

SL No- 1055/23

T-010201087/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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13.03.23.
13.54.

840-2000643558/23

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Certified that the document is admitted for registration. The signature sheet and the endorsement sheet (s) attached with the document are the part of this document.

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made at Bankura on this the 13th Day of March 2023.

Additional District Sub-Registrar
Bankura

13 MAR 2023

BETWEEN

(1) Mr Sayandip Rakshit son of Sri Kanailal Rakshit, by Occupation business resident of Rampur Manohartala, Bankura, Post, P.S & Police Station- Bankura, District- Bankura, West Bengal- 722101, (2) Smt Kalpana Rakshit wife of Sri Debdas Rakshit by Occupation Housewife, resident of Rampur Manohartala, Bankura, Post, P.S & Police Station- Bankura, District- Bankura, West Bengal- 722101, (3) Smt Priya Rakshit wife of Sri Arup Rakshit, by Occupation Housewife resident of Rampur Manohartala, Bankura, Post, P.S & Police Station- Bankura, District- Bankura, West Bengal- 722101, (4) Smt Shewta Suhasaria wife of Mr Rohit Kumar Suhasaria by Occupation Housewife resident of Kamrarmath Bankura, Post, P.S & District - Bankura, West Bengal 722101

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(5) **Bipan Mukherjee** son of Sri Sital Mukherjee by occupation business, resident of Arabindanagar, Bankura, Post, P.S & District – Bankura, West Bengal 722101 all are by faith Hindu, by Nationality Indian hereinafter referred to and called as the "**LAND OWNERS**" (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, successors, legal representatives, administrators, executors and assigns) of the **FIRST PART**;

AND

A.R.TECH DEVELOPER represented by it's Proprietor **Mr Amit Suhasaria, S/O Shri Ram Gopal Suhasaria, PAN No. – AJZPS8796F** resident of Post-Kamrarmath, Police Station- Bankura, District- Bankura, West Bengal- 722101, by faith Hindu, by Occupation – business, by Nationality Indian (hereinafter referred to and called **DEVELOPER** Which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its Partners, Successors-in-Office, legal heirs/heirss, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS the present OWNERS has been owning and possessing of a land measuring about **0.11 Acre** classified as Sole now Bastu, located at Junbedia Gram Panchayet, within District Collectorate, Registry Office, Sub- Registry office- Bankura under jurisdiction of Bankura Zilaparishad, Police station- Bankura, appertaining to Mouja- Junbedia, J.L No. 229 (Two hundred Twenty Nine), L.R Plot No- 736/1009 (Seven Hundred Thirty Six Bata One Thousand Nine) which was purchased by the Owners from Mr Asit Kumar Kundu son of Sri Dayamoy Kundu R/O Patpur Bankura, Post, Police Station & District - Bankura, West Bengal vide sale deed No. I-010206600/22 got registered in the office of A.D.S.R Bankura on dated 14/12/2022.

WHEREAS the property particularly mentioned in the Schedule-I are acquired by the Owners vide sale deed No. I-010206600/22 got registered in the office of A.D.S.R Bankura on dated 14/12/2022 and after that mutated their names in B.L & L.R.O office, Bankura, West Bengal and thus having title of said property.

WHEREAS the First part desire to develop the schedule-I property by constructing of a multi stories building up to maximum limit of floor consisting of so many flats and parking space etc. yet to be approved by Bankura Zilaparishad or any other competent authority and for this reason First part is in search of a Developer for the said development work.

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WHEREAS the first part herein has approached the Second part and whereas the Second part after considering the various aspects of execution of the project and proposal of the OWNERS has decided to construct multistoried building there at consisting of apartments and flats with the object of selling such flats/ apartments to the prospective purchasers and the Second part has accepted the proposal of First part.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreeing upon by and between the parties hereto on the following terms and conditions.

ARTICLE - I - DEFINITIONS

In this present unless there is anything repugnant to or inconsistent with: -

1.1 **OWNERS :** (1) Mr Sayandip Rakshit son of Sri Kanailal Rakshit, (2) Smt Kalpana Rakshit wife of Sri Debdas Rakshit (3) Smt Priya Rakshit wife of Sri Arup Rakshit, (4) Smt Shewta Suhasaria wife of Mr Rohit Kumar Suhasaria (5) Bipan Mukherjee son of Sri Sital Mukherjee hereinafter referred to and called as the "LAND OWNERS"

1.2 **DEVELOPER:** shall mean A.R. TECH DEVELOPER, Kamrarmath, Bankura a Company exercising in the profession **LAND DEVELOPER AND BUILDING CONSTRUCTION** enlisted under West Bengal Act-1993.

1.3 **TITLE DEEDS:** shall mean all the documents of title relating to the said land measuring about **0.11 Acre** classified as Sole now Bastu, located at Junbedia Grampanchayet within District Collectorate, Registry Office, Sub- Registry office- Bankura under jurisdiction of Bankura Zilla Parishad, Police station- Bankura, appertaining to **Mouja- Junbedia, J.L No. 229** (Two hundred Twenty Nine), L.R. Khatian No- 3948, 3949, 3950, 3951 & 3952 **L.R Plot No- 736/1009** (Seven Hundred Thirty Six Bata One Thousand Nine) which shall be handed over and/or handed over in original to the Developer at the time of execution of the agreement.

1.4 **PREMISES/PROPERTY:** shall mean **ALL THAT** piece and parcel of land as described in the schedule of this deed described herein below.

1.5 **ARCHITECT (S) / ENGINEER (S):** Shall mean such Architect(s)/ Engineer(s) whom the Developer may from time to time, appoint as the Architect (s)/ Engineer(s) of the Building.

- 1.6 **PLAN** : Shall mean prepared by the Architect/ Engineer for the construction of the building and yet to be sanctioned by the Bankura Zilla Parishad and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and / or revise the Plans.
- 1.7 **NEW BUILDING**: shall mean the Multistoried Building (G+4) as per available sanctioned area, which is to be constructed, erected, promoted, developed and built on the said premises by the owners herein or the developer herein in the land as per plan yet to be sanctioned by the concerned Bankura Zilla Parishad.
- 1.8 **COMMON AREA FACILITIES AND AMENITIES**: shall mean and include, corridors stair ways, passage ways, drive ways, Common lavatories, tube well, overhead water tank, water pump and motor, roof and all other facilities which is to be attached with the proposed Building for better enjoyments Apartment Ownership Act or mutually agreed by and between the Owners and the Developer.
- 1.9 **COVERED AREA/ SALEABLE SPACE**: shall mean the area covered with outer wall and constructed for the unit. Saleable space shall mean the flat/units/Garage/space in the building available for independent use and occupation of the self-contained flat after making due provision for common amenities and facilities for better enjoyment against consideration.
- 1.10 **OWNER's & DEVELOPER ALLOCATION AREA** :
- a. **OWNERS ALLOCATION** : Shall mean super build up area 999.56 sq ft First Floor, super build up area 975.69 sq ft Third Floor & super build up area 1162.52 sq ft Fourth Floor and 2 (Two) parking space measuring super build up area 120 sq ft more or less in favour of Land Owner's 1 (one), 2 (Two) & 3 (Three), super build up area 1292.27 sq ft Second Floor in favour of land owner No-4 (Four) and super build up area 1292.27 sq ft Third Floor with one store measuring about 170 Sq ft with one parking space measuring super build up area 120 sq ft more or less in favour of land owner No-5 (five) of the proposed building in accordance with plan yet to be sanctioned by concerned authority is hereby allotted said land owners No-1, 2, 3, 4 & 5 save which is particularly mentioned in the schedule-II of this agreement only together with the undivided impartiable proportionate interest in the said land and in the common portion.

- b. **DEVELOPER'S AREA** : Shall mean entire built up area of proposed building together with the undivided impartible proportionate in the said land and the common portions **after providing Land Owners allocation as mentioned in para 1.10(a) of this agreement.**
- c. It is hereby specifically mentioned that the parties hereto shall be free to sell, transfer, and/or mortgage, assignor part with the possession of their respective portion at their own risk and account without any objection from the other party and to receive, accept any consideration, money to their respective share.
- d. The G.S.T relating to landowner allocations shall be paid by the Land Owner.

1.11 **UNIT/ FLAT** : Shall mean any Unit/ Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concern Unit/ Flat and wherever the context so intends or permits, shall include the undivided proportionate share and / or portion attribute to such Unit/ Flat.

1.12 **PROJECT** : Shall mean the work of development undertake and to be done by the Owner herein or the Developer herein in respect of the premises in pursuance of the development Agreement and / or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/ Car parking space/s/ and others be taken over the Unit/Flat and Occupiers.

1.13 **FORCE MAJEURE** : Shall include natural calamities ,act of God, flood , tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Zilla parishad or any other statutory Body or any Court, Government Regulations, new and / or changes in any Municipal or other Rules, Laws or Policies affecting or likely to affect the project or any part or portion thereof, shortage or essential commodities and / or any circumstances beyond the control or reasonable estimates of the Developer.

- 1.14 **PURCHASER/S** shall mean and include :
- a. If he/ she be an individual then his/ her respective heirs, executors, administrators, legal representatives and / or permitted assigns
 - b. If it be a Hindu Undivided family then its members of the time being and their respective heirs, executor, administrators, legal representatives and / or permitted assigns
 - c. If it be a Company then its successor or successors-in-interests and/ or permitted assigns
 - d. If it be a Partnership Firm then its partners for the time being and their respective heirs, executor, administrators, legal representatives and / or permitted assigns
 - e. If it be a trust then its trustees for the time being and its successor (s)-in-interest and assigns.
- 1.15 **Masculine Gender** : Shall include the feminine and neuter gender and vice versa.
- 1.16 **Singular Number** : Shall include the plural and vice versa.
- 1.17 **TRANSFER**: shall mean and included transfer by delivered of possession as per present customs or by any other means adopted by the Developer for effecting transfer of the proposed building or flats to the intending purchasers thereof against valuable consideration.

ARTICLE - II : COMMEENCEMENT, EFFECTIVENESS & DURATION

- 2.1 This agreement shall be deemed to have commenced on and from the date of execution of this Agreement and thereafter sale out of all the flat/units/Garage/space to the intending purchasers and also after delivery of possession to the flat owner and land owner, if required, this Development Agreement will be coming to an end.

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- 2.2 The Developer shall construct a multistoried building according to the plan yet to be sanctioned by Bankura Zilla parishad over and above the First schedule land.


ARTICLE – III: OWNER'S DECLARATION, RIGHTS AND RESPONSIBILITIES

- 3.1 The Owner hereby declare that she is the absolute OWNER of the scheduled property and now seized and possessed of or otherwise well and sufficient entitled thereto without any disturbance hindrance in any manner whatsoever and the said property is free from all encumbrances charges, attachments, acquisition or requisition whatsoever or howsoever and the owner have good and marketable title over the said land.

- 3.2 The Owner has offered total land of **0.11 Acre** for development and construction of a housing complex considering Flats/apartments & parking spaces. The Owner shall within few days from this agreement shall vacate and deliver the vacant and peaceful possession of the first schedule property to the second party.

- 3.3 That the Owner hereby agreed that she will not grant lease, mortgage, charge or encumber the scheduled property in any manner whatsoever during the existing/ substance of this agreement as well as during the construction of the building without prior written consent of the Developer and also undertakes that for the betterment of the Project shall acquire and to produce all the relevant papers documents and copy of the order if any from the competent Court Authority Concern.

- 3.4 That the Owner hereby agree to sign, execute Registered Development Power of Attorney and also all the petitions, Affidavit, Deeds, Plaints, written objection, proposed site plan, Building plan, Completion Plan, Agreement for Sale and all other necessary Documents in favour of the Developer or its Nominated person or persons for betterment of the construction over the schedule land and adjacent land and also for the betterment of title over the Schedule property and the also agreed to pay all the costs and expenses of the documents in up-to-date condition and for betterment of Title of the property of the OWNER herein.



(Ady)

- 3.5. That the Owner shall be liable and responsible for litigation, if any arose due to defects on her part or with regard to title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third party or contagious land owner, then the Developer will be entitled to get cost of litigation from the Landowner, which will be incurred by the developer during such litigation.
- 3.6 That the Owner hereby undertake to deliver and/or handover all the Photostat copies and/or Original of all the Deeds and documents to the Developer at the time of execution of this Agreement and if the Original documents is not delivered in favour of the Developer, then produce all the Original documents, whenever called for production of the same by the Developer.
- 3.7 That the Owner hereby giving exclusive license to the Developer to commercially exploit the same as per terms and condition contained in this Agreement and hereby authorized the Developer to enter into agreement for sale, lease, transfer, mortgage and to dispose of the Developer's Allocation together with right to assignment of all the rights title interest of this agreement to any third party and the Owner will give necessary consent for betterment of this project without raising any objection to that effect **save and except the owner's allocation as mentioned in para No. 1.10 (a) of this agreement.**
- 3.8 The Owner hereby agree to sign on the Deed on or behalf of the owner and to present the same before the District Registrar, Addl. District Sub-Registrar or other Registrars, who has authority to register the Deed of transfer and other documents and if required owner will put their signatures on the Agreement for Sale, Deed of conveyance after delivery of possession of the owner's allocation.
- 3.9 If the Developer fails to deliver possession of the owner' Allocation within the stipulated period, then the Owner will be entitled to get compensation/damages from the Developer as deemed fit.

- 3.10 That the Owner also agreed that she gives full authority & power to second part to do and execute all lawful acts, deeds, things for the owner and on her behalf in respect of all activities related to developing and construction of housing complex on the said land in accordance with the plan yet to be sanctioned from the Bankura Zilla Parishad, such other statutory authority or authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with work of development and construction, if any legal action is taken against the owner in connection with the same project, to prosecute, defend such legal proceedings, affidavit, application, etc. to engage advocate and to do all such things required to be done in that behalf and sale of flats / apartments to the prospective buyers save and except Owner's allocation as mentioned in para 1.10(a) of this agreement and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land / premises until the deeds of transfer are executed by the Owner and the Owner shall agreed to ratify all acts and things lawfully done by the developer.
- 3.11 That the Owner hereto without being influenced or provoked by anybody do hereby categorically declared that the Developer shall continue to construct the building exclusively in the name of the Developer/Development Firm.

ARTICLE – IV:DEVELOPER'S RIGHTS, OBLIGATION AND DECLARATION

- 4.1 The Developer “ **A. R. TECH DEVELOPERS**” hereby agreed to complete the multi-storied (G+4) building over the property as per plan yet to be sanctioned by the Bankura Zilla parishad with due modification or amendment of the sanction plan as made or caused to be made by the Architect /Engineer of the Developer.
- 4.2 The Developer “**A. R. TECH DEVELOPERS**” hereby declares to take care of the local hazards or accident during the continuation of construction and the owner shall have no liability to that effect.

4.3

All applications plans papers and documents as may be required by the developer for the purpose of sanction of Plan, Revised plan, Addition/ Alteration of the building plan shall be submitted by the developer with due signatures of the Owner or on behalf of the Owner as may be required and all costs expenses and charges be paid by the developer and also for construction of the building thereon and the Developer will pay all the payments and expenses required for clearance of the occupier thereof, either in cash or in area or in any other lawful manner.

4.4

The Developer has every right to cancel and / or rescind this agreement if Developer unable to sanction plan from concerned Zilla Parishad and for that the Developer shall hand over the physical possession to the Owner.

4.5

The Developer hereby agreed to deliver possession of the Owner' allocation in the proposed new building within aforesaid stipulated time period from the date of execution and Registration of this Agreement and if required, the Owner will further allow more time for delivery of possession of the owner' allocation without claiming any damages.

4.6

That the Developer shall be responsible for any acts, deeds or things done towards any fund collection from one or more prospective buyers of the proposed flats. The Developer shall not make the Owner responsible for any business loss and / or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and / or to deliver correctly the same to the intending purchasers and in such cases the Developer shall be the entire responsibility.

4.7

That the Developer shall have every responsibility for the incidents occurred during the course of construction and the Owner shall have no responsibility for the same, if the Owner are not interfere during the construction and after completion of the building and handover the same to the Owner and Intending Purchaser(s), the Developer shall have no liability for any incident occurred in the said Building.

4.8

The Developer **A. R. TECH DEVELOPERS** shall not raise any question regarding the measurement of the first schedule mentioned property and shall take all necessary step to save the property from any kind of encroachment by the adjacent land owner.

4.9

The Developer shall complete the Development work/ construction of building / flat at its own cost and expenses in pursuance of the sanction plan from the date of approval of plan by the Bankura Zilla parishad with further additional period if needed both the case the time shall be computed on and from the date of obtaining the sanctioned plan. However, the said period can only be extended by the First party in writing to such extent they deem fit and proper, save and except the grace period.

4.10

If the Developer fails to complete the construction work in respect of the owner's allocation within the stipulated period, then the Owner shall have liberty to rescind this Agreement as per mutual calculation of the parties. Be it mentioned here that time will be essence of the contract.

ARTICLE – V: MISCELLANEOUS :

1.

Both the Owner and the Developer shall abide by all laws, rules and regulations of the Government Statutory bodies and/or local bodies and shall be responsible for any deviation and/or breach of any of the said laws and regulations. This agreement shall be subject to Indian Law and under the jurisdiction of Bankura court.

2.

Confidentiality and non -disclosure- Both the parties shall keep all non -public information and documents concerning the transaction herewith confidential unless compelled by the judicial or administrative process.

3. Disputes : Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter /Notice and then to an arbitral tribunal / arbitrator for resolving the disputes under this arbitration and conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties or their legal advisors.
4. Xerox copies of all statutory approval of the competent bodies e.g. land conversion, approved building plan, lifting/ connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developer to the owner time to time.
5. The Owner can visit the construction site anytime with intimation to the developer/ site supervisor and discuss with the site supervisor but will not disturb the construction work. However, any unusual and non-permissible actions/ operations observed at site can be brought to the notice of the Developer and the Architect/Engineer for discussion and necessary corrective action.
6. The Developer shall ensure safe & sound building design and construction, complete safety of the workers, wages, first class standard quality of materials supplied/ used along with all other legal formalities and moral obligations during executions of the project so as to render the First party free from legal obligations and all other risks and hazards whatsoever related to the project And the Owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
7. The Second Part or the Developer shall have the right and/ or authority to deal with and negotiate with any person and or enter into any deal with the contract and/ or agreement and/ or borrow money and/ or take advance from any Bank/ financial institution and / or also allocate flats under this agreement within the framework of Power of Attorney.



8. A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, or the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/ expense for a guarantee period of next six (06) months after handing over of physical possession of the flats.
9. That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/ transfer of the said land shall be borne paid and discharged by the Developer exclusively.
10. The Owner shall have no claim whatsoever in the consideration received by the developer or its nominees out of the Developer's allocation.
11. The Land owner and the developer have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
12. That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the Developer for the purpose of the sanction of the building plan and /or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/ plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and / or money for the same.



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13. Save and except the conditions and stipulations as mentioned herein the Owner shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement, the Developer can claim any damages from the Land Owner towards the cost incurred in construction of project.

14. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due on and from the date of execution of the agreement or before and after hand over the possession of the flats to the intended purchasers, all the flats owners will pay the charges/taxes according to his/her/their shares.

15. AND WHEREAS the FIRST PART AND SECOND PART are now being desirous of making certain revisions/amendments to the terms & conditions in relation to the Land owner's allocation / Developers' allocation on project as per contract act no ownership of the said property is hereby transferred by virtue of this Development Agreement.

SCHEDULE - I

Within District Collectorate, Registry Office, Sub- Registry office- Bankura under jurisdiction of Bankura Zilla Parishad, Police station- Bankura, appertaining to Mouza- Junbedia, J.L No. 229 (Two Hundred Twenty Nine), L.R. Khatian No- 3948 measuring area 0.0183 Acre, 3949 measuring area 0.0183 Acre, 3950 measuring area 0.0183 Acre, 3951 measuring area 0.0275 Acre & 3952 measuring area 0.0276 Acre thus total area 0.11 (Zero Point Eleven) Acre corresponding L.R Plot No- 736/1009 (Seven Hundred Thirty Six Bata One Thousand Nine), Classification of land is Sole now Bastu lying & situated under Junbedia Grampanchayet, Bankura Zilla Parishad, District Bankura, west Bengal.

The area is butted & bounded as under :-

On the North : 15 Fit metal road
On the South : 10 Fit concrete road
On the East : Residence of Somnath Dutta
On the West : Residence of Tarun Kumar Chakrabarty

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SCHEDULE - II

(Description of Flat allotted to Landowners serial No 1, 2, 3, 4 & 5 as consideration)

Sl. No	Floor	Flat /Garage	No & Description
01	1 st Floor, 2 nd Floor, 3 rd Floor & 4 th Floor	Flats	Super build up area 999.56 Sq ft on 1 st Floor, Super build up area 975.69 Sq ft on 3 rd Floor, Super build up area 1162.52 Sq ft on 4 th Floor with Two parking space measuring 120 Sq ft more or less in favour of land owners 1,2 & 3 and Super build up area 1292.27 Sq ft on 2 nd Floor in favour of land owner 4 and Super build up area 1292.27 Sq ft on 3 rd Floor with one store measuring area 170 Sq ft & one parking space measuring area 120 sq ft in favour of land owner 5 of the proposed building which will construct over the Schedule-I property in accordance with the plan yet to be sanctioned by Bankura Zilla Parishad

SCHEDULE - V

WATER SUPPLY	:	Ground Water
WALLS	:	ACE blocks.
WALL FINISH	:	Interior - Putty finish. Exterior - Combination of weather coat.
FLOORING	:	Tiles in all bedrooms, Living-cum-Dining, Kitchen, Balcony.
KITCHEN	:	Kitchen platform made of Stone. Glazed tiles. Stainless steel sinks, one wash Basin to be provided.
TOILET	:	Antiskid tiles in toilet floor, Standard glazed tiles on the Wall. Branded sanitary and CP fittings (as per supply), and commode, Concealed plumbing and pipe work.
DOORS	:	Door frame made of wood. Front Door and all other doors are Flush solid core/panel doors and PVC door in toilet, Locks of stainless steel at main Door.
WINDOWS	:	Windows with glass covered with Iron grill outside.

(Contd. Page No. 16)



Shweta Suhasaria

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

LAND OWNER - Smt Shweta Suhasaria

Signature Shweta Suhasaria



Bipan Mukherjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

LAND OWNER - Bipan Mukherjee

Signature Bipan Mukherjee



Amit Suhasaria

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

DEVELOPER - Amit Suhasaria

Signature Amit Suhasaria
A. R. TECH Proprietor

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

LAND OWNER - Mr Sayandip Rakshit

Signature *Sayandip Rakshit*



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

LAND OWNER - Smt Kalpana Rakshit

Signature *Kalpana Rakshit*



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

LAND OWNER - Smt Priya Rakshit

Signature *Priya Rakshit*

COMMON LIGHTING	:	Overhead illumination for compound and common path lighting inside the complex.
WIRING	:	Standard concealed wiring with sufficient points for electricity. Modular switches and 02 nos. of 15 Amp point to be provided for each unit.
ELECTRIC METER	:	Individual meter for each unit by individual cost.
AMENITIES	:	Cycle & Motorcycle parking without any extra cost. Lift provided for every floor in the buildings.

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

SIGNED AND DELIVERED by the Owner/ FIRST PART at Bankura in the presence of the following

The passport photographs along with the finger prints of the Owner and the Developer above named are duly been attested which will be the part of this Development Agreement.

WITNESSES:-

1. Rohit Kr. Suhasaria
S/O Sri Ramopal Suhasaria
Kamaramath, Bankura

2. Nandu Peromani
S/O Sri Ramopal Peromani
Vill. Salihan, Orda

Drafted by me & I read over, explained in mother language to all parties of this Development Agreement and all of them admit the same has been correctly written as per their instructions.

Saumen Ghoshal (Advocate)
Enrolled no. F-684/2009

Saumen Ghoshal
Advocate
Dist. Judge's Court, Bankura

1. Sayandip Rakshit
 2. Kalpana Rakshit
 3. Rupin Rakshit
 4. Shweta Suhasaria
 5. Bipan mukherjee
- (SIGNATURE OF THE OWNERS)

A. R. TECH
Amit Suhasaria
Proprietor
(SIGNATURE OF THE DEVELOPER)

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



192022230329272851

GRN Details

GRN:	192022230329272851	Payment Mode:	Online Payment
GRN Date:	13/03/2023 11:40:33	Bank/Gateway:	State Bank of India
BRN :	CKW3797910	BRN Date:	13/03/2023 11:41:24
GRIPS Payment ID:	130320232032927284	Payment Init. Date:	13/03/2023 11:40:33
Payment Status:	Successful	Payment Ref. No:	2000643558/4/2023 [Query No*/Query Year]

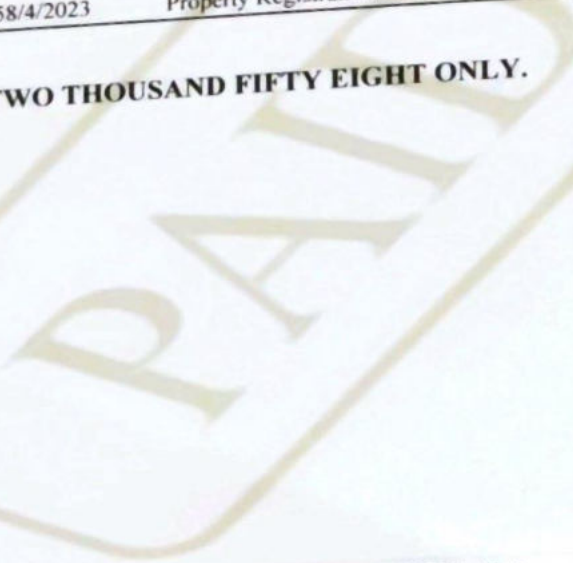
Depositor Details

Depositor's Name:	Amit Suhasaria
Address:	Bankura Bankura , West Bengal, 722101
Mobile:	7908975013
Contact No:	8670171306
Depositor Status:	Buyer/Claimants
Query No:	2000643558
Applicant's Name:	Mr Sital Chandra Mukhopadhyay
Identification No:	2000643558/4/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	13/03/2023
Period To (dd/mm/yyyy):	13/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000643558/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	2001
2	2000643558/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	57
			Total	2058

IN WORDS: TWO THOUSAND FIFTY EIGHT ONLY.



Major Information of the Deed

I-0102-01087/2023	Date of Registration 13/03/2023
0102-2000643558/2023	Office where deed is registered
13/03/2023 9:14:47 AM	A.D.S.R BANKURA, District: Bankura
Applicant Name, Address Other Details	Sital Chandra Mukhopadhyay Purandarpur, Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No : 8670171306, Status : Deed Writer
Transaction	Additional Transaction
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 0/-]
Set Forth value	Market Value
	Rs. 53,46,000/-
Stampduty Paid(SD)	Registration Fee Paid
Rs. 7,001/- (Article:48(g))	Rs. 57/- (Article:E, B)
Remarks	

Land Details :

District: Bankura, P.S:- Bankura, Gram Panchayat: JUNBEDIA, Mouza: Junbedia, JI No: 229, Pin Code : 722155

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-736/1009 (RS :- 736/1009)	LR-3948	Commercial	Sole	0.0183 Acre		8,89,380/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L2	LR-736/1009 (RS :-)	LR-3949	Commercial	Sole	0.0183 Acre		8,89,380/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L3	LR-736/1009 (RS :-)	LR-3950	Commercial	Sole	0.0183 Acre		8,89,380/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L4	LR-736/1009 (RS :-)	LR-3951	Commercial	Sole	0.0275 Acre		13,36,500/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L5	LR-736/1009 (RS :-)	LR-3952	Commercial	Sole	0.0276 Acre		13,41,360/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
		TOTAL :			11Dec	0 /-	53,46,000 /-	
	Grand Total :				11Dec	0 /-	53,46,000 /-	

Address, Photo, Finger print and Signature



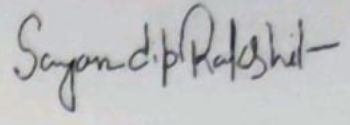


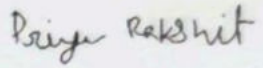


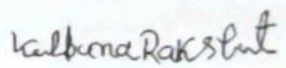


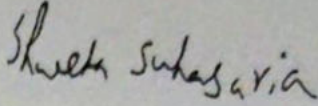


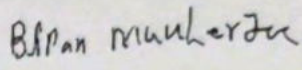
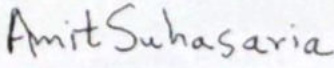


Name	Photo	Finger Print	Signature
Mr Sayandip Rakshit Son of Shri Kanailal Rakshit Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office	 13/03/2023	 LTI 13/03/2023	 13/03/2023
Rampur Manohartala, Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: dtxxxxxx1q, Aadhaar No: 82xxxxxxx6982, Status :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office			
Smt Priya Rakshit Wife of Mr Arup Rakshit Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office	 13/03/2023	 LTI 13/03/2023	 13/03/2023
Rampur Manohartala, Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bmxxxxxx5k, Aadhaar No: 75xxxxxxx9726, Status :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office			
Smt Kalpana Rakshit Wife of Mr Debdas Rakshit Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office	 13/03/2023	 LTI 13/03/2023	 13/03/2023
Rampur Manohartala, Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: agxxxxxx1l, Aadhaar No: 99xxxxxxx9881, Status :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office			

		Photo	Finger Print	Signature	
Suhasaria Rohit Kumar Executed by: Self, Date of Execution: 13/03/2023 Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office					
		13/03/2023	LTI 13/03/2023	13/03/2023	
Kamrarmath, Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bvxxxxxx1m, Aadhaar No: 67xxxxxxxx0234, Status :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office					
5		Name	Photo	Finger Print	Signature
		Mr Bipan Mukherjee Son of Shri Sital Mukherjee Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office			
		13/03/2023	LTI 13/03/2023	13/03/2023	
Arabindanagar, Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: auxxxxx9d, Aadhaar No: 77xxxxxxxx8916, Status :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office					

Developer Details :



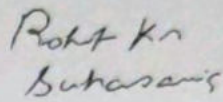
SI No	Name,Address,Photo,Finger print and Signature
1	AR Tech Kamrarmath, Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 , PAN No.:: ajxxxxx6f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature	Signature
1	Mr Amit Suhasaria (Presentant) Son of Shri Ramgopal Suhasaria Date of Execution - 13/03/2023, , Admitted by: Self, Date of Admission: 13/03/2023, Place of Admission of Execution: Office	
	 Mar 13 2023 5:07PM	 LTI 13/03/2023
		13/03/2023

Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal,
 722101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:
 Aadhaar No: 44xxxxxxxx1440 Status : Representative, Representative of : AR Tech

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rohit Kumar Suhasaria Son of Shri Ramgopal Suhasaria Kamrarmath, Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722101			 Rohit Kr Suhasaria
	13/03/2023	13/03/2023	13/03/2023

Identifier Of Mr Sayandip Rakshit, Smt Priya Rakshit, Smt Kalpana Rakshit, Smt Shweta Suhasaria, Mr Bipan Mukherjee, Mr Amit Suhasaria

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sayandip Rakshit	AR Tech-1.83 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Priya Rakshit	AR Tech-1.83 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Kalpana Rakshit	AR Tech-1.83 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt Shweta Suhasaria	AR Tech-2.75 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Bipan Mukherjee	AR Tech-2.76 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Gram Panchayat: JUNBEDIA, Mouza: Junbedia, JI No: 229, Pin Code : 722155

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 736/1009, LR Khatian No:- 3948	Owner:সায়নদীপ রণ, Gurdian:কানাইলাল রক্ষিত, Address:নিজ , Classification:শোল, Area:0.01830000 Acre,	Mr Sayandip Rakshit

	736/1009, LR 3949	Owner:প্রিয়া রক্ষিত, Gurdian:অরুণ রক্ষিত, Address:নিজ , Classification:শোল, Area:0.01830000 Acre,	Smt Priya Rakshit
	LR Plot No:- 736/1009, LR Khatian No:- 3950	Owner:কল্পনা রক্ষিত, Gurdian:দেবদাস রক্ষিত, Address:নিজ , Classification:শোল, Area:0.01830000 Acre,	Smt Kalpana Rakshit
L4	LR Plot No:- 736/1009, LR Khatian No:- 3951	Owner:শ্বেতা সুহাসরিয়া, Gurdian:রহিত কুমার সুহাসরিয়া, Address:নিজ , Classification:শোল, Area:0.02750000 Acre,	Smt Shweta Suhasaria
L5	LR Plot No:- 736/1009, LR Khatian No:- 3952	Owner:বিপন মুখার্জী, Gurdian:শীতল মুখার্জী, Address:নিজ , Classification:শোল, Area:0.02760000 Acre,	Mr Bipan Mukherjee

Admissibility (Rule 43, W.B. Registration Rules 1962)

under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
Indian Stamp Act 1899.

Registration (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

presented for registration at 13:54 hrs on 13-03-2023, at the Office of the A.D.S.R. BANKURA by Mr Amit Suhasaria ..

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 53,46,000/-

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

Execution is admitted on 13/03/2023 by 1. Mr Sayandip Rakshit, Son of Shri Kanailal Rakshit, Rampur Manohartala, Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 2. Smt Priya Rakshit, Wife of Mr Arup Rakshit, Rampur Manohartala, Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession House wife, 3. Smt Kalpana Rakshit, Wife of Mr Debdas Rakshit, Rampur Manohartala, Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession House wife, 4. Smt Shweta Suhasaria, Wife of Mr Rohit Kumar Suhasaria, Kamrarmath, Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession House wife, 5. Mr Bipan Mukherjee, Son of Shri Sital Mukherjee, Arabindanagar, Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business

Indetified by Mr Rohit Kumar Suhasaria, , Son of Shri Ramgopal Suhasaria, Kamrarmath, Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

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

Execution is admitted on 13-03-2023 by Mr Amit Suhasaria,

Indetified by Mr Rohit Kumar Suhasaria, , Son of Shri Ramgopal Suhasaria, Kamrarmath, Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 57.00/- (B = Rs 50.00/- , E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 57/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2023 11:41AM with Govt. Ref. No: 192022230329272851 on 13-03-2023, Amount Rs: 57/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW3797910 on 13-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,001/-
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 239, Amount: Rs.5,000.00/-, Date of Purchase: 13/03/2023, Vendor name: Dharani Dhar Sur
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2023 11:41AM with Govt. Ref. No: 192022230329272851 on 13-03-2023, Amount Rs: 2,001/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKW3797910 on 13-03-2023, Head of Account 0030-02-103-003-02



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
Bankura, West Bengal

Registration under section 60 and Rule 69.

Book - I

Number 0102-2023, Page from 17346 to 17372
No 010201087 for the year 2023.



Digitally signed by PARTHA BAIRAGGYA
Date: 2023.03.14 21:09:07 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2023/03/14 09:09:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
West Bengal.

(This document is digitally signed.)