such documents, the Developer shall sufficiently re-imburse and/ or indemnifies the Owners within one month from the knowledge of such.
2. The Owners shall deliver vacant peaceful possession of the land/ premises to the Developer on signing of this agreement and prepare the Plan of the proposed building to be sanctioned by the Kharagpur municipality authorities.

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Proprietor

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A. Shankar Rao

D Vasant



3. The Owners shall provide the Developer with appropriate Power of Attorney to develop the property, out of which one to be registered and another to be notarized, which relate to couple of interest and as are or may be required in connection with sanction, construction, erection completion of the newly proposed building and to appear for and represents the Owners before all authorities concerned an to make sign and execute applications, declarations and other relevant papers and documents to appropriate authorities for obtaining all quotas, entitlements, permits, licenses, and other allocations of building materials and/or for temporary and permanent connections of water, sewerage and electricity or as may be required from time to time, in accordance with law concerning negotiations for transfer of flats to the intending purchasers thereof and all cost and expenses on that respect shall be born by the Developer and in this respect the Owners shall appoint **Mrs. D. VASANTI, wife of Mr. D. Srinivas Rao, Proprietor of "RUCHIKA ABODES"**, the Developer herein, as their Attorney to do all the works at B.L. & L.R.O. Office, MKDA Office, WBSEDCL Office, Kharagpur Municipality Office etc. and do the all acts. deeds and things for completion of the newly proposed building at the aforesaid premises. it is clarified that the Owners will be obliged to transfer proportionate share of land to the intending purchasers.

4. The Developer shall be entitled to transfer of Developer's Allocation but cannot give possession to any flat purchaser till full performance of the agreement on the part of the Developers is made and will give possession to the flats purchases only upon full completions of the Owners Allocation with the Occupancy Certificate.

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Proprietor

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D. Shanker Rao
D Vasanti



5. *The Owners will not raise any objection for the ingress to and egress out from the premises and for the car parking spaces and for use of the common passage, common areas, staircase, roof, and all other common facilities by the Co-Owner of the proposed building.*
6. *The Owners will not enter into any contract for sale, lease or tenancy or any construction agreement of the land or the said premises or charges or in favor of or with any person or persons after execution of these presents.*
7. *The Owners will pay the proportionate maintenance charges, electricity charges for use of electricity for lighting of the common areas, for payment of the watch and wards staffs and other incidental relating to the benefits of the said new building and such charges will be mutually agreed upon until an association/ society is formed by all the Co-Owner of the flats/units in the new building.*

ARTICLE- VII

OTHER PROVISIONS.

1. *in the event the Owners are desirous of having any additional or special type of fittings other than that provided hereunder written in their allocated portion or any part thereof, the Developer shall have the same duly provided subject to the costs, charges and expenses for the said fittings and fixtures shall be separately paid and borne by the Owners immediately on demand by the Developer. However to be more specific at Developer's cost the Owners shall be entitled to the items mentioned in the specification more fully described in the Second Schedule hereunder written along with other necessary amenities.*



RUCHIKA ABODES

D Vasanti

Proprietor

T. V. M. Narayana

A. Ghemara Rao

D Vasanti

2. 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 importable and undivided whereas the Owners shall be at liberty to deal with their allocated portions together with the undivided proportionate part or share of the land as well as the common areas and facilities as stated above. The Developer shall similarly be entitled to deal with its allocated portion together with the undivided proportionate part or share of the land as well as common areas and facilities in accordance with law. The roof of the building will be common to all the Co-Owner of the flats/units.
3. The Owners shall be entitled to deal with, sell, transfer and grant, lease and/or in any manner dispose of the Owners allocation for which no further consent of the Developer shall be required and the Owners will be entitled to receive, realized and collect all sale proceeds, issues and profits arising therefrom. The Developer shall be liable to deliver the allocation to the Owners or their transferee or nominee or nominees.
4. The format of the Draft Indenture of Conveyance, that may be required to be executed and registered by the Owners unto and in favor of the Developer and/or its nominees in respect of and/or any part thereof shall be prepared by the Developer's Advocate and to be approved/ revised by the Owners and the Owners shall only execute indenture of Conveyance (s) unto and in favor of the Developer and/or its nominee or nominees at Developer's or nominees cost as the case may be subject to the terms and conditions provided herein. All cost and expenses including stamp duty, incidentals, registration cost therefore shall be borne and paid by the Developer and/or its nominees and by the Owners.

RUCHIKA ABOLES

D Vasanti

Proprietor

T.v. Natarajan

A. Sharmar Rao

D Vasanti



5. *subject to the above restrictions and conditions contained herein the Developer shall be entitled to enter into any contract or agreement relating to its allocated portion or any part thereof on such terms and conditions and stipulations it may deem fit and proper in accordance with law and in term of this contract and the Owners shall confirm the agreement, unto and in favor of the said nominee or nominees of the Developer and cause the same to be registered in accordance with law and admit such execution registration provided however, all costs, charges and expenses of the required value of stamp duty, registration costs or incidental thereto be paid and borne by the Developer and/or its nominee or nominees as the case may be. It is clarified that the Owners will only be liable to transfer proportionate importable share in the land in respect of Developer's Allocations.*

RUCHIKA ABODES

D Vasant
Proprietor

ARTICLE- VIII

COMMON OR RESPECTIVE OBLIGATIONS.

1. *On and from the date of handing over the Owners allocated portion in the new building in accordance with law, the Owners as well as the Developer shall comply with and/or ensure compliance with the under mentioned requirements and restrictions, without any default:-*
- A. *To pay punctually and regularly for their respective allocations all rates, taxes, levies, fees charges, impositions and outgoing to the concerned authorities or otherwise as may be payable.*

T.v. Natarajan
A - Shree Ravi

D Vasant


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- B.** To pay punctually and regularly their respective proportionate part or share of service charges for the common areas and facilities and until formation and registration of the said premises under provisions of the West Bengal Apartment Ownership Act. and the rules framed there under or any other act as desired and decided by the co-owner, the Developer shall be entitled to collect service charges and provide the required services thereof.
- C.** To abide by all laws, rules and regulation and order or the enactments of the Government and/or local bodies or otherwise issued and/ or imposed upon in accordance with law, as the case may be, and shall attend to and answer and be responsible for any deviation, violation and/ or breach thereof in any manner for their work and obligations keeping the Owners fully indemnified from all respect.
- D.** To abide by the statutory provisions of West Bengal Municipal Act. (Kharagpur Municipality) and the West Bengal Town & Country Planning Act 1971 (M.K.D.A) and any violations of the statutory provisions by the Developer the Developer shall at their risk and cost.

RUCHIKA ABODES
D Vasanti
Proprietor

ARTICLE- IX

MISCELLANEOUS.

1. This Agreement shall always be treated as an agreement of joint development by and between the parties. The Owners and the Developer have entered into this Agreement purely as a **CONTRACT** and nothing constitute as Partnership between the Owners and the Developer or and Association or person or an agency agreement. Nothing in these presents, shall be construed as a sale, demise or assignment or construed as a sale, demise or assignment or construed as a



T.v. Mukherjee
D. Sharmila Rani
D Vasanti

sale, demise or assignment or conveyance in lieu of the said premises or any part thereof to the Developer by the Owners or as creating any right title or interest in respect thereof in favour of the Developer other than an exclusive permission and right in favour of the Developer to develop the said property subject to the terms and conditions of these presents.

2. The Owners shall handover possession to the Developer along with the right of the development in respect of the said premises by virtue of this presents and/or in pursuance thereof shall not be obstructed or disputes or challenged or disturbed by the Owners provided the Developer is carrying on with the project in terms of this agreement.

3. It is understood that from time to time to facilitate the construction of the building by the Developer, various act, 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 shall provide all required now 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 Owners and/or be contrary to the terms and stipulations contained in these presents or against the spirit thereof, keeping the Owners, the Owners fully indemnified in all respect.


4

RUCHIKA ABODES

D. Vasanthi
Proprietor

T. N. Natarajan
A. Shankar Rao
D. Vasanthi

4. *Handing over possession of the specified flats and car parking space, if any to the Owners shall be deemed to have been made after connection of new water supply, electricity and sewer line of the Owners allocation are completed in all respects as per specification and after obtaining completion/ occupancy certificate from the Kharagpur Municipality or any other authority or authorities by the Developer upon a notice to the Owners by registered post along with communication by telephone. The date of occupation by the Owners shall be after a fortnight of the letter deemed to have reached the Owners.*
5. *That handing over possession of the Owners allocation the developer shall remain liable for rectifying all defects and works of proper of any fittings, fixtures connections services or otherwise therein for a period of **3 months** from the date of handing over such possession of the Owners allocation but subject to natural wear and tear as applicable.*
6. *It is clarified that all work of development of both the Developer's and Owners Allocation, shall be done by the Developer at Developer's own costs and expenses. The consideration towards the Owners for the project herein shall be the constructions costs of the Owners area to be incurred by the Developer.*
7. *All municipal current taxes with arrears and other outgoings in respect of the said premises up to this date shall be borne and paid by the Developer on behalf of the Owners which will be adjusted on/before completion of the project. At the expiry of **30 (thirty) days** from the date of service to the Owners a notice of the Developer regarding completion and handing over to the Owners of the Owners allocation under the terms of this agreement, the liability of the Developer to pay the municipal taxes and other liabilities in respect of the Owners allocation would cease.*



RUCHIKA ABODES

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Proprietor

F.v. Natarajan

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8. Within six month from the date of the completion of the project the Developer will assist and co-operate the Owners and the other unit Owners to form an association or body of flats Owners to be formed for the upkeep, maintenance and management of the premises and the cost of such formation and incidentals thereto shall be borne by the individual flat Owners and the Developer or their respective nominees (unit Owners) according to their proportionate right.
- 9 Till such time the association or body is not formed, the premises shall be managed and maintained jointly by the Owners & Developer and the cost thereof as mutually agreed upon by the Developer and Owners would be borne and paid by the Developer or their nominees in proportionate share. The Owners herein and the Developer shall as such as may be duly agree upon the rules and regulations for such management and maintenance.
10. The certificate of the Architect relating to completion of construction development shall be final after obtaining Kharagpur Municipality's completion/ occupancy certificate.
11. The notice of completion issued by the Developer along with Kharagpur Municipality's occupancy certificate shall be sent to the Owners by hand service intimating that the Owners area is completed in the manner stated hereinabove and is ready for delivery after obtaining the completing or occupancy certificate of the concerned or municipal authorities and new water & sewerage connection to deliver the Owners area to the Owners under this agreement.



RUCHIKA ABODES

D Vasanthi
Proprietor

T. v. Natarajan
A. Shama Rao

D Vasanthi

12. For the purpose of sale and/or transfer of allocation of the Developer of the Owners no further consent of the other party shall be required and this Agreement by itself shall be treated as such consent provided the terms of the agreement are fully complied with.
13. The Certified copy of Title deeds and other documents relating to the aforesaid property shall be delivered to the Developer and cannot be mortgaged and shall be made available for inspection to the intending purchasers of the Developer's Allocations at all reasonable time during the continuance of this project and also thereafter. Upon completion of the project the title deeds and other documents shall be delivered to the Association that shall be formed for the management of the new building.
14. If required Developer shall execute and register all documents to perfect the title of the Owners of the Owners allocation. registration fees and Stamp duty, In this case shall be borne and paid by the Developer.
15. Time is the essence of this contract.
16. If the project is delayed owing to any order or injunction of any Court or statutory body or authority, the Developer shall be liable for such delay. Cost and expenses of all litigations and proceedings shall be borne and paid by the Developer. However, for any suit or proceeding relating to title of the land the Owners shall be responsible. In such an event the time frame for completion of the project would be suitably extended.
17. It is further clarified that the Developer shall have no right title or interest in the Owners allocation.

RUCHIKA ABODES

D Vasanthi

Proprietor

T.v. Nataraj

A. Sharmila

D Vasanthi

ARTICLE- X

FORCE MAJEURE.

The parties hereto shall not be considered to be liable for any obligations herein to the extent that the performance of the relative obligations prevented by the existence of the "**FORCE MAJEURE**" which shall mean and include flood, earth quake, riot, war, storm, tempest, civil commotion, strike, lock out, general labor unrest, and/or any other acts or commission inquiry beyond the control of the Developer affected thereby and also non-availability of suspended from the obligation during the duration of the "**FORCE MAJEURE**", Financial constraint shall not be considered a force majeure. Any incapacity on the Developer's part shall also not be considered force majeure. In case of occurrence of force majeure, the Developer within seven days shall give a notice of delay thereof in order to obtain the benefit of such delay.

RUCHIKA ABODES

D Vasanti

ARTICLE- XI

ARBITRATION.

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 agreement shall be referred to the arbitration of two Arbitrators each to be appointed by the parties. In case of disagreement 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 modifications and/or enactments thereof force from time to time.

T. V. Nataraj

A. Sharmila

D Vasanti



SCHEDULE OF THE ABOVE REFERRED TO
SCHEDULE

ALL THAT piece and parcel of land **14.97 Decimals** of land lying and situated in District- **Paschim Medinipur, P.O- Kharagpur, P.S- Kharagpur (Town), A.D.S.R.O- Kharagpur, Mouza- Taljuli, J. L. No- 239, R.S. Khatian No- 332, L.R.Khatian No- 1163, 1099 & 1098, R.S. Plot No- 506, L.R. Plot No- 617, Measuring Area- 2.99 Decimal., R.S. Plot No- 506, L.R. Plot No- 618, Measuring Area- 4.54 Decs. & R.S. Plot No- 506, L.R. Plot No- 621, Measuring Area- 7.44 Decs. of the Kharagpur Municipal Ward No- 28, Holding No- 423/34 be the same or a little more or less on it bounded by:**

BUTTED & BOUNDED BY:

ON THE NORTH :- 12 ft. wide Minicipal Road
ON THE SOUTH :- Rest land of R.S. Plot No- 506.
ON THE EAST :- Rest land of R.S. Plot No- 506.
ON THE WEST :- 12 ft. wide Minicipal Road

DEMENSIONS OF THE LAND:

ON THE NORTH :- 99 ft. 00 inch.
ON THE SOUTH :- 86 ft. 00 inch.
ON THE EAST :- 68 ft. 04 inch.
ON THE MIDDLE :- 69 ft. 00 inch. & 70 ft. 00 inch.
ON THE WEST :- 72 ft. 00 inch.

RUCHIKA ABODES
D. Varandi
Proprietor

T. v. Natarajan
A. Sham Ravi
D. Varandi

(Handwritten signature)
A

SCHEDULE OF OWNER'S ALLOCATION

Owners shall be entitled to **25%** of the following floor

- 1) **Entire top Floor of the Building.**
- 2) **Parking as per 25% on the Ground Floor.**

COMMON RIGHTS AND FACILITIES

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

IN WITNESS WHEREOF the parties have put their respective signature hereto the day, month and year first above written.



RUCHIKA ABODES
D Vasanthi

T. V. Natarajan
A. Shamsun Rani
D Vasanthi

SCHEDULE OF WORK

(SPECIFICATION OF THE BUILDING CONSTRUCTION)

Construction to be made and equipments, fittings and fixtures to be made 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 Three 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/75mm (ISI marked). 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 or marble, block Stone Kitchen slab in kitchen and upto 2ft height Glazed tiles over kitchen slab. In toilets ceramic tiles floor and dado upto 6 ft height.
- 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 room, living rooms, toilet, kitchen, and verandah.

D. Vasanthi
Proprietor

Sr. Natarajan
A. Shanthi Rao
D. Vasanthi

(Handwritten mark)

F. Painting:

All internal surfaces to be plastered with cement sent mortar and finished with plaster of Paris pun-ning. All external walls to be plastered with water-proof cement send. Mortar and painted with ce-ment paint.

G. Doors:

Door Frames shall be of Steel angles & Doors shall be 32mm thick with oxidized steel hinges and tower bolts, doors, stoppers, Standard make mor-tise 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, two taps of Standard make, Black stone kitchen shelf.

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".

(Handwritten signatures)
T.V. Natarajan
D. Shanmugan
D. Vasanth

RUCHIKA ABODES
D. Vasanth
Proprietor

K. Electrical Installations:

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

L. Extra Work:

All extra work other than the standard specification shall be entertained by the Developer and charged at a rate as would be decided by the Building 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 Developer.

RUCHIKA ABODES
D Varanft
Proprietor

J. V. Natarajan
A. Shankar Rao
D Varanft



M.

All materials used for the construction is subjected to approval of the architect and far as practicable confirm to established engineering specifications of all the local materials and confirming to Indian Bureau of standard specification.

N. Water supply:

i)

Overhead reservoir (PVC) will be provided at the top floor of the building through Boring/ Kharagpur Municipality, Water Supply.

ii)

Connected internal lines as necessary in kitchen toilet and suitable electrical pump to deliver water to overhead reservoir from ground floor reservoir.

iii)

Roof treatment shall be done as per standard practice by the Developer and the roof can not be used for bathing, washing of clothes and/or utensils by any of the flat Owner.

O. General Clause:

The Owner evidenced by writing can also rise question about the standard and quality of the materials used during construction subjected to the B.S.I.S. Specification or C.P.W.D./ P.W.D. Manuals

D. Vasanthi
Proprietor

T. V. Natarajan
D. Shamsa Begum
D. Vasanthi

IN WITNESS WHEREOF The party have put their respective signature hereto the day, month and year first above written.



Witnesses :

1. A. Karuhakan Rao

Son of = A. Gopal Rao

Add = B3/1 unit-1 = Old settlement Khodagpur

2.

Pulam Day
s/o: G. Babu Day
Haripur.
Benapur
Kodagu

Drafted By :

Koushik Kar

Koushik Kar

Advocate

Enrolment No- F- 839/1109 of 2014

Judge's Court, Midnapore

Type By:

Mithun Karan
Mithun Karan

This Development Agreement consists of 37 pages including 1 number of Non- Judicial Stamp Paper, along with 2 pages of fingers impression of the Land Owners & Developer has been annexed hereto, forming part of the Deed.

T.v. Natarajan,
D. Shama Rao.

D Vasanti

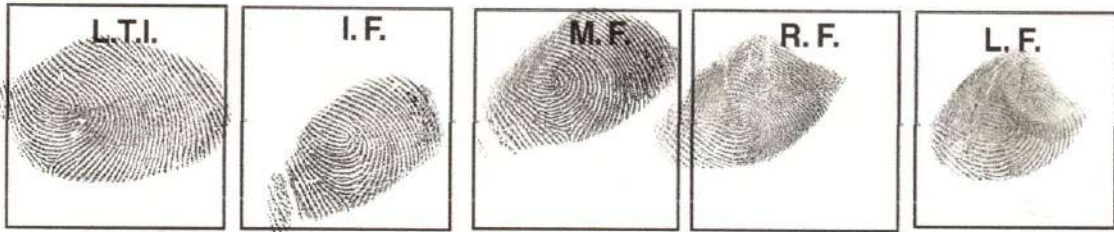
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Proprietor

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Proprietor

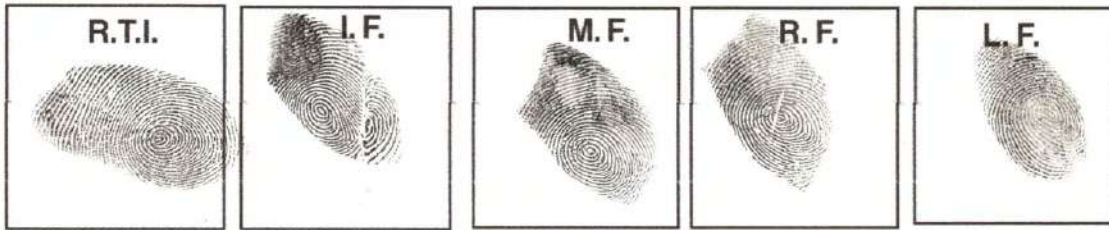
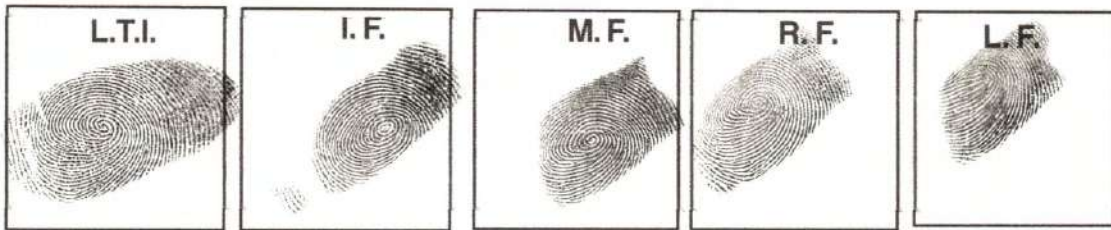
T.v. Natarajan,
D. Shama Rao.
D Vasanti

THUMB IMPRESSION OF LAND OWNER



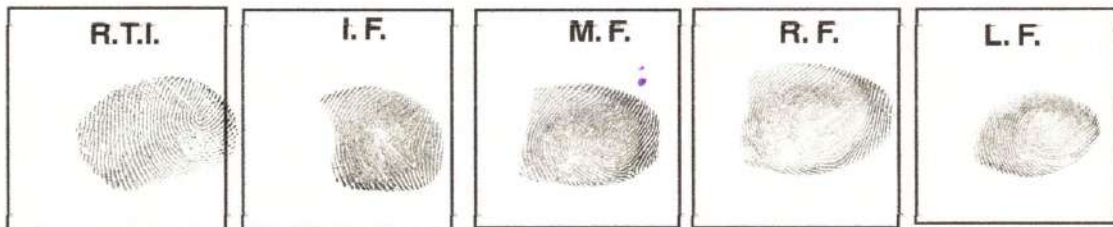
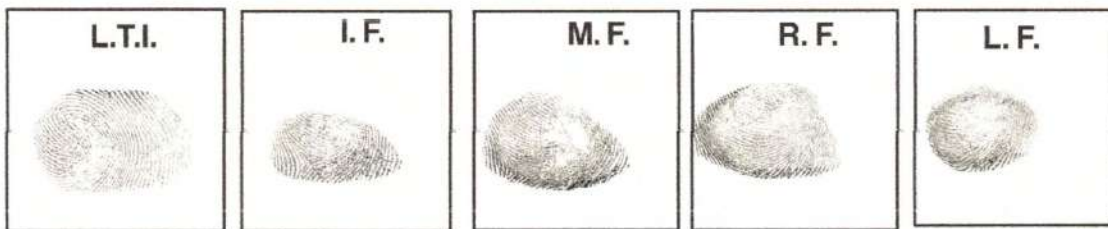
T.V. Natarajan
SIGNATURE

THUMB IMPRESSION OF LAND OWNER



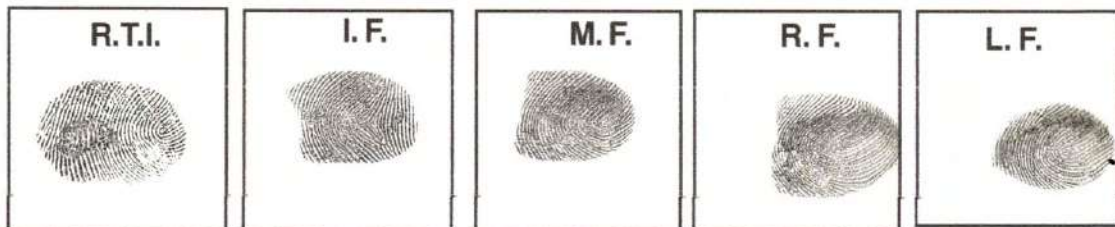
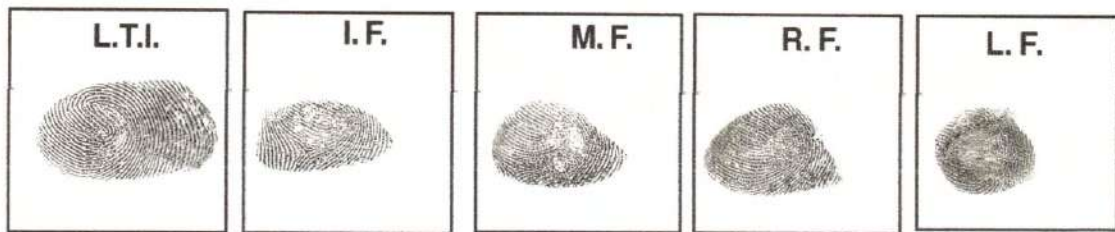
D. Shivan Reddy
SIGNATURE

THUMB IMPRESSION OF LAND OWNER



D Vasanth
SIGNATURE

THUMB IMPRESSION OF THE BUILDER



D Varanchi
SIGNATURE

Major Information of the Deed



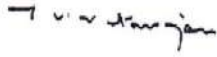






Deed No :	I-1010-02523/2023	Date of Registration	22/03/2023
Query No / Year	1010-2000723739/2023	Office where deed is registered	
Query Date	18/03/2023 1:05:33 PM	A.D.S.R. KHARAGPUR, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Koushik Kar Thana : Kharagpur Town, District : Paschim Midnapore, WEST BENGAL, PIN - 721305, Mobile No. : 7001931854, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 33,68,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,040/- (Article:48(g))	Rs. 35/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 28, Mouza: TALJULY, JI No: 239, Pin Code : 721301

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-617 (RS :-506)	LR-1163	Vastu	Vastu	2.27 Dec		5,10,750/-	Width of Approach Road: 12 Ft.,
L2	LR-621 (RS :-506)	LR-1163	Vastu	Vastu	2.73 Dec		6,14,250/-	Width of Approach Road: 12 Ft.,
L3	LR-617 (RS :-506)	LR-1099	Vastu	Vastu	0.72 Dec		1,62,000/-	Width of Approach Road: 12 Ft.,
L4	LR-618 (RS :-506)	LR-1099	Vastu	Vastu	1.92 Dec		4,32,000/-	Width of Approach Road: 12 Ft.,
L5	LR-621 (RS :-506)	LR-1099	Vastu	Vastu	2.28 Dec		5,13,000/-	Width of Approach Road: 12 Ft.,
L6	LR-618 (RS :-506)	LR-1098	Vastu	Vastu	2.62 Dec		5,89,500/-	Width of Approach Road: 12 Ft.,
L7	LR-621 (RS :-506)	LR-1098	Vastu	Vastu	2.43 Dec		5,46,750/-	Width of Approach Road: 12 Ft.,
		TOTAL :			14.97Dec	0 /-	33,68,250 /-	
	Grand Total :				14.97Dec	0 /-	33,68,250 /-	



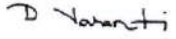
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Tamraikulam Viswanathan Natarajan Son of Late T S Viswanathan Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office			
	22/03/2023	LTI 22/03/2023	22/03/2023	
Rly Qtr No-L/19, Unit No- 1, Old Settlement, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: akxxxxxx3g, Aadhaar No: 53xxxxxxxx5279, Status :Individual, Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office				
2	Name Mr Dodala Shankar Rao (Presentant) Son of Late D Appa Rao Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office			
	22/03/2023	LTI 22/03/2023	22/03/2023	
Qtr No- L/20, Unit No- 2, Old Settlement, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AOxxxxxx3A, Aadhaar No: 29xxxxxxxx3125, Status :Individual, Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office				
3	Name Mrs Dodala Vasanti Wife of Mr D Srinivas Rao Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office			
	22/03/2023	LTI 22/03/2023	22/03/2023	
Rly Qtr No- L/20, Unit No- 2, Old Settlement, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx0B, Aadhaar No: 99xxxxxxxx2246, Status :Individual, Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office				



Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RUCHIKA ABODES Holding No- 160/120, Ward No- 10, Malancha, City:- Kharagpore, P.O:- Nimpura, P.S:-Kharagpur Town, District:- Paschim Midnapore, West Bengal, India, PIN:- 721304 , PAN No.:: auxxxxxx0b,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
	Mrs Dodala Vasanti Wife of Mr D Srinivas Rao Date of Execution - 22/03/2023, , Admitted by: Self, Date of Admission: 22/03/2023, Place of Admission of Execution: Office			
		Mar 22 2023 4:24PM	LTI 22/03/2023	22/03/2023
Rly Qtr No- L/20, Unit No- 2, Old Settlement, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx0B, Aadhaar No: 99xxxxxxxx2246 Status : Representative, Representative of.: RUCHIKA ABODES (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pulak Dey Son of Late Bablu Dey Village:- Haripur, P.O:- Benapur, P.S:- Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301			
	22/03/2023	22/03/2023	22/03/2023
Identifier Of Mr Tamraikulam Viswanathan Natarajan, Mr Dodala Shankar Rao, Mrs Dodala Vasanti, Mrs Dodala Vasanti			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Tamraikulam Viswanathan Natarajan	RUCHIKA ABODES-2.27 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Tamraikulam Viswanathan Natarajan	RUCHIKA ABODES-2.73 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Dodala Shankar Rao	RUCHIKA ABODES-0.72 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Dodala Shankar Rao	RUCHIKA ABODES-1.92 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Dodala Shankar Rao	RUCHIKA ABODES-2.28 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs Dodala Vasanti	RUCHIKA ABODES-2.62 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs Dodala Vasanti	RUCHIKA ABODES-2.43 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:- 617, LR Khatian No:- 1163	Owner:টি. ভি. নটরাজন, Gurdian:টি. এস. বিশ্বনাথন, Address:নিজ , Classification:জল, Area:0.02270000 Acre,	Mr Tamraikulam Viswanathan Natarajan
L2	LR Plot No:- 621, LR Khatian No:- 1163	Owner:টি. ভি. নটরাজন, Gurdian:টি. এস. বিশ্বনাথন, Address:নিজ , Classification:জল, Area:0.02730000 Acre,	Mr Tamraikulam Viswanathan Natarajan
L3	LR Plot No:- 617, LR Khatian No:- 1099	Owner:ডি শংকর রাও, Gurdian:ডি আদ্বা রাও, Address:খজাপুর , Classification:জল, Area:0.00720000 Acre,	Mr Dodala Shankar Rao
L4	LR Plot No:- 618, LR Khatian No:- 1099	Owner:ডি শংকর রাও, Gurdian:ডি আদ্বা রাও, Address:খজাপুর , Classification:জল, Area:0.01920000 Acre,	Mr Dodala Shankar Rao

L5	LR Plot No:- 621, LR Khatian No:- 1099	Owner:ଡ଼ି ଶଙ୍କର ରାଓ, Gurdian:ଡ଼ି ଆମ୍ବା ରାଓ, Address:ଖଞ୍ଜପୁର , Classification:ଜଳ, Area:0.02280000 Acre,	Mr Dodala Shankar Rao
L6	LR Plot No:- 618, LR Khatian No:- 1098	Owner:ଡ଼ି ବସନ୍ତୀ, Gurdian:ଡ଼ି ଶ୍ରୀନିବାସ ରାଓ, Address:ଖଞ୍ଜପୁର , Classification:ଜଳ, Area:0.02620000 Acre,	Mrs Dodala Vasanti
L7	LR Plot No:- 621, LR Khatian No:- 1098	Owner:ଡ଼ି ବସନ୍ତୀ, Gurdian:ଡ଼ି ଶ୍ରୀନିବାସ ରାଓ, Address:ଖଞ୍ଜପୁର , Classification:ଜଳ, Area:0.02430000 Acre,	Mrs Dodala Vasanti

On 22-03-2023

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 16:18 hrs on 22-03-2023, at the Office of the A.D.S.R. KHARAGPUR by Mr Dodala Shankar Rao , 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 33,68,250/-

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

Execution is admitted on 22/03/2023 by 1. Mr Tamraikulam Viswanathan Natarajan, Son of Late T S Viswanathan, Rly Qtr No-L/19, Unit No- 1, Old Settlement, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession Service, 2. Mr Dodala Shankar Rao, Son of Late D Appa Rao, Qtr No- L/20, Unit No- 2, Old Settlement, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession Service, 3. Mrs Dodala Vasanti, Wife of Mr D Srinivas Rao, Rly Qtr No- L/20, Unit No- 2, Old Settlement, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession Business

Indetified by Mr Pulak Dey, , Son of Late Bablu Dey, P.O: Benapur, Thana: Kharagpur, , 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 22-03-2023 by Mrs Dodala Vasanti, Propriitor, RUCHIKA ABODES (Sole Proprietoship), Holding No- 160/120, Ward No- 10, Malancha, City:- Kharagpore, P.O:- Nimpura, P.S:-Kharagpur Town, District:- Paschim Midnapore, West Bengal, India, PIN:- 721304

Indetified by Mr Pulak Dey, , Son of Late Bablu Dey, P.O: Benapur, Thana: Kharagpur, , 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 35.00/- (E = Rs 35.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 35/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2023 4:09PM with Govt. Ref. No: 192022230344741838 on 22-03-2023, Amount Rs: 35/-, Bank: SB EPay (SBlePay), Ref. No. 3766540797028 on 22-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

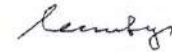
Certified that required Stamp Duty payable for this document is Rs. 7,040/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,040/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 38293, Amount: Rs.5,000.00/-, Date of Purchase: 22/03/2023, Vendor name: Debabrata Bhanja

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/03/2023 4:09PM with Govt. Ref. No: 192022230344741838 on 22-03-2023, Amount Rs: 2,040/-, Bank: SBI EPay (SBlePay), Ref. No. 3766540797028 on 22-03-2023, 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 1010-2023, Page from 47432 to 47478
being No 101002523 for the year 2023.



Bhim Charan Maity

Digitally signed by BHIM CHARAN
MAITY

Date: 2023.03.23 10:15:43 +05:30

Reason: Digital Signing of Deed.

(Bhim Charan Maity) 2023/03/23 10:15:43 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
West Bengal.

(This document is digitally signed.)