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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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22.5.24

Sangy Chitlanga
Suman Chitlangia
Sunny Chitlangia

Milisaaha
Bonali Saha
Aditya Saha

Rishab Chatterjee

Pradyumn Chatterjee
Anubrata Chatterjee

PRM REAL ESTATE PVT. LTD.

Signature

P-1267631/24

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT IS MADE ON THIS 22nd DAY OF MAY, 2024 AT MALDA

The document is subject to registration. The endorsement sheets and the signature sheet attached with this deed are part of the document.

Page 1 of 19

Signature

Registrar, Malda
U/s 7(2) of the Registration Act.

22 MAY 2024

22 MAY 2024

Sl. No. 581 Date 21/05/2024 Value 1000/-
Name PRM Real Estate Pvt. Ltd.
Address Jeevandeep Building, 4th Floor, Salugara.
P.S. Bhaktinagar Dist. Jalpaiguri

Sadar Office, Malda
Signature Manoranjan Pradhan

MANORANJAN PRADHAN
Sadar Stamp Vendor, Malda
License No. 73 Circle No. 24



Registrar, Malda
U/s 7(2) of the Registration Act

22 MAY 2024

Sanjay Chitlangia
Suman Chitlangia
Sunny Chitlangia

Mili Saha
Sonali Saha
Aditya Sarde

Krishnendu Narayan
Choudhury
Dibyendra Narayan
Choudhury

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Authorised Signatory

BETWEEN

1. **MR. SANJAY CHITLANGIA** (having PAN **ABZPC5672L** and Aadhaar No. **7101 8861 1578**) Son of Mr. Kedar Nath Chitlangia, Indian by citizen, Hindu by faith, Business by occupation, resident of South Baluchar, Marwari Patty Lane, P.S. English Bazar, Post Office Malda, PIN 732101, West Bengal.
2. **MRS. SUMAN CHITLANGIA** (having PAN **ACIPC6415F** and Aadhaar No. **9808 5318 4690**) Wife of Mr. Sanjay Chitlangia, Indian by citizen, Hindu by faith, Housewife by occupation, resident of South Baluchar, Marwari Patty Lane, P.S. English Bazar, Post Office Malda, PIN 732101, West Bengal.
3. **MR. SUNNY CHITLANGIA** (having PAN **BADPC0587L** and Aadhaar No. **6287 7954 7192**) Son of Mr. Sanjay Chitlangia, Indian by citizen, Hindu by faith, Business by occupation, resident of South Baluchar, Marwari Patty Lane, P.S. English Bazar, Post Office Malda, PIN 732101, West Bengal.
4. **MRS. MILI SAHA** (having PAN **AKOPS7630N** and Aadhaar No. **3810 8375 8068**) wife of Mr. Gobinda Saha, Indian by Citizen, Hindu by Faith, Housewife by Occupation, resident of Vibekananda Pally, Post office Malda, Police Station English Bazar, District Malda, PIN 732101, West Bengal.
5. **MRS. SONALI SAHA** (having PAN **AZHPC7004N** and Aadhaar No. **9995 9821 0025**) wife of Mr. Netai Saha, Indian by Citizen, Hindu by Faith, Housewife by Occupation, resident of K.J. Sannayal Road, Post office Malda, Police Station English Bazar, District Malda, PIN 732101, West Bengal.
6. **MR. ADITYA SARDA** (having PAN **CWGPS7911E** and Aadhaar No. **2663 9962 9780**) Son of Mahesh Kumar Sarde, Indian by Citizen, Hindu by faith, Business by Occupation, resident of Golapatti Bandh Road, Post office Malda, Police Station English Bazar, District Malda, PIN 732101, West Bengal.
7. **MR. KRISHNENDU NARAYAN CHOUDHURY** (having PAN **ABYPC8431A** and Aadhaar No. **5156 8907 9234**) Son of Late Manindra Narayan Choudhury, Indian by Citizen, Hindu by faith, Advocate by Occupation, resident of Beltolla House, Golapatti Bye Lane, Post office Malda, Police Station English Bazar, District Malda, PIN 732101, West Bengal.
8. **MR. DIBYENDRA NARAYAN CHOUDHURY** (having PAN **ACJPC0377P** and Aadhaar No. **2431 8305 6269**) Son of Late Jadabendra Narayan Choudhury, Indian by Citizen, Hindu by faith, Advocate by Occupation, resident of Beltolla House, Golapatti Bye Lane, Post office Malda, Police Station English Bazar, District Malda, PIN 732101, West Bengal.

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Sanjay Chittlangia
Suman Chittlangia
Sunny Chittlangia

Milisha
Sonali Saha
Aditya Saha

Prishwade Nayam
Choudhury

Aditya N. Choudhury

Arunendra Narayan Choudhury

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Ajay Verma
Authorised Signatory

9. **MR. ARUNENDRA NARAYAN CHOUDHURY** (having PAN **ACJPC0374Q** and Aadhaar No. **5516 1240 3185**) Son of Late Jadabendra Narayan Choudhury, Indian by Citizen, Hindu by faith, Advocate by Occupation, resident of Beltolla House, Golapatti Bye Lane, Post office Malda, Police Station English Bazar, District Malda, PIN 732101, West Bengal.

--- all are hereinafter called the "**LAND OWNERS/FIRST PARTY**"(which expression shall mean and include unless excluded by or repugnant to the context their legal heirs, executors, successors, administrators, representatives and assigns) of the **ONE PART**.

AND

PRM REAL ESTATE PRIVATE LIMITED (having PAN **AACCV4148F** and CIN **U70101WB2007PTC112485**) an existing company governed by the provisions of the Companies Act, 2013, having its registered office on the 4th Floor, Jeevandeep Building, Post Office Salugara, Police Station-Bhaktinagar, PIN-734008, District- Jalpaiguri, represented by its authorized Signatory **MR. AJAY VERMA** (having PAN **ALOPV4202C** and Aadhaar No. **4698 3279 5587**) S/o. Late Radheshyam Verma, an Indian citizen, by faith Hindu, by occupation Service, resident of Silpasamati Para, Jalpaiguri, Post Office Jalpaiguri, Police Station Jalpaiguri, District Jalpaiguri, PIN 735101 -- -- hereinafter referred to as the "**DEVELOPER/SECOND PARTY**"(which expression shall mean and include unless excluded by or repugnant to the context its office bearers, successors in office, legal representatives, executors, administrators and permitted assignees) of the **OTHER PART**.

The "**LAND OWNERS**" and the "**DEVELOPER**" are individually referred to as a "**Party**" and collectively as "**Parties**". Where the singular is used the same shall be construed as meaning the plural if the facts or context so require unless otherwise specifically stated.

WHEREAS the First Party/Land Owners are being the absolute joint owner in possession of all that piece or parcel of land measuring 213.1945 Decimal equivalent to 128.98 Katha more or less appertaining to and forming part of L.R. Plot Nos.134, 138, 148 and 149, recorded in L.R. Khatian Nos. 1562, 2235, 2238, 2244, 2246, 2253, 2944, 2947, 2955, 2982, 2983 and 2984 of Mouza Nityanandapur, J.L. No. 112, Police Station- Malda, within the district of Malda, (**Said Land**) more fully and particularly described in the **SCHEDULE** given below.

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Dibyendra Narayan Choudhury
Arunendra Narayan Choudhury

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[Signature]

AND WHEREAS the First Party/Land Owners are desirous of constructing a multistoried building or block by block-wise/phase-wise separated residential building for purpose of selling/assigning them on ownership basis to various intending customers/buyers and thereby make profits thereof on the Said Land.

AND WHEREAS the First Party/Land Owners are unable to construct the said multistoried building for multipurpose use and advantage due to lack of funds, experiences, expertise, energy and preoccupations.

AND WHEREAS the Second Party is a bona-fide and renowned developer/promoter/contractor/ builder having experience in design and construction and adequate resources of finance in construction of multistoried building and has got standing goodwill and reputation to collect/advance/ securities during the tenure of construction.

AND WHEREAS the First Party/Land Owners having come to know about the credential of the Second Party, the First Party/Land Owners approached the Second Party to construct Multistoried building on the land as more fully described in the schedule given below either building wise/block wise/Phase-wise or in piece meals on the basis of the map to be approved by the competent authority or as to be mutually agreed upon by both the parties. The Second Party shall do all such construction from its own resources, efforts and endeavors and shall recover the investment cost by selling/leasing the construction blocks/ building/ utility areas/common spaces to the intending buyers/ purchasers/ companies/ organizations/ co-operatives and/or as deemed fit from its allocated share.

AND WHEREAS in consideration of the aforesaid offer and the acceptance by the parties and to avoid future disputes and misunderstandings the parties hereby mutually agree to the following terms and conditions appearing hereunder.

NOW THIS INDENTURE/AGREEMENT FOR DEVELOPMENT WITNESSETH AND IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

ARTICLE 1, DEFINITIONS

1. **LAND OWNERS:** Shall mean MR. SANJAY CHITLANGIA, MRS. SUMAN CHITLANGIA, MR. SUNNY CHITLANGIA, MRS. MILI SAHA, MRS. SONALI SAHA, MR. ADITYA SARDA, MR. KRISHNENDU NARAYAN CHOUDHURY, MR. DIBYENDRA NARAYAN CHOUDHURY and MR. ARUNENDRA NARAYAN CHOUDHURY.

[Signature]

Saijay Chitlangia
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Sunny Chitlangia

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Sonali Saha
Aditya Saha

Rishabendra Prasad
Ajay K. Saha
Anurag Prasad

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Ajay K. Saha
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2. **DEVELOPER:** Shall mean the aforesaid **PRM REAL ESTATE PRIVATE LIMITED**, a Private Limited Company.
3. **BUILDING:** Shall mean multi storied residential building to be constructed on the said land in accordance with the Building Plan prepared which shall be approved by respective regulatory authority.
4. **COMMON FACILITIES AND AMENITIES:** Shall mean corridors, stairways, passage ways, approach roads, lifts provided by the Developer, pump room, tube well, overhead tank, water pump, generator room, fire protection, transformer and motor and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment maintenances and/or management of the building.
5. **SALEABLE SPACE:** Shall mean the space in the building available for independent use and occupancy after making the provisions for common facilities as aforesaid and for space required for car parking space.
6. **LAND OWNER'S ALLOCATION:** shall mean **40% (forty percent)** of the entire sale proceeds of the proposed building or built-up area, if any, allotted as mentioned in Article V (2) and Article VII (2) below.
7. **DEVELOPER'S ALLOCATION:** shall mean **60% (sixty percent)** of the entire sale proceeds of the proposed building.
8. **RIGHT TO CONSTRUCT ON THE ROOF:** in case permission from the appropriate authority can be obtained for further construction on the Roof of the multistoried Building, the rights will be shared in the same proportion among the parties.
9. **ARCHITECT(S):** shall mean the person or persons who may be appointed by the Developer for designing and planning of the said building.

ARTICLE - II, LAND OWNER'S REPRESENTATION

1. The said land is not vested under the Urban Land (Ceiling and Regulation) Act, 1976.
2. That the First Party/Land Owners are the absolute owner of the entire landed property since then Land Owners are in peaceful possession of the said landed property.

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Amita Saha

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Anurupa Chitlangia

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3. That the First Party/Land Owners have a clear, good, marketable title in respect of the said landed property and the same is free from all encumbrances, charges, liens, lispendences, attachment and trust whatsoever or howsoever.
4. That except the First Party/Land Owners nobody else has any right, title, interest, claim or demand into or upon the said landed property or any part or portion thereof.
5. That there is no suit or legal proceeding pending before any court/courts nor there is any threat of any legal proceeding being initiated against the First Party/Land Owners in respect of the entirety of the said landed property on any account whatsoever or howsoever.
6. That in case if in future any dispute or litigation arises or is found pending with respect to the land as more fully described in the Schedule below the same shall be settled by the First Party/Land Owners at their own cost and the Second Party shall cooperate and assist the First Party in doing so, but the Second Party shall not make any expenditure in doing so.
7. That the First Party/Land Owners have not entered into any agreement for sale, transfer, development nor have created any interest of third party into or upon the Said Land or any part or portion thereof prior to entering this Agreement for Development.
8. The Land Owners also confirm that in terms of the deed of easement dated 22.04.2024, registered in the office of District Sub Registrar, in Book I, Volume No. 0901-2024, Pages from 103150 to 103176, being No. 090105308 for the year 2024 by and between the Land Owners and the owners of the adjoining land, the parties to the said deed of easement dated 22.04.2024 have mutually agreed to allow each other the unconditional, unfettered, perpetual round the clock right of way and/or of egress and ingress, through a demarcated 40 (forty) Feet wide common road/passage situated in the northern side of the Said Land comprising demarcated portion of land belong to Land Owners and also another demarcated portion the adjoining land owners. It is also confirmed by the Land Owners to the Developer herein that in terms of the said deed of easement dated 22.04.2024, the Land Owners as also the adjoining land owners have agreed to not construct, obstruct or sale any part or portion of their respectively owned portions of the said common road/passage and right of way for both the Land Owners, the adjoining land owners and for the future owners of the proposed projects including the future owners/occupants of the Building and that there is no reason and/or possibility of any obstruction being caused by the adjoining land owners and/or anybody else for the use of such road/passage.

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Arun Kumar Singh

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ARTICLE - III. DEVELOPER'S RIGHT

1. The Land Owners hereby grants subject to what has been hereinafter provided the exclusive right to the Developer to build, construct, erect and complete the said building comprising residential flats, parking, to public for their residence purpose by entering into agreements for sell and/or transfer and/or construction in respect of the all the saleable space in accordance with the plan sanctioned by the appropriate authorities with or without amendment and/or modification made or caused by the Developer with the approval of the Land Owners at its own costs.

2. The Developer shall be entitled to prepare, modify or alter the plan with approval of the Land Owners and to submit the same to the appropriate authorities in the name of the Land Owners.

3. The Developer shall be entitled absolutely to its respective space & areas and shall be at liberty to deal there within any manner it deems fit and proper subject to the general restrictions for mutual advantage inherent in the ownership of residential unit, parking, etc. It will also be at liberty to enter into agreement for sale of all the areas and receive the advance and full consideration for the area and remit the share of landowners after deducting the TDS as applicable.

4. The Land Owners will execute and register a **GENERAL / DEVELOPMENT POWER OF ATTORNEY** in favour of the Developer or any of its Authorized Person(s) representing the Developer, for the sale of the entire saleable spaces by the Developer.

5. Developer is fully authorized to develop the aforesaid land by constructing the several multistoried buildings on the below schedule land. The Developer is also entitled to enter into agreement to sale with intended purchaser/s and receive the advance money and other payments there from at any stage.

6. That the Second Party/Developer hereof shall also be solely and absolutely entitled and duly authorized to register itself as the promoter under the prevalent laws, if and as applicable, and for that to sign execute and deliver all applications, forms, documents, papers, etc.

7. That the Developer shall be entitled to obtain loans, project loans, etc., from any bank, financial institution, etc., for development of the said Landed Property on security or charge or mortgage and if any confirmation or document is required by the Developer/Second Party, the Land Owners shall provide with it and fully co-operate with the Developer/ Second Party.



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 Sunny Chitlangia
 Mili Saha
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 Aditya Sarada
 Krishnendu Narayan Choudhury
 Dibyendra Narayan Choudhury
 Arunendra Narayan Choudhury

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8. That the Second Party shall be solely liable and responsible to settle all the issues, disputes related to construction of buildings at its own cost. All the construction hazards including the workmen issues shall be settled by the Second Party at its own costs and expenses.

ARTICLE - IV. BUILDING CONSIDERATION

In consideration of the allocation reserved for the Land Owners, the Land Owners have agreed to permit the Developer to sell all the saleable space as allocated residential flats, parking space and other saleable units/premises of the Said Land and construct, erect and complete the building on the said land as the Developer agrees.

ARTICLE - V. LAND OWNER'S ALLOCATION

1. **LAND OWNER'S ALLOCATION:** shall mean **40% (forty percent)** of the entire sale proceeds of the proposed building.

The details of Owner's Allocation are mutually agreed between the Owners are as follows:

Sl. No.	Owner Name	Owner's Allocation Share (%)
1	SANJAY CHITLANGIA	4.72
2	SUMAN CHITLANGIA	7.95
3	SUNNY CHITLANGIA	13.25
4	MILI SAHA	1.99
5	SONALI SAHA	1.99
6	ADITYA SARDA	5.73
7	KRISHNENDU NARAYAN CHOUDHURY	3.09
8	DIBYENDRA NARAYAN CHOUDHURY	0.64
9	ARUNENDRA NARAYAN CHOUDHURY	0.64
	Total	40

2. The Land Owners or any one or more of them, however, may opt for getting suitable constructed area in the proposed building on the Said Land in the manner mentioned in Article VII (2) below.

3. The Developer shall construct, erect and complete at its own costs the entire common facilities and amenities for the said building by using industrially acceptable standard quality materials which will be specified for construction purpose for which Land Owners hereof have no liability of any nature whatsoever.

Ans
for

Saijy Chittlangra
Suman Chittlangra
Suway Chittlangra

Mili Saha
Sonali Saha
Astita Saha

Krishan Chatterjee
Srijan Chatterjee
Anurag Chatterjee

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Ajay Verma
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4. The Developer shall have no right or claim for payment or reimbursement of any costs, expenses or charges incurred towards construction of the undivided proportionate share in common facilities and amenities.

ARTICLE - VI. DEVELOPER'S ALLOCATION

In consideration of the above, the Developer shall be entitled to 60% (sixty percent) of the entire sale proceeds of the proposed building to be constructed at the Said Land construction of the said building and/or buildings and the Developer shall be entitled to enter into agreement for assigning the lease hold right/sell and transfer purpose and to receive and collect all moneys in respect thereof and it is hereto expressly agreed by and between the parties hereof that for the purpose of entering into such agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the First Party/Land Owners and this agreement by itself shall be treated as consent by the Land Owner and comply with all other obligations of the Developer to the Land Owners under this agreement. It is further agreed that the First Party/Land Owners shall be a party in the deed of conveyances to be executed by the Developer and the Developer will be a confirming party in all such deeds.

ARTICLE - VII. THE LAND OWNER'S OBLIGATIONS

1. That the Land Owners are entitled to 40% of the sale proceeds as detailed above of the proposed building and the Developer is also entitled to the entire sale proceeds as detailed above in the building as per sanction plan duly sanctioned by the appropriate authority.

2. That the Land Owners or any one or more of them instead of taking their respective share of the sale proceeds as mentioned in Article V above, may opt for taking constructed saleable spaces equivalent to their respective share (in whole or in part) of the sale proceeds of the saleable spaces in the proposed building on the Said Land. Such option to take constructed spaces shall, however, be required to be exercised only upon sanction of plans of the proposed building on the Said Land. If so opted, the respective entitlement of the sale proceeds of the saleable spaces of the Land Owners shall be converted by the Developer (at such rate as may be so mutually decided by and between the Land Owner and the Developer) into corresponding carpet area and to be so allocated. Upon sanction of the plan the area so allocated to any one or more of the Land Owners shall be agreed to be so reserved and suitable documentation recording such allocation shall be issued by the Developer to the concerned Land Owner and shall accordingly be confirmed in writing by signing the allocation letter or otherwise and upon such

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confirmation the area so allocated shall be constructed and/or be deemed to be constructed by the Developer for and on account of an on behalf of the concerned Land Owner opting for such constructed spaces.

3. That the First Party/Land Owners shall not demand for any payment apart from that mentioned in this indenture whatsoever and any liability on part of the Land Owners such as P.T., I.T. and/or any other kind of personal liability to clear the Said Land shall be borne solely by the Land Owners.
4. That the Land Owners shall co-operate and arrange to hand over the vacant possession of the said landed property after clearing all kind of disputes if any with whomsoever.
5. That the Land Owners shall co-operate for the renewal of plan and get it sanctioned from the respective authority at the cost of Developer.
6. That in case of any dispute or obstructions in respect of title and/or possession of the below scheduled land, before/during/post construction, the Developer shall take all necessary measures to resolve it and the Land Owners shall co-operate in any manner to resolve the same at the cost of the Land Owners. Any delay in project due to such dispute or obstructions shall not be considered as delay in the part of the Developer in completion of the project.
7. That the Land Owners shall handover all the original documents related to the Said Land to the Developer at the time of registration of this Agreement.
8. That The Land Owners shall pay and update all the taxes/khanza/holding tax pertaining to said land till the time of this agreement and post agreement the Developer will bear all the taxes/khazna/holding tax pertaining to the proposed project property.

ARTICLE - VIII. THE DEVELOPER'S OBLIGATIONS

1. That the First Party/Land Owners will be entitled to 40% of the sale proceeds as detailed above and the Developer is entitled to the rest of the sale proceeds as detailed above in the building as per sanction plan duly sanctioned by the Competent Authority of Malda District.
2. The Developer shall indemnify and keep the Land Owners saved, harmless and indemnified in respect of any reasonable loss, damage, costs, claims, charges and proceedings that may arise in pursuance hereto including all claims or demand that may be made due to anything done by

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the Developer during demolition and construction of the new building and/or buildings, including claims by the Land Owners of adjoining properties, for damage to their buildings, all claims and demand of the suppliers, contractors, workmen and agents of the Developer on any account whatsoever, including any accident or other loss, any demand and/or claim made by the Land Owners of the Developer's area and any action taken by the corporation and/or any other authority for any illegal or faulty construction or otherwise of the new building and the Developer shall also indemnify and keep the Land Owners indemnified in respect of all reasonable costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developer, in pursuance of the authorities granted as aforesaid.

3. That henceforth all documentation and plan renewal with all relevant legal costs with respect to the development of the landed property mentioned herein, to be borne by the Developer which will be excluded from Land Owners' entity.

4. That the Developer shall construct the multistoried Building/tower(s) in appropriate order (as per the building plans sanctioned by competent authorities) and shall use standard quality of materials. The quality of materials shall be such as may from time to time be recommended by the Architect and such recommendation of the Architect shall be acceptable to the parties hereto.

5. That the Developer at its own cost and expenses shall obtain connections for water, electricity, fire, drainage, sewerage, security system for common areas, landscaping and other inputs utilities and facilities (both temporary and permanent) from State, Central Government authorities, statutory or other bodies as required for construction, use and enjoyment of the buildings. The said connection may be in the name of the Developer and/or the Land Owners and/or both of them.

6. That the Second Party/Developer shall be solely liable and responsible to look after, supervise manage and administer the progress and day to day work of construction of the proposed multistoried buildings and towers.

7. That the Second Party/Developer shall be solely liable and responsible to settle all the issues, disputes related to construction of buildings at its own cost. All the construction hazards including the workmen issues shall be settled by the Second Party at its own cost and expenses.

8. That the Developer shall complete all the common areas requisites such as fire, septic tanks, common bathroom, parking lots, common

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electricity, flooring, plumbing and water (for common), exterior painting works, boundary wall and common roads and passages, etc.

9. That in case of any dispute or obstruction before/during/post construction, the Developer shall take all necessary measures to resolve it and the Land Owners shall co-operate in any manner to resolve the same.

10. That after completion of the project the Developer will hand over all the original documents, Plans and other documents (if any) to the Association of Owners.

11. At the time of completion of the project, if any unsold units/inventory exists, then the parties may mutually decide to take the registration of the unsold units/inventory as per their respective share. At that time the applicable GST will be paid by the parties as per their respective shares.

ARTICLE IX - POWER OF ATTORNEY

1. The Land Owners shall sign, execute and register one General/Development Power of Attorney in favor of the Developer or any of its authorized person(s) representing the Developer for (a) compliance with the obligations on the part of the Developer to be observed, fulfilled and performed hereunder, (b) the proper and uninterrupted exercise of implementing the rights and authorities granted or intended to be granted to the Developer hereunder (including those relating to sell, conveyance or otherwise transfer of the saleable units, areas, spaces of the buildings to be constructed) with provision of remitting of their shares in sale proceeds to them.

2. It is further understood that to facilitate the construction of the new building and/or buildings by the Developer, various deeds, matters and things not herein specified may be required to be borne by the Developer and for which the Developer may need the authority of the Land Owners and various applications and documents may be required to be signed or made by the Land Owners from time to time relating to which specific provisions may not have been mentioned herein and the Land Owners hereby agrees to do at the costs and expenses of the Developer all such acts, deeds, matters and things and execute such applications, papers and such further/additional power of attorney and/or authorization as may be required by the Developer.

3. The Land Owners agree not to revoke the power of attorney granted unconditionally by them for the purpose and as herein contained during the

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Rishabh Singh
Chiranjeev

Siddhant N. Chakraborty

Anurambha Anandan Choudhary

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subsistence of this agreement not prejudicial to the original contents of the agreement.

ARTICLE - X CONSTRUCTION

1. The Developer shall be solely and exclusively responsible for construction of the said building.
2. The construction shall be completed within 5 (five) years from the date of receipt of sanctioned building plan from the competent authorities (subject to force majeure). Further, the stipulated time can be extended for a period of not more than 6 (six) months.
3. That the Architects and engineers so appointed shall be the deciding authority for the quality of the materials used in construction and of the construction work too. They shall also be authorized to declare whether the residential premises are fit for possession or not.
4. To comply by all the promises made to the purchasers, intended purchasers of the units and in case the Developer fails to comply with the same, it shall bear proportionate expenses so incurred to comply with the promises made.

ARTICLE - XI SALE PROCEEDS

1. Accordingly, the Land Owners shall be entitled to 40% (forty percent) of the total sale proceeds of the building and the Developer shall be entitled to 60% (sixty percent) of the total sale proceeds.
2. The undivided proportionate right, title and interest in the land and common facilities and amenities and common portion of the said building and the open space shall exclusively belong to the Land Owners and the Developer contained herein.
3. The Land Owners and Developer shall be entitled to transfer or otherwise deal with the building and share the sale proceeds in between themselves.
4. That the payment of the entire sale proceeds received by the Developer in the form of advances, installments and/or full payment in connection with the said building(s), to be collected to a joint account or an escrow account will be open as per the Real Estate (Regulation And Development) Act, 2016 (**RERA Act**) or any other laws at the time being in force and share the same as per their entitlement between the parties.

Om
RERA

Sanjay Chitlangia
Suman Chitlangia
Sunny Chitlangia

Milisa
Sonali Saha
Amit Saha
Rishan Dutta
Anurag Chitlangia

PRM REAL ESTATE PVT. LTD.

Sig
Authorized Signatory

ARTICLE - XII, BUILDING

1. The Developer shall at its own cost construct, erect and complete the building and common facilities and amenities at the Said Land in accordance with the sanctioned plan as aforesaid with good and standard materials as may be specified by the Architect from time to time.
2. Subject as aforesaid the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto. The Land Owner may inspect the site during the construction period (but only in the presence of authorized representative[s] of the Developer) and may suggest any variation and/or regarding quality of material.
3. The Developer shall erect in the said building at its own costs as per specification and drawings provided by the Architect, pump, tube well, water storage tanks, lift, overhead reservoirs, septic tank, electrification, generators, permanent electric connection and until permanent electric connection is obtained, temporary electric connection shall be provided and other facilities as are required to be provided in a residential building and constructed spaces for sell and/or lease of constructed space therein on ownership basis.
4. The Developer shall at its own cost and expenses construct and complete the building and various units and/or apartments herein accordance with the sanctioned building plans and amendments thereto or modification thereof made or caused to be made by the Developer.
5. All costs, charges and expenses including reasonable Architect's fees shall be paid, discharged and borne by the Developer and the Land Owners shall have no liability in this context.
6. That after the construction of the Building, the Developer hereof shall at its own cost and expenses install a transformer and generator in the building, and the Developer will collect infrastructure cost for the same from the intending purchasers, the Land Owners shall have no liability or demand for the same.
7. The Developer shall provide at its own cost supplying electricity, main switch, socket, etc. water pipeline, sewerage connection in the proposed building.
8. The name of the building/project shall be any name as decided by the Developer and should be named "PRM PARADISE"/prefixed with "PRM".

Sig
Authorized Signatory

Sarjey Chittanig
Suman Chittanig
Sury Chittanig

Milisa
Sonalika
Aditya Sarda

Pradip Choudhary
Ajay Choudhary
Anurag Choudhary

PRM REAL ESTATE PVT. LTD.

Ajay Verma
Authorised Signatory

ARTICLE XIII COMMON FACILITIES

1. The Land Owners shall pay and bear the property taxes and other dues and outgoing of the said building according to dues. Thereafter respective purchasers of spaces shall bear the same proportionately.
2. As and from the date of service of letter of possession in respect of the new building/construction, the Land Owners and the Developer shall be responsible to pay and bear the service charges for the common facilities in the building payable in respect of proposed Building and the said charges shall include proportionate share of premises for insurances of the building, water, fire and scavenging charges and taxes, light, sanitation and lift maintenance, operation, repair and renewal charges for bill collection, maintenance of the common facilities, renovation, replacement, repair and renewal charges and expenses for the building and of the common wiring, pipes, lifts, electrical and pumps, motors and other electrical and mechanical installations, applications and equipments, stairways, corridors, passage ways, and other common facilities whatsoever as may be mutually agreed from time to time.

ARTICLE - XIV LEGAL PROCEEDINGS

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer as the constituted attorney of the Land Owners, to defend all actions, suits and proceedings which GOD FORBID may arise in respect of the development of the Said Land and all costs, charges and expenses incurred for that purpose with the approval of the Land Owners shall be borne and paid by the Developer specifically may be required to be done by the Developer and for which Developer may need the authority of the Land Owners' application and other documents may be required to be signed of made by the Land Owners relating to which specific provisions may not have been mentioned herein.

The Land Owners hereby undertakes to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter and the Land Owners shall execute authorizations as may be required by the Developer for the purpose and the Land Owners also undertakes to sign and execute all such additional applications and other documents as the case may be, provided that all such acts, deeds and things do not in any way infringe of the rights of the Land Owners and/or go against the spirit of this agreement.

2. It is hereby expressly agreed by and between the parties hereto that

Signature

Sriyati Chittlangia
Suman Chittlangia
Surya Chittlangia

Mili Sahar
Gorahi Sahar
Aditya Sarda
Rishu Sarda
Anurag Sarda
Anurag Sarda

PRM REAL ESTATE PVT. LTD.

Authorized Signatory

Land Owners shall be liable and responsible to make good the title and/or possession in case any dispute arises relating to the title and/or possession of the below schedule land and to defend all actions, suits and proceedings which GODFORBID may arise in respect of the said land on which the building is to be constructed.

3. Any notice required to be given by the Developer shall without prejudice to any other mode of service available deemed to have been served on the Land Owners if delivered by hand with due acknowledgement at the residence of the Land Owners and shall likewise be deemed to have been served on the Developer by the Land Owners if delivered by hand or send by pre-paid registered post to the registered office of the Developer.

4. Both the Developer and the Land Owners shall frame a scheme for the management and administration of the said building or buildings and/or common parts thereof, the Land Owners hereby agrees to abide by all the rules and regulations, as such management, society/ association/ holding organization do hereby give their consent to abide by the same.

5. The Land Owners hereby assures the Developer that there is no existing agreement regarding the development or sell of the said land and that all other agreement if any prior to this agreement have been cancelled and the Land Owners agrees to indemnify and keep indemnified the Developer against any or all claims made by any third party in respect of the Said Land.

ARTICLE - XV, FORCE MAJEURE

1. The parties hereto shall not be liable for any obligation hereunder to the extent that the performance of the relative obligations is prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.

2. The Developer shall not be liable nor responsible for any loss or damage caused by the Act of GOD or on happening of anything/act beyond its reasonable control, in spite of constructing the building with seismic design or standard quality materials with proper supervision of the Developer.

3. Force Majeure shall mean flood, earthquake, riot, war storm, tempest, civil commotion, strike, lockout, air raid, fire, lightning, acid rain, accident, hurricane, explosions, terrorist activities, pandemic, lockdown, curfew, imposition of orders under section 144 of the Code of Criminal Procedure,



Saijay Chitlangia
Suman Chitlangia
Sunny Chitlangia

Mili Saha
Sonali Saha
Aditya Saha
Ajay Kumar Choudhary
Ajay Kumar Choudhary
Ajay Kumar Choudhary

PRM REAL ESTATE PVT. LTD.

Ajay Verma
Authorised Signatory

sealing of premises by any statutory authorities, insurrections, embargoes or blockages, and/or any court order or injunction restraining the construction of the building(s) at the Said Land (not occasioned at the instance of the Developer) and/or changes in any municipal or other rules and laws relating to sanction of plans after the same is submitted for sanction, etc.

ARTICLE - XVI, ARBITRATION

1. All disputes and/or differences by and between the parties hereto arising out of or relating to any of the provisions hereof shall be referred for arbitration. A sole arbitrator will be appointed and/or selected mutually by both the parties and adjudicated under the provisions of the (Indian) Arbitration and Conciliation Act, 1996 with an amendment or modification thereof. The venue of the arbitration will be at Malda.

2. Such sole arbitrator shall decide on the disputes and give his/her verdict within fifteen (30) days from the date of issue of notice of such dispute. The arbitral procedure shall be conducted in the English language and any award(s) shall be rendered in English. The procedural law of arbitration shall be the Indian law. The cost of arbitration proceedings shall be borne by the parties on equal sharing basis, and also as per the arbitration award(s).

ARTICLE - XVII, JURISDICTION

The ordinary original civil jurisdiction of the Hon'ble Malda Court shall have jurisdiction to entertain, try and determine all actions and suits (including the arbitration proceedings) arising out of this agreement.

ARTICLE - XVIII, SEVERABILITY

The parties hereto agree that if at any time, any of the clauses, terms, conditions and or provisions of this agreement is declared to be invalid or unenforceable under the applicable law or directions or orders of any judicial or other competent authority, this agreement shall continue to be in force in respect of the other clauses, as if such invalid/ unenforceable clauses, terms and conditions were never in existence.

ARTICLE - XIX, COSTS

The parties shall bear their own costs and expenses in relation to the preparation, execution, registration, administration, modification and amendment of this agreement. The stamp duty, registration charges and legal charges payable in connection with this agreement shall be equally borne by the parties hereto.

Amey

Saigya Chitlangia
Sumon Chitlangia
Surya Chitlangia

Mili Saha
Sonali Saha
Achita Saha

Rishan Choudhury
Chudry

Arundha Royan Choudhury

PRM REAL ESTATE PVT. LTD.

Authorized Signatory

ARTICLE - XX, COUNTERPARTS

This agreement or any amendments thereto may be executed in several counterparts, all of which shall be considered one and the same instrument, and shall become effective when one or more counterparts have been signed by each of the parties and delivered to the other party.

SCHEDULE OF PROPERTY **(Said Land)**

All that piece or parcel of land measuring 213.1945 Decimal equivalent to 128.98 Katha more or less appertaining to and forming part of L.R. Plot Nos. 134, 138, 148 and 149, recorded in L.R. Khatian Nos. 1562, 2235, 2238, 2244, 2246, 2253, 2944, 2947, 2955, 2982, 2983 and 2984 of Mouza Nityanandapur, J.L. No. 112, Police Station Malda, within the district of Malda. Plot wise detail of the land are as follows:

L.R. PLOT NOS.	CLASSIFICATION	L.R. KHATIAN NOS.	AREA (Dec.)
134	Bagan	2235, 2244, 2246, 2253, 2982, 2983 & 2984	70.505
138	Bagan	1562, 2238, 2244, 2246, 2253, 2982, 2983 & 2984	65.00
148	Bagan	2982, 2983 & 2984	0.70
149	Bagan	2238, 2244, 2246, 2253, 2944, 2947, 2955, 2982, 2983 & 2984	76.9895
Total			213.1945

The Land is butted and bounded as follows:

NORTH : By 40 feet wide Common Road and L.R. Plot Nos. 149 (Part) and 134 (Part).

EAST : By L.R. Plot Nos. 136 and 139.

SOUTH : By L.R. Plot Nos. 138 (Part), 145, 146, 134 (Part), 149 (Part) and 148 (Part).

WEST : By L.R. Plot Nos. 149 (Part) and 148 (Part).



Sanjay Chatterjee
Suman Chitlangia
Jury Chitlangia

Mili Saha
Sonali Saha
Aditya Saha

Krishanendu Nayak
Chand

Dipak K. Agarwal
Arundhan Nayak Choudhary

PRM REAL ESTATE PVT. LTD.

Sanjay
Authorised Signatory

IN WITNESSETH WHEREOF THE PARTIES HAVE HEREUNTO SET & SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THIS THE DAY, MONTH & YEAR FIRST ABOVE MENTIONED.

WITNESSES

1. Arup Sinha.

S/O - Lt. Rabin dran Nath Singha,
Vidyasagar Pathy
P.O - Jhaljhulia
P.S - English Bazaar
DT - Malda
Pin - 732102

2.

Dipak Kumar Agarwal.
S/O - Late Ful Kumar
Agarwal.
South Balunchar.
English Bazaar
P.O. Post - Malda

EXECUTANTS

Sanjay Chatterjee
Suman Chitlangia
Jury Chitlangia

Mili Saha
Sonali Saha
Aditya Saha
Krishanendu Nayak Chand
Dipak K. Agarwal
Arundhan Nayak Choudhary.

LAND OWNERS/FIRST PARTY
PRM REAL ESTATE PVT. LTD.

Sanjay
Authorised Signatory

(DEVELOPER/SECOND PARTY)

Drafted by me and prepared at my chamber

Ashoke Kumar Agarwal
Advocate.

ASHOKE KUMAR AGARWALA
Advocate

Malda Bar Association, Malda.

Enrollment No. - WB / 140 / 1997

অতিরিক্ত পাতা নং - ১



Sanjay Chitlangia

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা অনাধিকা মধ্যমা তর্জনী বৃহদঙ্গুলী বৃহদঙ্গুলী তর্জনী মধ্যমা অনাধিকা কনিষ্ঠা

স্বাক্ষর Sanjay Chitlangia



Suman Chitlangia

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা অনাধিকা মধ্যমা তর্জনী বৃহদঙ্গুলী বৃহদঙ্গুলী তর্জনী মধ্যমা অনাধিকা কনিষ্ঠা

স্বাক্ষর Suman Chitlangia



Sunny Chitlangia

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা অনাধিকা মধ্যমা তর্জনী বৃহদঙ্গুলী বৃহদঙ্গুলী তর্জনী মধ্যমা অনাধিকা কনিষ্ঠা

স্বাক্ষর Sunny Chitlangia

অতিরিক্ত পাতা নং - ২



Mili Saha

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃহদঙ্গুলী বৃহদঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

Mili Saha

স্বাক্ষর



Sonali

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃহদঙ্গুলী বৃহদঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

স্বাক্ষর Sonali Saha

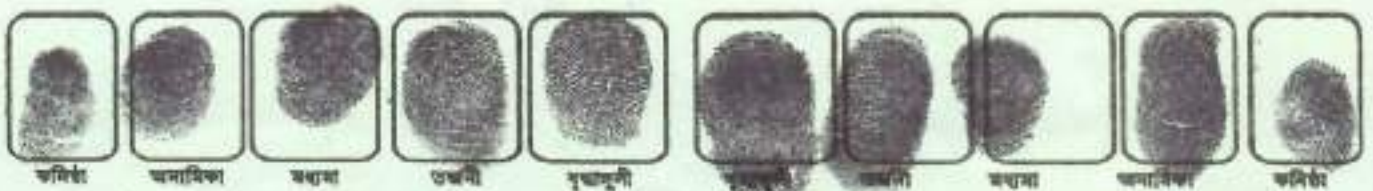


Aditya Sarda

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃহদঙ্গুলী বৃহদঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

স্বাক্ষর Aditya Sarda

অতিরিক্ত পাতা নং - 3



Shouchey Nayak Choudhury

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃহদঙ্গুলী বৃহদঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

স্বাক্ষর *Krishande Nayak Choudhury*



Prityak N. Choudhury

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃহদঙ্গুলী বৃহদঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

স্বাক্ষর *Prityak N. Choudhury*

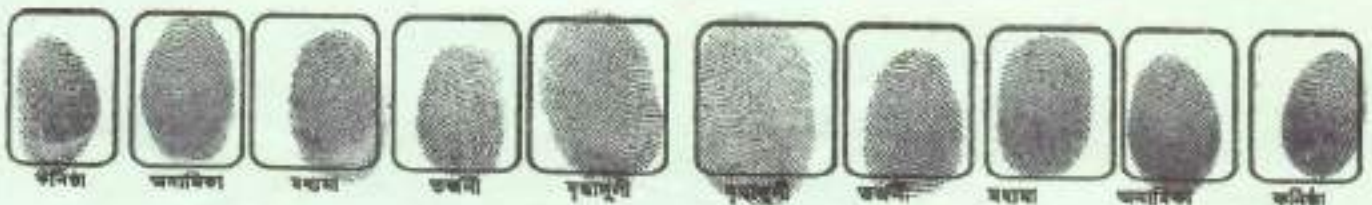


Anusonda Nayak Choudhury

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



কনিষ্ঠা অনামিকা মধ্যমা তর্জনী বৃহদঙ্গুলী বৃহদঙ্গুলী তর্জনী মধ্যমা অনামিকা কনিষ্ঠা

স্বাক্ষর *Anusonda Nayak Choudhury*

অতিরিক্ত পাতা নং - 4

PRM REAL ESTATE PVT. LTD.



Jay ver

Authorized Signatory

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



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PRM REAL ESTATE PVT. LTD.

স্বাক্ষর

Jay ver

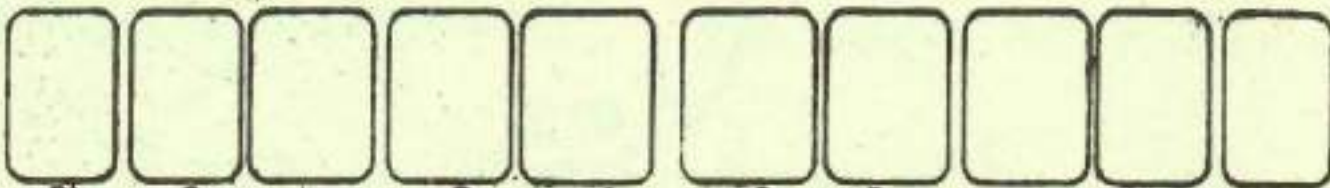
Authorized Signatory

বাম হাতের আঙ্গুল ছাপ



ফটো

ডান হাতের আঙ্গুল ছাপ



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স্বাক্ষর

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF PRM REAL ESTATE PVT LTD, HELD ON 02ND MAY, 2024 AT 11.00 A.M AT ITS REGISTERED OFFICE SITUATED AT 4TH FLOOR, JEEVANDEEP BUILDING, SEVOKE ROAD, SILIGURI – 734008

Item 1: Authorisation to Mr. Ajay Verma to represent company for signing documents in relation to Setu More

"Resolved that Mr. Ajay Verma (PAN: ALOPV4202C), employee of the company be and is hereby authorized to sign, appear, execute and arrange to file, whether digitally or physically, the forms, documents, appear as may be required, for the purpose of execution of Development Agreement and Power of Attorney with the landlords on behalf of the Company for the development of the proposed project PRM Paradise on the below mentioned schedule of property.

All that piece or parcel of land measuring 213.1945 Decimal equivalent to 128.98 Katha more or less appertaining to and forming part of L.R. Plot Nos.134, 138, 148 and 149, recorded in L.R. Khatian Nos. 1562, 2235, 2238, 2244, 2246, 2253, 2944, 2947, 2955, 2982, 2983 and 2984 of Mouza Nityanandapur, J.L. No. 112, Police Station Malda, within the district of Malda.

"RESOLVED FURTHER THAT a certified true copy of the resolution be given to anyone concerned or interested in the matter.

Certified to be a True Copy

For PRM Real Estate Pvt Ltd,

Prem Kumar Agarwal
PRM REAL ESTATE PVT. LTD.

Director (DIN: 00574638)

Utsav Mittal
PRM REAL ESTATE PVT. LTD.

Director (DIN: 08203130)

Umang Mittal
PRM REAL ESTATE PVT. LTD.

Director (DIN: 09314649)

Date: 02/05/2024

Place: Siliguri



सत्यमेव जयते
GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies
Nizam Palace, 2nd MSO Building 2nd Floor, Kolkata, West Bengal, India, 700020

Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U70101WB2007PTC112485

I hereby certify that the name of the company has been changed from VEDANTA NIKETAN PRIVATE LIMITED PRM REAL ESTATE PRIVATE LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name VEDANTA NIKETAN PRIVATE LIMITED.

Given under my hand at Kolkata this Eleventh day of July two thousand seventeen.

DS MINISTRY
OF CORPORATE
AFFAIRS 04

BIBEKANANDA MOHAN
REGISTRAR OF COMPANIES
Registrar of Companies
RoC - Kolk

Mailing Address as per record available in Registrar of Companies office:

PRM REAL ESTATE PRIVATE LIMITED

JEWANDEEP COMPLEX, 4TH MILE, SEVOKE ROAD, SILIGURI, Jalpaiguri, West Bengal, India,
734008



PRM REAL ESTATE PVT. LTD.

[Signature]
Authorised Signatory

Major Information of the Deed



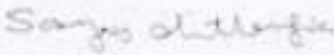


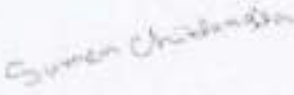


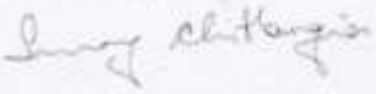
Deed No :	I-0901-06719/2024	Date of Registration	22/05/2024
Query No / Year	0901-2001267631/2024	Office where deed is registered	
Query Date	21/05/2024 1:30:35 PM	D.S.R. MALDA, District: Malda	
Applicant Name, Address & Other Details	Ashoke Kumar Agarwala Malda Bar Asso, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 8370988922, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 7,68,68,061/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,010/- (Article:48(g))	Rs. 46/- (Article:E, E)		
Remarks			






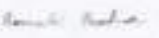






Land Details :

District: Malda, P.S.- Malda, Gram Panchayat: SAHAPUR, Mouza: Nityanandapur, JI No: 112, Pin Code : 732142




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-134 (RS :-)	LR-2244	Commercial Bagan	70.505 Dec	1/-	2,54,20,837/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-138 (RS :-)	LR-1582	Commercial Bagan	85 Dec	1/-	2,34,35,990/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-148 (RS :-)	LR-2982	Commercial Bagan	0.7 Dec	1/-	2,52,387/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L4	LR-149 (RS :-)	LR-2955	Commercial Bagan	76.9695 Dec	1/-	2,77,58,847/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
TOTAL :				213.1945Dec	4/-	768,68,061 /-	
Grand Total :				213.1945Dec	4/-	768,68,061 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SANJAY CHITLANGIA (Presentant) Son of Mr KEDAR NATH CHITLANGIA Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office	 22/05/2024	 Captured LT 22/05/2024	 22/05/2024
,SOUTH BALUCHAR, MARWARI PATTY LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: ABxxxxxx2L, Aadhaar No: 71xxxxxxxx1578, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs SUMAN CHITLANGIA Wife of Mr SANJAY CHITLANGIA Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office	 22/05/2024	 Captured LT 22/05/2024	 22/05/2024
,SOUTH BALUCHAR, MARWARI PATTY LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: ACxxxxxx5F, Aadhaar No: 98xxxxxxxx4690, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	SUNNY CHITLANGIA Son of Mr SANJAY CHITLANGIA Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office	 22/05/2024	 Captured LT 22/05/2024	 22/05/2024
,SOUTH BALUCHAR, MARWARI PATTY LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: BAxxxxxx7L, Aadhaar No: 62xxxxxxxx7192, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mrs MILI SAHA Wife of Mr GOBINDA SAHA Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office		 Captured	
		22/05/2024	LTI 22/05/2024	22/05/2024
	,VIVEKANANDA PALLY, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AKxxxxxxON, Aadhaar No: 38xxxxxxxx8068, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	Mrs SONALI SAHA Wife of Mr NETAI SAHA Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office		 Captured	
		22/05/2024	LTI 22/05/2024	22/05/2024
	,K J SANYAL ROAD, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: AZxxxxxx4N, Aadhaar No: 99xxxxxxxx0025, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office			
8	Name	Photo	Finger Print	Signature
	ADITYA SARDA Son of Mr MAHESH KUMAR SARDA Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office		 Captured	
		22/05/2024	LTI 22/05/2024	22/05/2024
	,GOLAPATTI BANDH ROAD, City:- , P.O:- MALDA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: CWxxxxxx1E, Aadhaar No: 26xxxxxxxx9780, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office			
7	Name	Photo	Finger Print	Signature
	Mr KRISHNENDU NARAYAN CHOUDHURY Son of Late MANINDRA NARAYAN CHOUDHURY Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office		 Captured	
		22/05/2024	LTI 22/05/2024	22/05/2024

,BELTOLLA HOUSE, GOLAPATTI BYE LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.:: ABxxxxxx1A, Aadhaar No: 51xxxxxxxx9234, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office

8	Name	Photo	Finger Print	Signature
	DIBYENDRA NARAYAN CHOUDHURY Son of Late JADABENDRA NARAYAN CHOUDHURY Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office		 Captured	
		22/05/2024	LT 22/05/2024	22/05/2024

,BELTOLLA HOUSE, GOLAPATTI BYE LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.:: ACxxxxxx7P, Aadhaar No: 24xxxxxxxx6269, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office

9	Name	Photo	Finger Print	Signature
	ARUNENDRA NARAYAN CHOUDHURY Son of Late JADABENDRA NARAYAN CHOUDHURY Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office		 Captured	
		22/05/2024	LT 22/05/2024	22/05/2024

,BELTOLLA HOUSE, GOLAPATTI BYE LANE, City:- , P.O:- MALDA, P.S:-English Bazar, District:- Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX2 , PAN No.:: ACxxxxxx4Q, Aadhaar No: 55xxxxxxxx3185, Status :Individual, Executed by: Self, Date of Execution: 22/05/2024 , Admitted by: Self, Date of Admission: 22/05/2024 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRM REAL ESTATE PRIVATE LIMITED .4TH FLOOR, JEEVANDEEP BUILDING, City:- , P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008 Date of Incorporation:XX-XX-2XX7 , PAN No.:: AAxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AJAY VERMA Son of Late RADHESHYAM VERMA Date of Execution - 22/05/2024, , Admitted by: Self, Date of Admission: 22/05/2024, Place of Admission of Execution: Office		 Captured	
	May 22 2024 12:42PM	LTI 32952824	22/05/2024	
,SILMASAMATI PARA, City:- , P.O:- JAIPAIGURI, P.S:-Jalpaiguri, District:-Jalpaiguri, West Bengal, India, PIN:- 735101, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No. : ALxxxxx2C, Aadhaar No: 46xxxxxxxx5587 Status : Representative, Representative of : PRM REAL ESTATE PRIVATE LIMITED (as AUTHORIZED SIGNATORY)				

Identifier Details :

Name	Photo	Finger Print	Signature
ARUP SINGHA Son of Late RASINDRA NATH SINGHA , VIDYASAGAR PALLY, City:- , P.O:- JHALJHALIA, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732102		 Captured	
	22/05/2024	22/05/2024	22/05/2024
Identifier Of SANJAY CHITLANGIA, Mrs SUMAN CHITLANGIA, SUNNY CHITLANGIA, Mrs MILI SAHA, Mrs SONALI SAHA, ADITYA SARDA, Mr KRISHNENDU NARAYAN CHOUDHURY, DIBYENDRA NARAYAN CHOUDHURY, ARUNENDRA NARAYAN CHOUDHURY, Mr AJAY VERMA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SANJAY CHITLANGIA	PRM REAL ESTATE PRIVATE LIMITED-24.67 Dec
2	Mrs SUMAN CHITLANGIA	PRM REAL ESTATE PRIVATE LIMITED-21.625 Dec
3	SUNNY CHITLANGIA	PRM REAL ESTATE PRIVATE LIMITED-21.625 Dec
4	Mrs MILI SAHA	PRM REAL ESTATE PRIVATE LIMITED-0.437 Dec
5	Mrs SONALI SAHA	PRM REAL ESTATE PRIVATE LIMITED-0.437 Dec
6	ADITYA SARDA	PRM REAL ESTATE PRIVATE LIMITED-1.711 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SANJAY CHITLANGIA	PRM REAL ESTATE PRIVATE LIMITED-29 Dec
2	Mrs SUMAN CHITLANGIA	PRM REAL ESTATE PRIVATE LIMITED-7 Dec
3	SUNNY CHITLANGIA	PRM REAL ESTATE PRIVATE LIMITED-7 Dec
4	Mrs MILI SAHA	PRM REAL ESTATE PRIVATE LIMITED-4.4 Dec
5	Mrs SONALI SAHA	PRM REAL ESTATE PRIVATE LIMITED-4.4 Dec
6	ADITYA SARDA	PRM REAL ESTATE PRIVATE LIMITED-13.2 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs MILI SAHA	PRM REAL ESTATE PRIVATE LIMITED-0.14 Dec
2	Mrs SONALI SAHA	PRM REAL ESTATE PRIVATE LIMITED-0.14 Dec
3	ADITYA SARDA	PRM REAL ESTATE PRIVATE LIMITED-0.42 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	SANJAY CHITLANGIA	PRM REAL ESTATE PRIVATE LIMITED-8.2382 Dec
2	Mrs SUMAN CHITLANGIA	PRM REAL ESTATE PRIVATE LIMITED-8.0631 Dec
3	SUNNY CHITLANGIA	PRM REAL ESTATE PRIVATE LIMITED-8.2382 Dec
4	Mrs MILI SAHA	PRM REAL ESTATE PRIVATE LIMITED-5.22 Dec
5	Mrs SONALI SAHA	PRM REAL ESTATE PRIVATE LIMITED-5.22 Dec
6	ADITYA SARDA	PRM REAL ESTATE PRIVATE LIMITED-16.11 Dec
7	Mr KRISHNENDU NARAYAN CHOUDHURY	PRM REAL ESTATE PRIVATE LIMITED-19.1 Dec
8	DIBYENDRA NARAYAN CHOUDHURY	PRM REAL ESTATE PRIVATE LIMITED-3.4 Dec
8	ARUNENDRA NARAYAN CHOUDHURY	PRM REAL ESTATE PRIVATE LIMITED-3.4 Dec

Land Details as per Land Record

District: Malda, P.S:- Malda, Gram Panchayat: SAHAPUR, Mouza: Nityanandapur, JI No: 112, Pin Code : 732142

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 134, LR Khatian No:- 2244	Owner: শ্রী সঞ্জয় চিতলঙ্গা, Gurdian: শ্রী সঞ্জয় চিতলঙ্গা, Address: শ্রী সঞ্জয় চিতলঙ্গা, Classification: কৃষি, Area: 0.24520000 Acre,	SANJAY CHITLANGIA
L2	LR Plot No:- 138, LR Khatian No:- 1582	Owner: শ্রী সঞ্জয় চিতলঙ্গা, Gurdian: শ্রী সঞ্জয় চিতলঙ্গা, Address: শ্রী সঞ্জয় চিতলঙ্গা, Classification: কৃষি, Area: 0.22000000 Acre,	SANJAY CHITLANGIA
L3	LR Plot No:- 148, LR Khatian No:- 2982	Owner: শ্রী অদিত্য সর্দা, Gurdian: শ্রী অদিত্য সর্দা, Address: শ্রী অদিত্য সর্দা, Classification: কৃষি, Area: 0.00420000 Acre,	ADITYA SARDA
L4	LR Plot No:- 149, LR Khatian No:- 2955	Owner: শ্রী কৃষ্ণেন্দু নারায়ণ চৌধুরী, Gurdian: শ্রী কৃষ্ণেন্দু নারায়ণ চৌধুরী, Address: শ্রী কৃষ্ণেন্দু নারায়ণ চৌধুরী, Classification: কৃষি, Area: 0.19800000 Acre,	Mr KRISHNENDU NARAYAN CHOUDHURY

On 22-05-2024

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 12:34 hrs on 22-05-2024, at the Office of the D.S.R. MALDA by SANJAY CHITLANGIA, 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 7,68,68,061/-

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

Execution is admitted on 22/05/2024 by 1. SANJAY CHITLANGIA, Son of Mr KEDAR NATH CHITLANGIA, SOUTH BALUCHAR, MARWARI PATTY LANE, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 2. Mrs SUMAN CHITLANGIA, Wife of Mr SANJAY CHITLANGIA, SOUTH BALUCHAR, MARWARI PATTY LANE, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession House wife, 3. SUNNY CHITLANGIA, Son of Mr SANJAY CHITLANGIA, SOUTH BALUCHAR, MARWARI PATTY LANE, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 4. Mrs MILI SAHA, Wife of Mr GOBINDA SAHA, VIVEKANANDA PALLY, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 5. Mrs SONALI SAHA, Wife of Mr NETAI SAHA, K J SANYAL ROAD, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 6. ADITYA SARDA, Son of Mr MAHESH KUMAR SARDA, GOLAPATTI BANDH ROAD, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 7. Mr KRISHNENDU NARAYAN CHOUDHURY, Son of Late MANINDRA NARAYAN CHOUDHURY, BELTOLLA HOUSE, GOLAPATTI BYE LANE, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Advocate, 8. DIBYENDRA NARAYAN CHOUDHURY, Son of Late JADABENDRA NARAYAN CHOUDHURY, BELTOLLA HOUSE, GOLAPATTI BYE LANE, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 9. ARUNENDRA NARAYAN CHOUDHURY, Son of Late JADABENDRA NARAYAN CHOUDHURY, BELTOLLA HOUSE, GOLAPATTI BYE LANE, P.O: MALDA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business
Identified by ARUP SINGHA, , Son of Late RABINDRA NATH SINGHA, VIDYASAGAR PALLY, P.O: JHALJHALIA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732102, by caste Hindu, by profession Others

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

Execution is admitted on 22-05-2024 by Mr AJAY VERMA, AUTHORIZED SIGNATORY, PRM REAL ESTATE PRIVATE LIMITED (Private Limited Company), 4TH FLOOR, JEEVANDEEP BUILDING, City:- , P.O:- SALUGARA, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734008

Identified by ARUP SINGHA, , Son of Late RABINDRA NATH SINGHA, VIDYASAGAR PALLY, P.O: JHALJHALIA, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732102, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/05/2024 6:51PM with Govt. Ref. No: 192024250054836928 on 21-05-2024, Amount Rs: 14/-, Bank: SBI EPay (SBIPay), Ref. No. 3381521134227 on 21-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,010/- and Stamp Duty paid by Stamp Rs 1,000.00/- by online = Rs 74,010/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 551, Amount: Rs.1,000.00/-, Date of Purchase: 21/05/2024, Vendor name: MANORANJAN PODDAR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/05/2024 6:51PM with Govt. Ref. No: 192024250054836928 on 21-05-2024, Amount Rs: 74,010/-, Bank:
SBI EPay (SBIPay), Ref. No. 3381521134227 on 21-05-2024, Head of Account 0030-02-103-003-02



Sumanta Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. MALDA
Malda, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0901-2024, Page from 129560 to 129595
being No 090106719 for the year 2024.



Digitally signed by SUMANTA DHAR
Date: 2024.05.22 15:46:17 +05:30
Reason: Digital Signing of Deed.

(Sumanta Dhar) 22/05/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. MALDA
West Bengal.