

DEVELOPMENT AGREEMENT

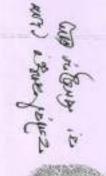
THIS AGREEMENT is made on this 9th day of September Two thousand Twenty.

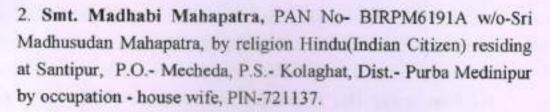
BETWEEN

 Sri Dibakar Samui, PAN No- AISPS5991E Son of Late Bishnupada Samui, by faith - Hindu, by occupation - retired person residing at Vill -Barbahala, P.O. Mechada, Police Station - Kolaghat, District- Purba Medinipur, PIN-721137.

Jenn Rein Bela Jikakos Samui Sati Sonkot groch Madhoki Mahapahu

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- Sri Madhusudan Mahapatra, PAN No- BIRPM6192D s/o- Late Kshudiram Mahapatra by religion Hindu (Indian Citizen) residing at Santipur, P.O.- Mecheda, P.S.- Kolaghat, Dist.- Purba Medinipur by occupation-business, PIN-721137.
- 4. Sri Gouri Sankar Ghosh, PAN No- AJRPG7781L s/o- Late Tarapada Ghosh by religion Hindu(Indian Citizen) residing at Srikrishnapur, P.O.- Mecheda, P.S.- Kolaghat, Dist.- Purba Medinipur by occupation-retired person, PIN-721137.
- 5. Sri Sati Sankar Ghosh, PAN No- AGCPG0336M s/o- Late Tarapada Ghosh by religion Hindu (Indian Citizen) residing at Srikrishnapur, P.O.- Mecheda, P.S.- Kolaghat, Dist.- Purba Medinipur by occupation-Service, PIN-72113 hereinafter called and referred to as the "LAND OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include their respective heirs, executors, legal representatives and assigns) of the "ONE PART".

AND

AB CONSTRUCTIVE DEVELOPER, PAN No- AAXFA5412B a partnership firm having its office at Barbahala, P.O. Mechada, Police Station - Kolaghat, Dist. Purba Medinipur represented by its partners namely (1) SRI ARUN KUMAR BERA, PAN No- AIFPB0911N Son of Sri Haripada Bera, by faith - Hindu, by occupation - Business, (2) SRI BARUN BERA, PAN No- AHUPB3795Q Son of Sri

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Haripada Bera, by faith - Hindu, by occupation - Business, both are residing at Vill. Barbahala, P.O. Mechada, Police Station - Kolaghat, Dist. Purba Medinipur hereinafter called and referred to as the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include his respective heirs, executors, legal representatives and assigns) of the "OTHER PART".

WHEREAS

- ALL THAT piece and parcel of homestead land measuring 33 decimals of land (Bastu, Vacant land) more or less being in plot no-418, Under Khatian No.- 253/1, 523/1, 761/1, 161/1 & 697/1 of Mouza-Rakshachak, J.L. No.-293, under police station-Kolaghat, Dist.- Purba Medinipur.
- 2. The Owners intended to develop the property measuring more or less measuring 33 decimals of land (Bastu, Vacant land) more fully and particularly mentioned in the "SCHEDULE-A" hereunder written for the construction of a new building i.e. G+7 storied building thereon but for paucity of funds and lack of experience could not develop their said property by construction of a Multi storied Building.
- The Owners were looking for a proper person/firm for making construction of Building on the land by investing funds and having experience in the construction of the Building.
- The Developer coming to know the said intention of the Owners approached to the Owners and agreed to invest funds for making development of the property by making construction of building.

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 The Owners and the Developer after having several rounds of discussion have agreed that the Developer will develop the said premises for the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH that the parties hereto have agreed to abide by the terms and conditions of Agreement appearing hereunder and the terms hereunder unless excluded by or repugnant to the subject or context shall mean the following.

ARTICLE -I

1.1 OWNER

- 1. Sri Dibakar Samui.
- 2. Smt. Madhabi Mahapatra
- 3. Sri Madhusudan Mahapatra
- 4. Sri Gouri Sankar Ghosh,
- 5. Sri Sati Sankar Ghosh,

1.2 DEVELOPER:

A B CONSTRUCTIVE DEVELOPER

1.3 PREMISES

The land measuring 33 decimals of land (Bastu, Vacant land) more or less being in plot no- 418, Under Khatian No.- 253/1, 523/1, 761/1, 161/1 & 697/1 of Mouza-Rakshachak, J.L. No.-293, under police station-Kolaghat, Dist.- Purba Medinipur.

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1.4 BUILDING:

The G+7 storied building to be constructed by the Developer on the said premises / property.

- 1.5 COMMON SERVICE AREAS: Corridors, stairways, passages, common lavatories, ways, pump room, overhead water tank, roof, underground water reservoir, water pump, septic tank open ground space and all other construction and relevant facilities attached with the building.
- 1.6 SALEABLE SPACE: All space in the new building available for independent use and occupation along with the spaces for common use.
- 1.7 ARCHITECT: The person and/or firm to be appointed by the Developer for planning, designing and supervising the new building.
- 1.8 TRANSFEROR : The Owners and developer herein.
- 1.9 TRANSFEREE: The person, firm, limited company, associations of person to whom any space in the building would have been transferred i.e, purchasers who will purchase flat/space in the building from the Developer.
- 1.10 OWNERS' ALLOCATION : Shall mean the Owners shall get 30% i,e. totally complete / finished flats in 2nd floor, 5th floor and rest portion of parking space / space in Ground floor of the said proposed G+7 Storied buildings on the land of the said premises along with undivided proportionate share of land attributable thereto in the said premises more fully and particularly described in the SCHEDULE- "B" hereunder written.

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- 1.11 DEVELOPERS' ALLOCATION: Save and except the Owners' Allocation the Developer will be entitled to rest 70% i.e. total flats of 1st floor, 3rd floor, 4th floor, 6th floor, 7th floor and rest portion of parking space in Ground floor of the said proposed G+7 Storied buildings on the land of the said premises along with undivided proportionate share of land attributable thereto in the said premises more fully and particularly described in the SCHEDULE- "C" hereunder written.
- 1.12 CONSIDERATION: Owners' Allocation at the cost of the Developer as aforesaid will be treated as consideration to be given to the Owners against which the Owners will transfer proportionate undivided share/interest of land in the premises attributable to the Developers' Allocation.
- 1.13 DELIVERY OF VACANT POSSESSION: In the context shall mean the Owners will hand over to the Developer the peaceful vacant well demarcated physical possession in habitable condition of the said premises immediately after signing of this instrument.
- 1.14 TIME: The Developer will complete Owners' Allocation in complete condition to the Owners within 42 months from the date of execution of this agreement.

ARTICLE-II (OWNER'S RIGHT)

2.1 The Owners will get above mentioned flat of the proposed building from the Developer. ma ikung is



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ARTICLE-III (OWNER'S OBLIGATION)

- 3.1 The Developer shall be entitled to construct and complete the building in accordance of the Sanction Building Plan without any interference or hindrance from the side of the Owners.
- 3.2 During the continuance of this Agreement the Owners will 'not let out, grant, lease, mortgage in respect of the Premises or any portion thereof without the consent in writing of the Developer.
- 3.3 The Owners will execute all Deeds of Conveyance for conveying the undivided proportionate share of land relating to the Developers' Allocation in the Building,
- 3.4 The Owners will execute a Registered Power of Attorney in favour of the Developer or its nominee authorizing inter alia: to construct the building, to sell the flats in the Developers' Allocation and transfer the undivided proportionate share / interest of land in the Premises attributable to the Developers' Allocation and receive consideration therefore at its discretion and execute register and present the Deed of Conveyance in respect of the Flats along with undivided proportionate share/ interest of land in the Premises attributable to the Developers' Allocation,
- 3.5 The Owners, with the execution of this Agreement will hand over all Original Documents, Title Deeds to the Developer against Proper Receipt. Those documents will remain with the said Developer till the Owners/Occupiers of the said building form an association or common body,

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- The Owners will be solely responsible for delivering the 3.6 peaceful, vacant, well demarcated physical possession of the Premises to the Developer free from all encumbrances whatsoever immediately after signing of this instrument.
- The Owners will extend all reasonable co-operation to the 3.7 Developer for effecting construction of the New Building free of cost.

ARTICLE - IV (DEVELOPER'S RIGHT)

- The Owners hereby grant exclusive right to the Developer to 4.1 build and complete the Building without any obstruction from the Owners.
- The Developer will have full right and absolute authority to 4.2 enter into any Agreement with any Purchasers in respect of the Developers' Allocation at any price, of its discretion and receive Advance / Consideration in full thereof.
- 4.3 The Developer will be entitled to receive, collect and realize all money out of the Developers' Allocation without creating any personal liability of the Owners.
- The Developer will be entitled to deliver the Flats and Spaces 4.4 pertaining to the Developers' Allocation to the purchaser(s) after peaceful delivery of khas possession to the owners.
- The Developer will be entitled to transfer the undivided 4.5 proportionate share of land in the Premises attributable to Developer's Allocation on the strength of the POWER OF ATTORNEY to be given by the Owners.



4.6 The Developer will be entitled to make publicity and advertisement in all possible manners for the benefit of Developers' Allocation in the Building.

ARTICLE-V (DEVELOPER'S OBLIGATION

- 5.1 The Developer will construct the building with standard materials available in the market.
- 5.2 The Developer will bear all cost arising out of the construction of the Building.
- 5.3 The Developer will bear entire expenses to execute this instrument and / Registered Power of Attorney and the owners shall have no liability in that account.

ARTICLE - VI (OWNER'S INDEMNITY)

- 6.1 The Owners declare that the Premises / property is free from all encumbrances whatsoever and the Owners have full right and absolute authority to enter into this Agreement with the Developer.
- 6.2 The Owners declare that save and except the Owners herein no other person have any right title and interest on the Premises / property.
- 6.3 The Owners declare that there is no defect in the Title of the said Premises / property.

ARTICLE- VII (DEVELOPER'S INDEMNITY)

7.1 The Developer indemnifies the Owners against all claims, actions, suits and proceedings arising out of any acts of the Developer in connection with the construction of the Building.

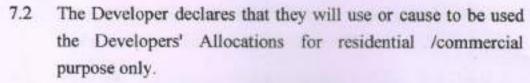
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ARTICLE -VII (COMMON RESTRICTIONS)

- 8.1 Neither party shall use or permit to use of their respective allocation location or any portion of the new building for carrying any harmful trade or activity detrimental to the peaceful living of the other occupiers of the building.
- 8.2 Neither party shall demolish or permit to demolish any wall or make any structural alteration to the Building.
- 8.3 Both parties will jointly form Association and/or common body to look after the maintenance of the Building.
- 8.4 Neither party shall use or permit to use of their respective allocation or any portion of the new building for storing articles which may be detrimental to the free ingress and egress to the building or part thereof. Both parties will bear proportionately tax, maintenance cost, day to day expenditure of their respective allocations from the date of getting their respective allocation.

ARTICLE -IX (MISCELLANEOUS)

9.1 The Owners and the Developer have entered into Agreement purely as a contracted and nothing herein shall deed to construct a partnership between the parties in any manner whatsoever. as early and seam

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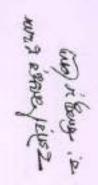
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- Save and except this Agreement no Agreement and/or oral 9.2 representation exist or will have any validity.
- That after completion of the proposed building the Developer 9.3 & Owners handover physical possession of flat and car parking space from their respective allocation to the intending purchaser(s). Owners can sale the flat(s) and parking space from owners' allocation which is more fully and particularly described in the SCHEDULE- "B" hereunder written and Developer can sale the flat(s) and parking space from Developer's allocation which is more fully and particularly described in the SCHEDULE- "C" hereunder written.

ARTICLE -X (FORCE MAJURE)

The Developer will complete the Owners' Allocation within the stipulated period subject to the circumstances which may be beyond control of the Developer.

SCHEDULE- "A" ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 33 decimals lying and situated in Plot No.- 418, Under Khatian No.- 253/1, 523/1, 761/1, 161/1 & 697/1 of Rakshachak, J.L. No.-293,under police station-Kolaghat, District - Purba Medinipur, nature of land -Bastu (vacant land) which is butted and bounded by :

ON THE NORTH : HANIF KHAN & OTHERS

ON THE SOUTH : S.E.RAIL WAY

ON THE EAST : BARID HAZRA & OTHERS

ON THE WEST : DREAM RESIDANCE &

OTHERS

SCHEDULE- "B" ABOVE REFERRED TO (OWNERS' ALLOCATION)

Owners will be entitled to <u>ALL THAT</u> entire 30% Areas/ Flats/ Spaces i,e. 2nd floor, 5th floor and rest portion of parking space / space in ground floor of the said proposed G+7 Storied buildings on the land of the said premises along with undivided proportionate share of land attributable thereto in the said premises more fully and particularly described in the SCHEDULE- "A" above mentioned. The Owners' Allocation will be used for residential purpose only.

SCHEDULE- "C" ABOVE REFERRED TO DEVELOPERS' ALLOCATION

Save and except the Owners' Allocation the Developer will be entitled to rest 70% other Areas/Flats/Spaces i,e. 1st floor, 3rd floor, 4th floor, 6th floor, 7th floor and rest portion of parking space in Ground floor in the building along with undivided proportionate share of land and common areas attributable thereto in the said premises more fully and particularly described in the SCHEDULE-"A" mentioned above.

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described in the SCHEDULE- "A" mentioned above.

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ANNEXURE - 'A'

Specification of Construction

Foundation:

The building is designed on R.C.C. footing and frame as per design.

Walls:

All the external walls shall be of 200 mm. thick brick wall with both side cement plaster. All internal partition walls shall be 90 mm. thick brick wall with both side cement plaster.

Doors:

Sal wood frames and all doors shutters shall be of 32 mm. thick flash doors (Phenol bonded)

Window & M.S.: Grill & Paint All the windows shall be aluminium frame with sliding, integrated steel grill with glass panes and handles with one coat of primer & paints on steel surface.

Door & windows: fittings

All the doors fittings such as M.S. Hings, sliding bolt, SS tower bolts, door stoppers as per require.

Flooring:

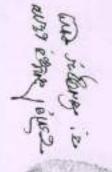
All the flooring shall be finish by vetrified tiles, and skirting in 100 mm high. Toilet wall shall have 6'-0" high glazed tiles, W.C. wall will be 6' high glazed tiles. Kitchen shall MEZ PROJECTOR



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have 1 1/2 height glazed tiles over the table top of 6' x 18" black stone top and also a steel sink will be fixed of size 18" x 22".

Internal Finish to:

Sanitary & Plumbing:

All interior walls, ceiling of rooms, walls verandha, kitchen-cum-dining, living and toilets, W.C. shall be finished in plaster of paris/putty. Staircase will be finished with white colour lime wash and the door shutter will be one coat primer and paints of paris. Staircase will be finished with white colour lime wash and the door shutter will be one coat primer paints (white or any colour).

All the internal horizontal soil and waste water pipe shall be of 75 -mm. and 100 mm. dia P.V.C. pipes. All the vertical soil vent and waste water pipes shall be in 75 mm. to 100 mm. dia. PVC pipes exposed to walls. All the rain water pipe shall be 100 mm. dia PVC in good quality (Supreme or similar make).

All water supply pipes shall be within (Oriplast or similar make) concealed to walls of toilet and W.C., Toilet (Both) will be provided

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Water supply:

General:

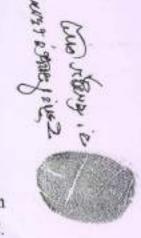
Each flat shall be provided with water supply line from P.V.C. overhead water tank. Over head water tank shall be filled up by water from the submersible pump (semi) water reservoir with motor pump for all the flats.

All the internal approach road shall be cement concreted (Jhama) and on edge of 75mm. brick point. Brick boundary wall up to a height of 5'-0" with both side plaster. Each flat shall have separate WBSEB meter, installation the cost of WBSEB meter will be borne by the purchaser.

Any addition and alteration in the flats shall be subject to approvals of the Architect beyond the annexure and the requisite costs for the same shall be borne by the Owner in advance.

Maintenance of the flat/flats at proportionate cost will be managed by the flat owners.

Extra cost is to be paid for extra work beyond the agreement Annexure in advance to the Developer as per market rate.



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IN WITNESSES WHEREOF the Parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

DRAFTED BY:

Amil Hazra
Advocate
Tam Luk Court
Entol mend no; F/1192/1180/15

TYPED BY:

Arijitsone.

(Avijit Jana)

Vill.-Brindabanpur,

P.S.-Kolaghat

Dist.-Purba Medinipur

WITNESSES :-

1. Shampa Ghush VIII: Khanjadapun

2. Mindrilla Ghosh vill: Khanjadapux

3. foganti samui

vill - Barbahala

4. come-sich

Dileakan Samui

Madher surhern Mahapake

madhaki mahabatea

Sati Sankarz Ghash

SIGNATURE OF THE OWNERS

Bern Umas Bera Bern Bern.

5. Tomustee Chosh, Vill-Khonjada Duz.
This agreement complete by total 21 pages in presence of 05 Witness.



Sri Dibakar Samui:

	Thumb	Ring finger	Middle finger	Four finger	Little finger
L.H. F				0	
R.H.F					(3)

Dibalcan Samui



Smt. Madhabi Mahapatra:

	Thumb	Ring finger	Middle finger	Four finger	Little finger
L.H. F		0	0	6	
	100	350		400	400
R.H.F	6	P)		600	-
	10	19		1 60	160

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Sri Madhusudan Mahapatra:

	Thumb	Ring finger	Middle finger	Four finger	Little finger
L.H. F					
R.H.F			0		

Masher swhem Matopolis



Sri Gouri Sankar Ghosh:

	Thumb	Ring finger	Middle finger	Four finger	Little finger
L.H. F					
R.H.F	0	1	0		- (3)

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Mylagia



Sri Sati Sankar Ghosh:

	Thumb	Ring finger	Middle finger	Four finger	Little finger
L.H. F			0		
R.H.F			0		0

Sati Sankar ghosh



Sri Arun Kumar Bera:

	Thumb	Ring finger	Middle finger	Four finger	Little finger
L.H. F		0	9	0	0
R.H.F				0	0

Hylogra

Aum Kimar Bers



Sri Barun Bera:

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H. F		0	9	9	
R.H.F				0	0

Benn Bena.



Sri Dhananjoy Patra (Identifier):

	Thumb	Index finger	Middle finger	Ring finger	Little finger
L.H. F					0
R.H.F			0	0	. 6

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Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue OFFICE OF THE A.D.S.R. KOLAGHAT, District Name:Purba Midnapore Signature / LTI Sheet of Query No/Year 11182001003024/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Dibakar Samui Barbahala, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137	Land Lord		MAY CAN	P. Diskaleun Samui 10 09 20
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mrs Madhabi Mahapatra Santipur, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137	Land Lord		3	undlink nuclayeden
SI No.	Name of the Executant	Category	Photo	Finger Prints	Signature with date
3	Mr Madhusudan Mahapatra Santipur, P.O. Mecheda, P.S. Kolaghat, District: Purba Midnapore, West Bengal, India, PIN - 721137	Land Lord	0	V.T.T.2316	Modern Soften Moderna

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Gouri Sankar Ghosh Srikrishnapur, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137	Land Lord		T-19	20/02/20 21 Sugar and 20/02/20
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Mr Sati Sankar Ghosh Srikrishnapur, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137	Land Lord		NIT. F=30	Set Somket Pleas
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr Arun Kumar Bera Barbahala, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137	Represent ative of Developer [AB CONSTR UCTIVE DEVELOP ER]	9	v-T- E=3	phon lumes Ber tolos/20
No		Category	Photo	Finger Print	Signature with date
7	Mr Barun Bera Barbahala, P.O:- Mecheda, P.S:- Kolaghat, District-Purba Midnapore, West Bengal, India, PIN - 721137	Represent ative of Developer [AB CONSTR UCTIVE DEVELOP ER]	0	N-T-E2	Denn Rove.

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Dhananjoy Patra Son of Mr Bharat Patra Bankurachak, P.O:- Ramtarakhat, P.S:- Kolaghat, District:- Purba Midnapore, West Bengal, India, PIN - 721151	Mr Dibakar Samui, Mrs Madha Mahapatra, Mr Madhusudan Mahapatra, Mr Gouri Sankar Ghosh, Mr Sati Sankar Ghosh Arun Kumar Bera, Mr Barun B	-		27/60/01 10/03/00

(Subhajit Das)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
KOLAGHAT
Purba Midnapore, West
Bengal

192020210088361951

GRN Date: 26/08/2020 12:22:27

BRN:

IKOAQXPUP4

Bank:

State Bank of India

BRN Date: 26/08/2020 12:23:34

DEPOSITOR'S DETAILS

Id No. :

2001003024/5/2020

(Query No.JQuery Year)

Online Payment

Name:

dhanannay patra

Contact No. :

Mobile No.: +91 8016159868

E-mail:

Address

bankurachak

Applicant Name

Mr Dhananjoy Patra

Office Name:

Office Address:

Status of Depositor :

Attorney of Executant

Purpose of payment / Remarks : Sale Development Agreement or Construction agreement

PAYMENT DETAILS

SI. No.	identification No.	Head of A/C Description	Head of A/C	Amount[3]
74	2001003024/5/2020	Property Regulation: Stamp outy.	8030-02-103-003-07	36010
2	2001003024/5/2020	Property Regulation-Registration Fees	0030-03-104-001-16	14

Total

35024

In Words

Rupees Thirty Five Thousand Touring Found

Major Information of the Deed

eed No : I-1118-01893/2020		Date of Registration	14/09/2020		
Query No / Year	1118-2001003024/2020	Office where deed is registered			
Query Date	24/08/2020 2:12:24 PM	1118-2001003024/2020			
Applicant Name, Address & Other Details	Dhananjoy Patra Bankurachak, Thana Kolaghat, 8016159868, Status Attorney of	at, District : Purba Midnapore, WEST BENGAL, Mobile No.			
Transaction		Additional Transaction			
[0110] Sale, Development / agreement	Agreement or Construction	[4308] Other than Immo Agreement [No of Agree	vable Property,		
Set Forth value		Market Value			
		Rs. 2,97,00,000/-			
Stampduty Paid(SD)	and the state of the state of	Registration Fee Paid	SURE HEALTH ST		
Rs. 40,010/- (Article:48(g))		Rs. 14/- (Article:E, E)			
Remarks					

Land Details:

District: Purba Midnapore, P.S.- Kolaghat, Gram Panchayat: AMALHANDA, Mouza: Raksachak, Jl No. 293, Pin Code : 721134

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	WILLIAM ON BEHAVIOR OF THE REAL PROPERTY.	Market Value (In Rs.)	Other Details
THE OWNER OF THE OWNER	RS-418		Bastu	Bastu	33 Dec			Width of Approach Road: 10 Ft., Adjacent to Metal Road,
	Grand	Total:			33Dec	0 /-	297,00,000 /-	

Land Lord Details:

SI No	Name, Address, Photo, Finger print and Signature
1	Mr Dibakar Samui (Presentant) Son of Late Bishnupada Samui Barbahala, P.O Mecheda, P.S Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137 Sex: Male, By Caste, Hindu, Occupation: Service, Citizen of, India, PAN No. Alxxxxxx1E, Aadhaar No: 49xxxxxxxx4918, Status Individual, Executed by, Self, Date of Execution: 09/09/2020, Admitted by Self, Date of Admission: 10/09/2020, Place - Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2020, Admitted by: Self, Date of Admission: 10/09/2020, Place - Pvt. Residence
2	Mrs Madhabi Mahapatra Wife of Mr. Madhusudan Mahapatra Santipur, P.O Mecheda, P.S Kolaghat, District: Purba Midnapore, West Bengal, India, PIN - 721137. Sex. Female, By Caste, Hindu, Occupation, House wife, Citizen of, India, PAN No., Blxxxxxx1A, Aadhaar No. 39xxxxxxxx3998, Status, Individual, Executed by: Self, Date of Execution: 09/09/2020, Admitted by: Self, Date of Admission: 10/09/2020, Place. Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2020, Admitted by: Self, Date of Admission: 10/09/2020, Place: Pvt. Residence.

Mr Madhusudan Mahapatra

Son of Late Kshudiram Mahapatra Santipur, P.O. Mechedo, P.S. Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137 Sex. Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Blxxxxxx2D, Aachaar No. 20xxxxxxxx8892, Status: Individual, Executed by: Self, Date of Execution: 09/09/2020, Admitted by Self Date of Admission: 10/09/2020, Place: Pvt. Residence, Executed by: Self, Date of Executed

Admission: 10/09/2020 ,Place : Pvt. Residence

4 Mr Gouri Sankar Ghosh

Tarapada Ghosh Srikrishnapur, P.O.- Mecheda, P.S.- Kolaghat, District-Purba Midnapore, West PIN - 721137 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: Aadhaar No. 95xxxxxxxx7828, Status: Individual, Executed by: Self, Date of Execution: 09/09/2020 Place: Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2020

Admitted by: Self, Date of Admission: 10/09/2020 ,Place: Pvt. Residence

5 Mr Sati Sankar Ghosh

Son of Late Tarapada Ghosh Srikrishnapur, P.O.- Mecheda, P.S.- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxxx6M, Aadhaar No: 82xxxxxxxx9795, Status: Individual, Executed by: Self, Date of Execution: 09/09/2020, Admitted by: Self, Date of Admission: 10/09/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 09/09/2020

Admitted by: Self, Date of Admission: 10/09/2020 ,Place: Pvt. Residence

Developer Details:

SI No	Name, Address, Photo, Finger print and Signature
	AB CONSTRUCTIVE DEVELOPER Barbahala, P.O Mecheda, P.S Kolaghat, DistrictPurba Midnapore, West Bengal, India, PIN - 721137, PAN No.:: AAxxxxxx2B, Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative

Representative Details:

SI No	Name, Address, Photo, Finger print and Signature
1	Mr Arun Kumar Bera Son of Mr Haripada Bera Barbahala, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: Alxxxxxx1N, Aadhaar No: 81xxxxxxxx5246 Status: Representative, Representative of: AB CONSTRUCTIVE DEVELOPER (as)
2	Mr Barun Bera Son of Mr Haripada Bera Barbahala, P.O:- Mecheda, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxxx5Q, Aadhaar No: 44xxxxxxxxx6913 Status: Representative, Representative of: AR

Identifier Details:

CONSTRUCTIVE DEVELOPER (as developer)

Name	Photo	Finger Print	Signature
Mr Dhananjoy Patra Son of Mr Bharat Patra Bankurachak, P.O Ramtarakhat, P.S Kolaghat, DistrictPurba Midnapore, West Bengal, India, PIN - 721151			

Identifier Of Mr Dibakar Samur, Mrs Madhabi Mahapatra, Mr Madhusudan Mahapatra, Mr Gouri Sankar Ghosh, Mr Sati Sankar Ghosh, Mr Arun Kumar Bera, Mr Barun Bera

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr Dibakar Samui	AB CONSTRUCTIVE DEVELOPER-6.6 Dec
2	Mrs Madhabi Mahapatra	AB CONSTRUCTIVE DEVELOPER-6 6 Dec
3	Mr Madhusudan Mahapatra	AB CONSTRUCTIVE DEVELOPER-6.6 Dec
4	Mr Gouri Sankar Ghosh	AB CONSTRUCTIVE DEVELOPER-6.6 Dec
5	Mr Sati Sankar Ghosh	AB CONSTRUCTIVE DEVELOPER-6.6 Dec

Endorsement For Deed Number: 1 - 111801893 / 2020

On 10-09-2020

Presentation Under Section 52.5 Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 16 00 hrs on 10-09-2020, at the Private residence by Mr. Dibakar Samui , one of the Executants

Certificate of Warket Value (WB PUVI rules of 2001)

Centred that the market value of this property which is the subject matter of the deed has been assessed at Rs

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

Trans. Kolaghat, Purba Midnapore, WEST BENGAL, India, PIN - 721137, by caste Hindu, by Profession Service 2 Mrs Madhabi Mahapatra, Wife of Mr Madhusudan Mahapatra, Santipur, P.O. Mecheda, Thana: Kolaghat, Wife of Mr Madhusudan Mahapatra, Santipur, P.O. Mecheda, Thana: Kolaghat, Mr Machusudan Mahapatra, Son of Late Kshudiram Mahapatra, Santipur, P.O. Mecheda, Thana: Kolaghat, Purba Midnapore, WEST BENGAL, India, PIN - 721137, by caste Hindu, by Profession Business, 4. Mr Gouri Sankar Ghosh, Son of Late Tarapada Ghosh, Srikrishnapur, P.O. Mecheda, Thana: Kolaghat, Purba Midnapore, WEST BENGAL, India, PIN - 721137, by caste Hindu, by Profession Retired Person, 5. Mr Sati Sankar Ghosh, Son of Late Tarapada Ghosh, Srikrishnapur, P.O. Mecheda, Thana: Kolaghat, Purba Midnapore, WEST BENGAL, India, PIN - 721137, by caste Hindu, by Profession Service

Indetified by Mr Dhananjoy Patra, , , Son of Mr Bharat Patra, Bankurachak, P.O: Ramtarakhat, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721151, by caste Hindu, by profession Cultivation

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

Execution is admitted on 10-09-2020 by Mr Arun Kumar Bera, . AB CONSTRUCTIVE DEVELOPER, Barbahala, P.O.-Mecheda, P.S.-Kolaghat, District.-Purba Midnapore, West Bengal, India, PIN - 721137

Indetified by Mr Dhananjoy Patra, , , Son of Mr Bharat Patra, Bankurachak, P.O: Ramtarakhat, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721151, by caste Hindu, by profession Cultivation

Execution is admitted on 10-09-2020 by Mr Barun Bera, developer, AB CONSTRUCTIVE DEVELOPER, Barbahala, P.O.- Mecheda, P.S.- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721137

Indetified by Mr Dhananjoy Patra, , , Son of Mr Bharat Patra, Bankurachak, P.O: Ramtarakhat, Thana: Kolaghat, , Purba Midnapore, WEST BENGAL, India, PIN - 721151, by caste Hindu, by profession Cultivation

04

Subhajit Das

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. KOLAGHAT

Purba Midnapore, West Bengal

On 14-09-2020

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/08/2020 12:23PM with Govt. Ref. No: 1920/20210068361951 on 26-08-2020, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKOAQXPUP4 on 26-08-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 46,010/- and Stamp Duty paid by Stamp Rs 5,000/-Description of Stamp

1. Stamp: Type: Impressed, Serial no 377, Amount: Rs 5,000/-, Date of Purchase: 26/08/2020, Vendor name: Amirul Rahaman Khan 2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W8 Online on 26/08/2020 12:23PM with Govt. Ref. No: 192020210068361951 on 26-08-2020, Amount Rs: 35,010/-Bank: State Bank of India (SBIN0000001), Ref. No. IK0AQXPUP4 on 26-08-2020, Head of Account 0030-02-103-003-

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Subhajit Das ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. KOLAGHAT Purba Midnapore, West Bengal