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ment is admitted to registration. The Signa  
et and the Endorsement sheet attached to this  
document are part of the document.

*[Signature]*  
Additional District Sub-Registrar  
Sadar Paschim Medinipur  
20 MAR 2024

*[Signature]*  
Marika Das  
*[Signature]*  
Sondhik

**DEVELOPMENT AGREEMENT**

THIS DEED OF DEVELOPMENT AGREEMENT is made on this 20<sup>th</sup> Day of March 2024.

Contd....P/2

MS. RADHA KRISHNA HOUSING  
Nayamkrishna  
Saha

Proprietor

*[Handwritten mark]*

23003

19 MAR 2024

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STATION  
OFFICE  
NO  
OFFICE  
STATION  
NO  
NO

Manika Das  
Aarakiindanagar,  
Midnapur

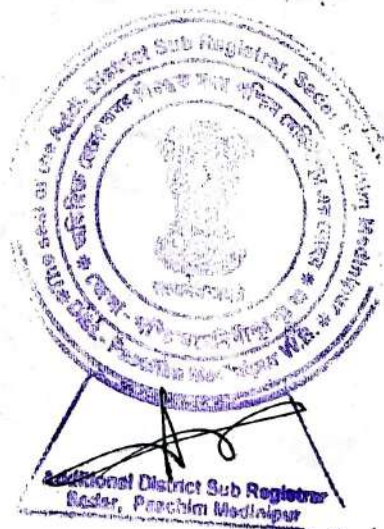
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20 MAR 2024

**BETWEEN**

(1) **SMT. MANIKA DAS** (PAN No. AXKPD3951C) (Aadhaar No.8701 6724 7342) wife of Late Shyamsundar Das and daughter of Late Satyendra Nath De, by faith-Hindu, by Nationality-Indian, by occupation-Housewife, residing at Aurabinda Nagar, P.O. & P.S. Midnapore, District-Paschim Midnapore, PIN-721101, West Bengal, and (2) **SRI. SOMNATH DE** (PAN No.ADSPD3936H) (Aadhaar No. 8981 0692 5582) son of Late Satyendra Nath De, by faith-Hindu, by occupation-Professional, residing at Aurobindo Nagar, P.O. & P.S. Midnapore, District-Paschim Midnapore, PIN-721101, Presently residing at RE, 92/1 Narkel Danga Main Road, P.O. Kankurgachi, P.S. Phool Bagan, Kolkata-700054, West Bengal, hereinafter called and referred to as the **LANDOWNERS/ LANDLORDS** (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART/ FIRST PARTY.**

**AND**

"**RADHAKRISHNA HOUSING**", a proprietorship firm, having its office at- Aurobinda Nagar, P.O. & P.S- Midnapore, Dist- Paschim Medinipur, run and managed by its proprietor **MR. NAYAN KUMAR SAHA**, (PAN No.AKEPS7897K) (Aadhaar No. 5118 9937 6813) son of Late Nakul Saha, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at- Khas jungle, P.O-

MS. RADHA KRISHNA HOUSING

Nayan Kumar Saha

Proprietor

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Manika Das

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Abas, P.S- Midnapore, District-Paschim Midnapore, PIN-721102, West Bengal, hereinafter called and referred to as the "DEVELOPER/ PROMOTER" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, legal representatives, administrators and assigns) of the **OTHER PART/SECOND PARTY**.

**WHEREAS** The First Party herein are the LANDLORDS/ LANDOWNERS. ALL THAT a piece and parcel of Bastu land total measuring more or less 0.6650 acre as per deeds or 0.6795 acres as per record (the split up of the land being measuring an area 0.1295 acre of R.S. Plot No.43 comprising to L.R. Plot No.1711 and measuring an area 0.3850 acre of R.S. Plot No. 43 comprising to L.R. Plot No.1712 and measuring an area 0.1650 acre of R.S. Plot No.43 comprising to L.R. Plot No.1713) together with cement flooring Pucca structure standing thereon, which is lying and situated at Mouza- Narampur, J.L. No.174, A.D.S.R. Sadar Paschim Midnapore, P.S. Midnapore comprised in R.S. Plot No.43, L.R. Plot Nos.1711, 1712 & 1713 recorded under R.S. Khatian Nos.1/32, 1/33, 1/34 comprising to L.R. Khatian Nos. 349 & 2742, Municipal Holding No.273 at- Aurobindo Nagar, Ward No.22 within the limit of Midnapore Municipality, District-Paschim Midnapore, PIN Code No. 721101 (hereinafter called the **SAID PREMISES**) fully described in the First Schedule hereunder written.

M/S. RADHA KRISHNA HOUSING

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Proprietor

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AND WHEREAS One Indulekha Dey, wife of Late Satyendra Nath De as well as mother of the FIRST PARY purchased all that piece and parcel of land measuring 50.0 decimals out of 383 decimals lying and situated at Mouza- Narampur, P.S- Midnapore (Kotwali) and under Midnapore Municipality limits, within the District- Paschim Midnapore, A.D.S.R. office Sadar Midnapore, J.L.No.174, recorded under R.S. Khatian Nos.1/32, 1/33 and 1/34, in R.S. Plot No.43 through a registered deed of sale being No.5223 for the year 1964 on 16/11/1964 at S.R.O- Sadar Midnapore, from one Satyabrata Banerjee & others.

AND WHEREAS One Prangopal Pyne, son of Dr. Banku Behari Pyne purchased ALL THAT piece and parcel of land measuring 16.50 decimals out of 383 decimals in R.S. Plot No.43, recorded under R.S. Khatian Nos.1/32, 1/33 and 1/34 of Narampur Mouza through a registered deed of sale No.I-172 for the year 1965 on 19/01/1965 registered at S.R.O- Sadar Midnapore from one Satyabrata Banerjee & others.

AND WHEREAS said Indulekha Dey transferred the land measuring 13 decimals out of 50 decimals of R.S. Plot No.43; recorded under R.S. Khatian Nos. 1/32, 1/33 and 1/34 by executing a registered deed of gift being No.I-6291 for the year 1977 on 30.12.1977 registered at Joint S.R. Office- Sadar

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Midnapore in favour of her daughter SMT. MANIKA DAS (Owner No.1 herein).

AND WHEREAS the said Pran Gopal Pyne sold and transferred measuring an area 8.25 decimal out of 16.5 decimals on 28/07/1989 to Smt. MANIKA DAS (Owner No.1 herein) through registered deed of sale being no.I- 3211 for the year 1989 registered at A.D.S.R. Sadar Midnapore, and subsequently on 01/02/2008 said Pran Gopal Pyne transferred remaining 8.25 decimal by a registered deed of gift being No.I- 369 for the year 2008 in favour of Smt. Indulekha Dey at A.D.S.R. Sadar Paschim Midnapore.

AND WHEREAS the said Smt. Manika Das (Owner No.1 herein) became an absolute owner of the land measuring more or less 21.5 decimal in R.S. Plot No.43 at Mouza- Narampur by way of such purchase and gift.

AND WHEREAS above named Indulekha Dey died on 04/05/2014 intestate leaving behind her only Daughter namely SMT. MANIKA DAS (Owner No.1 herein) and only son SRI SOMNATH DE (Owner No.2 herein) as her sole body of legal heirs and successors. AND they have inherited the property of Indulekha Dey in equal shares under Hindu succession Act.

AND WHEREAS said SMT. MANIKA DAS & SRI SOMNATH DE

MS. RADHA KRISHNA HOUSING  
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became joint owners of ALL THAT piece or parcel of land measuring more less 66.50 acre as per deed or measuring 0.6795 acres as per record (the split up of the land being measuring an area 0.1295 acre of R.S. Plot No.43 comprising to L.R. Plot No.1711 and measuring an area 0.3850 acre of R.S. Plot No. 43 comprising to L.R. Plot No.1712 and measuring an area 0.1650 acre of R.S. Plot No.43 comprising to L.R. Plot No.1713) together with cement flooring pucca structure standing there on lying and situated at Mouza- Narampur, J.L. No.174, A.D.S.R. Sadar Paschim Midnapore, P.S. Midnapore in R.S. Plot No.43 comprised to L.R. Plot Nos.1711, 1712 & 1713 recorded under R.S. Khatian No.21, comprising to L.R. Khatian Nos.349 & 2742, Midnapore Municipal Holding No.273 at- Aurobindo Nagar in Ward No.22, District- Paschim Midnapore, PIN Code No.721101, fully described in the "Schedule-A" hereunder written.

AND WHEREAS LANDOWNERS/ FIRST PARTY are desirous to develop their property as described in "Schedule-A" by constructing multi-storied buildings thereupon comprising of FOUR NUMBER OF TOWERS consisting of some self contain residential flats, Commercial portions and Car & Bike parking spaces and other spaces etc. But owing to lack of capital as well as having no experience in the matter approached to the SECOND PARTY/ The DEVELOPER herein who is a renowned businessman in the Midnapore town having sufficiently capital and is eager to take up the project and have

M/S. RADHA KRISHNA HOUSING  
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sufficient fund to invest for the development of the "Schedule-A" Property.

AND WHEREAS The Developer being satisfied with landlord's right, title and Interest and possession on the "Schedule-A" land has agreed to enter into this agreement with the Landlords to develop the "Schedule-A" land by constructing multistoried building.

NOW, THEREFORE, THESE PRESENTS WITNESSETH, and the parties hereby agree as follows:

DEVELOPER/ PROMOTER: Shall mean "RADHAKRISHNA HOUSING", a proprietorship firm run and managed by its proprietor MR. NAYAN KUMAR SAHA, son of Late Nakul Saha, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at Khas jungle, P.O. Abas, P.S. Midnapore, District- Paschim Midnapore, PIN-721102, State- West Bengal.

(1) TITLE DEEDS: Shall mean all the Title Deeds referred to herein above recital, those are registered under Registration Act.

PREMISES: ALL THAT piece or parcel of land measuring 0.6650 acre as per deed or 0.6795 acres (the split up of the land being measuring an area 0.1295 acre of R.S. Plot No.43 comprising to L.R. Plot No.1711 and measuring an area 0.3850 acre of R.S. Plot

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M/S. RADHA KRISHNA HOUSING  
Nayan Kumar Saha  
Proprietor

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No. 43 comprising to L.R. Plot No.1712 and measuring an area 0.1650 acre of R.S. Plot No.43 comprising to L.R. Plot No.1713) along with cement flooring pucca structure standing there on situated and lying at Mouza Narampur, J.L. No.174, A.D.S.R. Sadar Paschim Midnapore, P.S. Midnapore comprised in R.S. Plot No. 43, L.R. Plot Nos.1711, 1712 & 1713 to R.S. Khatian No. 21, L.R. Khatian Nos. 349 & 2742, Holding No. 273 at Aurobindo Nagar, Ward No.22 within the limit of Midnapore Municipality, District- Paschim Midnapore, PIN- 721101, which more fully and particularly described and mentioned in the "Schedule-A" hereunder written.

**BUILDING:** Shall mean FOUR NUMBER of towers/multi storied buildings to be construct on the said premises in separate phases, and Height shall ALL THAT as decided by the Developer subject to the sanction building Plan from Midnapore Municipality and MKDA and/or other governing body/ies or authority/ies as per laws.

**COMMON FACILITIES AND AMENITIES:** Shall include corridors, stairways, passageways, driveways, common lavatories, ultimate vacant roof, pumphoom, tubewell, ground water reservoir, overhead, water tank, water pump, Lift, lights, boundary wall etc.

**SALEABLE SPACE:** Shall mean best place in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.

And whereas some mistake arose in the development agreement, vide deed no 1000/21 and also development power

MS. RADHA KRISHNA HOUSING

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of attorney no - 1005/2021 and both the parties mutually agreed to cancel the agreement and revoke the power on 20.03.2024 at A. D.S.R. 4, Sadar Paschim Medinipur and recorded book no - 1 being 759. For the year 2024 and also book no - 4 being no .18. for the year 2024

MS. RADHA KRISHNA HOUSING

Proprietor  
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AND WHEREAS now avoid future discriminations, we the both parties to this agreement have mutually agreed upon and have decided to execute this Memorandum of Development Agreement under the following terms and conditions:-

NOW THIS AGREEMENT WITNESSETH and hereby agreed by and between the parties hereto and follows:-

OWNERS: Shall mean-

- 1) SMT. MANIKA DAS, wife of Late Shyam Sundar Das, daughter of Satyendra Nath De (PAN- AXKPD3951C, Aadhar No. 8701 6724 7342), by occupation-Housewife, by faith- Hindu, by Nationality- Indian, residing at Aurobindo Nagar, P.O. & P.S. Midnapur, District-Paschim Medinipur, PIN-721101,
- 2) SRI SOMNATH DE, (PAN-ADSPD3936H, Aadhar No. 8981 0692 5582), son of Late Satyendra Nath De, by occupation- Profession, by faith- Hindu, by Nationality- Indian, residing at Aurobindo Nagar, P.O. & P.S- Midnapore, District- Paschim Medinipur, PIN-721101, presently residing at- RE, 92/1 Narkel Danga Main Road, P.O. Kankurgachi, P.S- Phoolbagan, Kolkata-700054.

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OWNERS' OBLIGATION:

The First Party Shall Deliver Possession of the "Schedule- A" Property Stated below In favour of the Second Party, which is

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clear, Marketable and free formal Encumbrances.

The First Party shall not execute any other agreement with anyone or anybody or any institution or any Bank else in respect of the schedule property in part or full for sale, Gift, exchange, mortgage, charge or for development of the schedule property.

That for the purpose of necessary official Works the First Party shall execute a power of attorney after development Agreement in favour of the SECOND PARTY and if necessary sign all necessary documents for no objection regarding completion of the project from the competent authorities or other concern.

That the First Party shall hand over the necessary documents like title deeds, Record of rights, Tax receipts and rent receipt etc. in favour of the Second Party without any delay.

#### OWNERS' ALLOCATION:

In the First Tower- 2 Number of Flats which A-Type 3BHK Flat and B-Type 2BHK flat and two numbers of Car parking spaces on the ground floor.

Above mentioned two Flats shall be allot to the owners in the first tower in Type- A 3BHK adjacent to Type- B 2BHK on the FIFTH FLOOR and in its South- East and South- West side respectively.

The 2BHK flat as mentioned above shall have the measurement of 965.0 Sq. ft. of Super Built up area.

The 3 BHK flat as mentioned above shall have the measurement of

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*Manika Das*

MS. RADHA KRISHNA HOUSING

*Narayan Kumar Saha*  
Proprietor

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1264.0 Sq. ft. of Super Built up area.

The OWNER shall pay @ Rs.3500/- for the extra 299 Sq. ft. for the 3 BHK Flat to the Developer that is total Rs.10,46,500/-. The said amount shall be paid by the OWNER before handing over the possession. The owner shall have the right to adjust the said amount with the receivable amount of money of owner's allocation as mentioned in the declaration.

Proportionate share in the land underneath the First Tower.

Common areas and common facilities and common amenities in the total project together with Rs.7,50,00,000/- (Rupees Seven Crores Fifty Lac) only shall be paid by the Developer to the OWNERS as per payment "Schedule-C" below.

Developer shall take responsibility to shift the Owner No.1 herein nearby the constructed area of the new building in the Schedule-A property until hand over the possession of the Owners' allocation of the aforesaid property.

That Save and except above noted Owners' Allocation, the OWNERS/ FIRST PARTY shall not get or demand any further money from the Developer and shall not get or demand any further constructed area in any of the FOUR TOWERS to be construct.

#### DEVELOPER'S/ PROMOTER'S ALLOCATION:

Shall mean save and except Owners' allocation, remaining portion of the total constructed area of four towers/ building to be construct on the said premises. There shall be total four towers i.e. four numbers of multi-storied building to be

MS. RADHA KRISHNA HOUSING

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construct over the "Schedule-A" property. Except above mentioned owners' allocation rest of the constructed area and salable area in all the four towers to be construct to be Developers' allocation.

**THE ARCHITECT:** Shall mean such persons who may be appoint by the Developer for both designing and planning the building on the said premises.

**BUILDING PLAN:** Shall mean the plan or plans of the proposed buildings to be prepared by the Architect to be appointed by the Developer and submitted by the Developer on behalf of the OWNERS to Midnapore Municipality or Midnapore Zila Parisad or any other appropriate authority for obtaining sanction at the cost and efforts of the Developer for construction of multi-storied residential constructed on the below describe "A" schedule land and shall include any revised and/or amendment thereto and/or modification therein or caused to be made by the Developer with the consent of the OWNERS from time to time. AND butted and bounded of each of Towers/ Multistoried builds as provided by site map of building plan or plans.

**TRANSFER:** With its grammatical variation shall include possession under an Agreement or part performance of a contract and by any other means according to Income Tax act and Transfer Properties Act, 1882.

M/S. RADHA KRISHNA HOUSING

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**NAMES OF THE APARMENT:** The Super built up construction to be newly constructed will be under name and style:-

- a. "RADHEYSHYAM APARTMENT -PHASE - 1".
- b. "RADHEYSHYAM APARTMENT -PHASE - 2".
- c. "RADHEYSHYAM APARTMENT -PHASE - 3".
- d. "RADHEYSHYAM APARTMENT -PHASE - 4".

**TRANSFREE:** Shall mean and person, firm, limited Company, Association of persons or body of individuals to whom any space in the building has been transferred.

**Maintenance:** Shall mean maintenance of the common facilities and shall be joint responsibilities of the flat owners time to time in good and habitable condition by the all occupiers.

(2) **THIS AGREEMENT** shall be deemed to have commenced on and with effect from the date of execution by the both parties of this presents.

(3) **THE OWNERS DECLARE AS FOLLOWS:**

THAT owners/First party are absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said premises.

THAT the said premises is free from all encumbrances and the owner has a marketable title and possessions in respect of the said premises.

THAT there is no excess vacant land at the said premises

M/S. RADHA KRISHNA HOUSING  
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 Marika Dor *Handwritten Signature*  
*Handwritten Signature*

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within the meaning of the Urban land (Ceiling and Regulation) Act, 1976 and it is within their ceiling limit under the West Bengal Land Reforms act as amended up to date.

**(4) THE OWNERS AND THE DEVELOPER/ PROMOTER declare and covenant as follows:**

THAT the owners hereby grant, exclusive right to Developer to undertake new construction on the said premises in accordance with the plan or plans to be sanctioned by the authority of Midnapore Municipality and MKDA.

That all applications, plans and other papers and Xerox copy of documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer on behalf of the owners at the Developer's cost and expenses.

THAT on the date of execution of this agreement and the owners shall deliver the possession of the said premises to the Developer where of the developer shall take necessary step sati sole discretion to comply the terms. The developer shall have right to demolish the old building standing over the A-Schedule property and to dispose of its materials as its own discretion.

THAT upon completion of the first to new buildings the Developer shall put the owners in possession of the owner's allocation. But the right to use common areas and common facilities and amenities shall be available only after completion of the project and before.

M/S. RADHA KRISHNA HOUSING

Nayan Kumar Saha, Manika Das

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THAT the owners shall have the priority of getting possession of their allotted portion after completion of the FIRST TOWER. They shall have exclusive right to transfer or otherwise deal with or dispose of the same without claiming any right any claim, interest whatsoever over the rest portion of the building/buildings and the owners shall not in any way interfere with or disturb the quiet and peaceful possession of the developer allocation and at the time of transfer of developer allocation to intending purchaser and at the time of construction of further portions and buildings and towers of the project.

THAT the developer shall at his own costs construct and complete total FOUR NUMBER of tower/ building at the said premises in accordance with the sanctioned plan duly sanctioned by the authority of Midnapore Municipality and MKDA and confirming to such specifications are mentioned in the Annexure "A" hereunder written.

(5) **ADVANCE & BOOKING:** I) The Second Party, by virtue of this agreement as well as by virtue of power of attorney as shall be execute by the FIRST PARTY may take advance or booking from the intending purchaser/s, under receipt for the Flats & parking space as per their choice.

II) The Second party will enter into agreement for sale of the property with the intending flat purchaser or purchasers in respect of the property, allocated to them in respect of future

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MS. RADHA KRISHNA HOUSING

Nayam Kumar Saha

Proprietor

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Buildings to be constructed over the Schedule Mentioned Bellow.

**(6) REGISTRATION:**

1) The Second Party by virtue of the Power of Attorney has execute and register the deed of sale in favour of Intending Flat purchaser/s in respect of the Flat, Commercial spaces, garages etc. which is allocated to them.

II) The FIRST PARTY entitled to execute and register sale deed in favour of the intending Flat purchaser in respect of their allocated 2 Flats on the FIRTH FLOOR and two parking space in the Ground floor in First Tower.

**(7) DEVELOPER'S OBLIGATION:**

i) The Developer hereby agrees and covenant with the Owners to complete the construction of the each of four towers/ building within 36 (Thirty- six) months from date of the sanctioned of the building plan of each of the tower by the authority of Midnapore Municipality and MKDA or Zila Parishad or other appropriate authority. If any uneven situation will arise for construction the time for Performance of the Contract shall be extended up to Six months (hereinafter called the Grace Period). The Owner Schedule Shall Not Be delayed for any reason. Evan if the construction is delayed for any reason, but the payment to the Owners shall not be delayed. It is clearly noted that within 30 month of the first phase from the date of sanctioned plan the developer hand over the owner allocation and consideration. After expiry of grace period of the first phase, the developer shall bound to

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M/S. RADHA KRISHNA HOUSING  
Nayan Krishna Das

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pay Rs.20,000.00 (Twenty Thousand) Per Month to each owner as compensation.

ii) Construction of each of four towers shall be completed within 36 months from date of sanction of plan of the respective towers or within that period to be settled under mutual consent of both the parties.

iii) The developer at the first instance will make arrangement of shifting of the family of the first party during the course of agreement till the possession of owners' allocation is handed over to the first party.

iv) The Developer shall make the construction with good planning by a reputed architecture/civil engineer and by the quality of materials for the construction in all respect for the proposed Construction.

v) After Completion of the construction the developer shall hand over the allocated portion to the FIRST PART to the satisfaction with possession letters.

vi) Completion of construction includes electrification, drainage, water supply and finishing i.e. flooring internal painting and decoration of the building itself. But all the common facilities and amenities shall be completed and make useable only after completion construction of all the four towers and completion of the entire project. So when the owners' allocation shall be handed over in the first tower, all the common facilities and amenities may not be available.

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(8) THE OWNERS HEREBY AGREED AND COVENANT WITH THE DEVELOPER as follows:

- i) NOT to cause any interference or hindrance in the construction of the said building along with other building in future at the said premises by the Developer.
- ii) NOT to do any act deed or things whereby the developer may be prevented from selling assigning and or disposing or any of the Developer's allocation portion in the building & future Constructed Buildings at the said premises after completion.
- iii) That the Owners doth hereby undertake to pay the municipal taxes and other taxes and outgoings up to date and make the property free from all taxes and liabilities up to the date of execution of this presents.
- iv) That at the time of execution and registration of this agreement the owners simultaneously shall execute and register Development Power of Attorney in favour of the Developer for smooth construction of the New building along with future buildings in accordance with sanction building plan of the Midnapore Municipality & MKDA and/or any other appropriate authority in favour of the Developer, till completion of the project to construction of the new building and future buildings as well as transfer and transaction in respect of Developer's Allocation.
- v) The owners also agrees to handover the Original title deed and other documents to the Developer simultaneously with the execution and registration of this agreement and the same

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*MS. RADHA KRISHNA HOUSING  
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shall be retained by the Developer for good.

vi) The Owners shall be entitled only to deal with the Owners' allocation of Two Flats & Two parking space at their own discretion including entering into Agreement for sale with third Party etc. without any obstruction from the Developer and the Developer shall be entitled only to deal with his allocation at his own discretion including entering into Agreement for sale/ Sale/ Gift/ Mortgage/ Lease and/or any other nature of transfer with Third Party etc. without any obstruction from the Developer.

**9) THE DEVELOPER HEREBY AGREED AND COVENANT WITH THE OWNERS as follows -**

1) The Developer hereby agrees and covenant with the Owners to complete the construction of the each of four towers/ building within 36 (Thirty six) months from date of the sanctioned of the building plan of each of the tower by the authority of Midnapore Municipality and MKDA and/or any other appropriate authority. If any uneven situation will arise for construction the time for Performance of the Contract shall be extended up to Six months (hereinafter called the Grace Period). The Owner Schedule Shall Not Be delayed for any reason. Even if the construction is delayed for any reason, but the payment to owner shall not be delayed. It is clearly noted that within 30 month of the first phase from the date of sanctioned plan the developer hand over the owner allocation and consideration. After expiry of grace period of the first phase, the developer shall bound to par Rs.20,000.00

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M/S. RADHA KRISHNA HOUSING  
*Nayana Sahga*  
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(Twenty Thousand) Per Month to each owner as compensation.

II) The Developer shall be entitled only to deal with the Developer's allocation this own discretion including entering into Agreement for sale/ Sale/ Gift/ Lease/ Mortgage and/or any other nature of transfer with third Party etc. without any obstruction from the owners. AND the Owners shall be entitled to do only to deal with their allocation of two flats & two car parking at their own discretion including entering into Agreement for sale/ Sale/ Gift/ Lease/ Mortgage and/or any other nature of transfer with Third Party etc. without any obstruction from the Developers.

**10) LIQUIDATED DAMAGES AND PENALTY:**

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the FORCE MAJEURE conditions, i.e. Flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other actor commission beyond the control of the parties.

**11) JURISDICTION:**

All courts within the limits of appeal Sub ordinate court at Midnapore, shall have primary jurisdiction to entertain and determine all actions suit and proceeding arising out of these presents.

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*Manika Das*

M/S. RADHA KRISHNA HOUSING

*Nayan Kumar Saha*  
Proprietor

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**12) ARBITRATION:**

All disputes and difference between the parties arising out of, and/or the meaning, construction or import of this agreement or their respective rights and liabilities as per this agreement shall be settled mutually or beyond that referred to the Arbitration of two Arbitrators each to be appointed by the parties. In case of disagreement between the Arbitrators it shall be referred to an umpire who shall be appointed before the start of the proceeding and whose decision shall be final and binding on both the parties.

**13) FORCE MAJEURE:**

i) Force majeure shall mean Flood, Earthquake, Riot, war, storm, tempest, civil commotion, strike, lock out and/or any other acts or commission beyond the control of the parties hereto.

ii) That the Developer shall not be traded in default if the construction work is delayed due to the reasons amounting to force majeure like earthquake, civil commotion etc. and/or conditions beyond its control. To be notified that Developer shall be authorized take or get Bank Loan from any reputed Bank /Financial Institution by mortgaging the title deeds for the project loan on the schedule mentioned property and also in respect developer allocation by intending purchasers.

Details property, in schedule a bellow and the owner shall have to assist and help the developer to get project loan. Be it

*noted that according to the previous agreement the MUDA & Building plan of Midnapore Municipality will remain in force & can be added & amended if necessary.*

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Marika Dasgi  
Nayambr...*

*M.S. RADHA KRISHNA HOUSING  
Nayambr...*

*Marika Das*

*Sanmita*

*Proprietor*

14) That during the stipulated period if the OWNER/S die/s his/ her/ their legal heirs shall have to abide all the terms and conditions as within mentioned without raising any objection and then the fresh General Power of Attorney shall have to be executed by the legal heirs of the present OWNER/if required In favour of the DEVELOPER as and when they shall be informed; on the contrary if the Developer dies during the stipulated period as within mentioned, the legal heirs of the Developer shall remain liable to complete the proposed construction and shall also abide by the terms and conditions of this agreement.

"SCHEDULE-A" referred to above  
(Description of the Said Premises)

ALL THAT piece or parcel of Bastu land measuring an area 0.6650 acre as per deeds or 0.6795 acre (the split up of the land being: 0.1295 acre of R.S. Plot No.43, L.R. Plot No.1711 plus 0.3850 acre of R.S. Plot No.43, L.R. Plot No. 712 Plus 0.1650 acre of R.S. Plot No.43, L.R. Plot No.1713) along with cement flooring pucca structure standing there on situated and lying at Monza- Narampur, J.L. No.174, A.D.S.R. Sadar Paschim Midnapore, P.S. Midnapore (Presently Kotwali) comprised in R.S. Plot No.43, L.R. Plot Nos.1711, 1712, 1713, R.S. Khatian Nos. 1/32, 1/33 and 1/34, L.R. Khatian Nos. 349 & 2742, Holding No.273 and Ward No.22 (New) under within the limit of Midnapore Municipality, District- Paschim Midnapore and PIN Code No. 721101.

*Sundhar*

Manika Das

MS. RADHA KRISHNA HOUSING  
Nagen Kumar, Proprietor

*Q*

The said land is butted and bounded as follows:

ON THE NORTH: 20 ft. wide Road,

ON THE SOUTH: 20 ft. wide Road,

ON THE EAST: 20 ft. wide Road,

ON THE WEST: House of Ujjal Sinha.

**"SCHEDULE-B" REFERRED TO ABOVE**

(Owners' allocation and Developer Allocation)

2 Number of Flat which A-Type 3BHK Flat and B-Type 2BHK and Two numbers of car parking spaces on the ground floor in the First Tower.

Above mentioned two Flats shall be allotted to the owners in the first tower in Type A 3BHK adjacent to Type B 2BHK on the Fifth floor and in its South- East and South- West side respectively.

The 2BHK flat as mentioned above shall have the measurement of 965 Sq. ft. of Super Built up area. *having it Carpet area of 742.307 Sq. ft. (M/L)*

The 3 BHK flat as mentioned above shall have the measurement of 1264 Sq. ft. of Super Built up area. *having it Carpet Area of 972.307 Sq. ft.*

The owner shall pay @ Rs. 3500/- for the extra 299 Sq. ft. for the 3 BHK Flat to the Developer that is total Rs. 10,46,500/-. The said amount shall be paid by the owner before handing over the possession. The owner shall have the right to adjust the said amount with the receivable amount of money of owner's allocation as mentioned in the declaration.

MS. RADHA KRISHNA HOUSING

*Maya Saha, Proprietor*

*Manika Das*

*Somnath*

*6*



Proportionate share in the land underneath the First Tower.  
Common areas and common facilities and common amenities in the total project and balance area belongs to Developer.

That Save and except above noted Owners' Allocation, the OWNERS/ FIRST PARTY shall not get or demand any further money from the Developer and shall not get or demand any further constructed area in any of the FOUR TOWERS to be construct.

OWNERS PAYMENT  
SCHEDULE 'C' REFERRED

The Developer shall pay Rs.7,50,00,000.00 (Rupees- Seven Crore Fifty Lakh) to the owner as per schedule of payment Below: -

- I) Rs. 2,14,90,000.00 (Rupees Two Crore Fourteen Lakh Ninety Thousand Only) Already Paid by through bank.

At the time of signing this agreement	Rs. 2,05,000.00
On May 2024	Rs. 33,67,000.00
On July 2024	Rs. 35,67,000.00
On Sept. 2024	Rs. 35,67,000.00
On November 2024	Rs. 35,67,000.00

MIS. RADHA KRISHNA HOUSING

Nayana Salgaonkar  
Proprietor

Manika Das

Sandeep

62

On January 2025	Rs. 35,67,000.00
On March 2025	Rs. 35,67,000.00
On May 2025	Rs. 35,67,000.00
On July 2025	Rs. 35,67,000.00
On September 2025	Rs. 35,67,000.00
On November 2025	Rs. 35,67,000.00
On January 2026	Rs. 35,67,000.00
<del>On January 2026</del>	<del>Rs. 35,67,000.00</del>
On March 2026	Rs. 35,67,000.00
On May 2026	Rs. 35,67,000.00
On July 2026	Rs. 35,67,000.00
On September 2026	Rs. 35,67,000.00

**"Schedule-D" referred to Below**

(Common Areas Installations, Facilities and amenities)

- 1) Path passages and drive ways in the property other than there served by the flat owner of its owners for any purpose and those meant or earmarked or intended to be reserved for parking of motorcars or marked by the Owner for use of any co-Owner.
- 2) Staircase, lobby, Lift, lift well, Lift machine room, roof and landings and stair cover room on the ultimate roof and the roof.
- 3) Room and the bathroom for watchman.
- 4) Electrical wiring in copper conductor and fitting and fixtures for

M/S. RADHA KRISHNA HOUSING

*Manjima K. Saha*  
Proprietor

*Manika Das*

*Manjima K. Saha*

*Manjima K. Saha*

*g*

lighting the staircase, lobby and landings.

- 5) Electrical installations with main switch and meter and space required thereof.
- 6) Water pump with motor Deep tube-well of adequate capacity for water supply subject to approval of concerned authority.
- 7) Overhead water tank and underground water reservoir with distribution pipes there from connection to different Apartments/Units and from the underground water to be the over-head water tank.
- 8) Water waste and sewage evacuation pipes from the Apartments/Units to drain and sewers common to the building.
- 9) Main gate for entrance to the property.
- 10) Boundary wall to the property, Firefighting system, C. C. Camera in certain common spaces.

#### COMMON EXPENCES:

1. The costs of cleaning and lighting the main entrance passages landing stair cases and other part of the said building so enjoyed or use by the purchaser/s in common as aforesaid and keeping the adjoining side space in good and repaired condition.
2. The costs of the salaries of the staff, clerks, bill collectors, liftmen, security guards, sweepers, caretakers, electricians, plumbers and other service staff.
3. All the costs of working and maintenances of lifts, generators and common right and service charges.
4. All panchayet and other taxes and outgoing save those separately assessed on the flat owner or other co-flat owners.

Somesh

Manika Das

W/S. RADHA KRISHNA HOUSING  
Nayan

Proprietor

5. All such other expenses as are deemed by the developer or the association of flat owners may be necessary or incidental to the ownership and holding of the land and building and the said flat and other flats and portions of the said buildings.
6. The costs of replacement of equipment or facilities such as lifts, generators, tube well, transformer etc.
7. All the fees and disbursements paid to any caretakers/ managers/ agents if appointed by the Developer or association of flats owners in respect of the said building.
8. All such amount as shall be declared and fixed by the developer or association of flat owners named will have discretion for administration and other like purposes.
9. All costs of maintenance operating replacing white washing painting rebuilding reconstructing decorating re-decorating lighting the common parts and also the outer walls of the building.

#### ANNEXTURE- A (Specification) CONSTRUCTION

The Developer/Builder shall at his own costs, raise and erect and construct the building complex consisting of four towers as per Building sanction Plan of the Midnapore Municipality & MKD Autolyzing the maximum total F.A.R. as granted by the Midnapore Municipality without any variation at the full responsibility and risk of the Developer/Builder.

The Developer/Builder shall bear all costs of sanction plan and other incidentals and shall protect the said property at his own cost till completion of the project.

Sumit

Maika Das

MIS. RADHA KRISHNA HOUSING  
Nayen Prasad Saha

Proprietor

## SPECIFICATION OF THE BUILDING CONSTRUCTION)

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

**General:** The building shall be R.C.C framed structured design of Architect with good quality M.S. rods.

**Brick Work:** 200 mm. thickness Brick work shall be done on outside walls with First class bricks in Cement- sand Mortar 125mm. thick inside partitioned walls between the Flats and first class bricks wall be done in Cement- sand Mortar as necessary.

**Flooring skirting:** All room, verandah and kitchen will be vitrified tiles.

**Plastering:** The outer side, inner side and the ceiling plaster of the building will be of standard thickness and putty to be provided in bedrooms, living rooms, toilet, kitchen and verandah.

**Painting:** All internal surfaces to be plastered with cement sand mortar and finished with putty. All external walls to be plastered with waterproof cement and mortar and painted with exterior paint.

**Doors:** Door Frames shall be of standard quality and Doors shall be 32 mm. thick Flush Door with steel hinges.

*Sambhu*

*Manika Das*

MIS. RADHA KRISHNA HOUSING

*Nayan Kumar Saha*

Proprietor

*g*

**Windows:** Shall be of sliding Aluminum windows with glass panels and integrated M.S. Grills.

**Toilets and Kitchen: Toilet:**

- i. In toilet ceramic tiles floor and dado up to 6'ft. Height.
- ii. European White Commode with Cistern one tap of Standard make.
- iii. Shower, taps, towel, rail shall be provided.

**Kitchen:**

- i. Black Stone kitchen slab in kitchen and upto 2 ft. height Glazed tiles over kitchen slab.
- ii. One sink, one tap of standard make.

**Electrical Installations:** 1.25 electric points shall be done in each flat by the developer.

**Extra work:** All extra work other than the standard specification shall be entertained by Developer and charged at a rate as per PWD schedule before starting of the said extra work. No outside contractor will be allowed to execute the said extra work till the possession of the flat in question is handed over to the Owner. Entire payments towards such extra work shall have to be made in full before proceeding with the said extra work.

**Water Supply:**

- i. Overhead reservoir will be provided at the top floor of the building through boring.
- ii. Connected internal lines as necessary Kitchen, toilet and

6

suitable electrical pump with motor will be installed to deliver water to overhead reservoir from ground floor reservoir.

**Roof:** Roof of top floor shall remain common for all the flat owners. The roof of top floor cannot be used for bathing, washing of clothes and/or utensils by any of the flat owners.

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

SIGNED AND DELIVERED BY

THE OWNERS AT MIDNAPORE IN PRESENCE OF

1. Jansongaj Das  
of Senabazar.

Marika Das

2. Anan Kumar Pal  
at - Kulkata, Medinipur

Somudra

SIGNED AND DELIVERED BY

THE DEVELOPER AT MIDNAPORE IN PRESENCE OF

Witness

✓ 1. Jansongaj Das  
of Senabazar.

✓ 2. Anan Kumar Pal  
at - Kulkata, Medinipur.

Drafted by me:

Syed Nowsar Ali  
Adv

**Syed Nowsar Ali**  
M.A., LL.B., B.Ed, Kovid  
Advocate  
Mirzabazar, Midnapur

Printed by: Radha

Regd. No.- F 1081/1053 of 1981

M/S. RADHA KRISHNA HOUSING

Nayana Das  
Proprietor

Marika Das

Somudra

## Memo of receipt

Received from the Developer a sum of Rs.2,05,000 (Rupees Two Lakh Five Thousand only) paid by the following manner herein:

Before that day online paid - Rs. 2,14,90,000/-

<u>Cheque No.</u>	<u>Dated</u>	<u>Bank</u>	<u>Amount</u>
082074	20.03.2024	B.O.I.	1,05,000/- One Lakh five thousand only
082075	20.03.2024	B.O.I.	1,00,000/- One lakh only

Total Rs. 2,16,95,000/-

### WITNESSES:

1. Bimedesu Bala Marika Das  
Tan H Garin  
Medinipur
2. Anand Kumar Das  
at - Kurkuta, Medinipur

SIGNATURE OF THE OWNERS

This Agreement contained in pages including one Stamp paper and demy paper extra page for Finger prints of executants. This page is treated as one part of this deed.

M/S. RADHA KRISHNA HOUSING  
Nayam Saha.  
Proprietor

Marika Das  
Somena Das

M/S. RADHA KRISHNA HOUSING  
Nayam Saha  
Proprietor



Registration Act of West Bengal Government I give my Photo and 10 (ten) finger impressions of both hands.



LEFT HAND					
	FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER
RIGHT HAND					
	FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

Manika Das

This is my finger impressions of both hands Manika Das

As per Registration Act of West Bengal Government I give my Photo and 10 (ten) finger impressions of both hands.

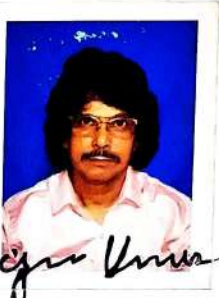


LEFT HAND					
	FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER
RIGHT HAND					
	FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

Somak Das

This is my finger impressions of both hands Somak Das

As per Registration Act of West Bengal Government I give my Photo and 10 (ten) finger impressions of both hands.



LEFT HAND					
	FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER
RIGHT HAND					
	FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

Nayan Kumar Saha

This is my finger impressions of both hands Nayan Kumar Saha

As per Registration Act of West Bengal Government I give my Photo and 10 (ten) finger impressions of both hands.

LEFT HAND					
	FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER
RIGHT HAND					
	FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

This is my finger impressions of both hands \_\_\_\_\_

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



192023240432392648

T-760/2024

GRN Details

GRN: 192023240432392648 Payment Mode: SBI Epay  
GRN Date: 20/03/2024 16:08:35 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 3073082552539 BRN Date: 20/03/2024 16:08:49  
Gateway Ref ID: CHP4137832 Method: State Bank of India NB  
GRIPS Payment ID: 200320242043239263 Payment Init. Date: 20/03/2024 16:08:35  
Payment Status: Successful Payment Ref. No: 2000616928/13/2024  
[Query No\*/Query Year]

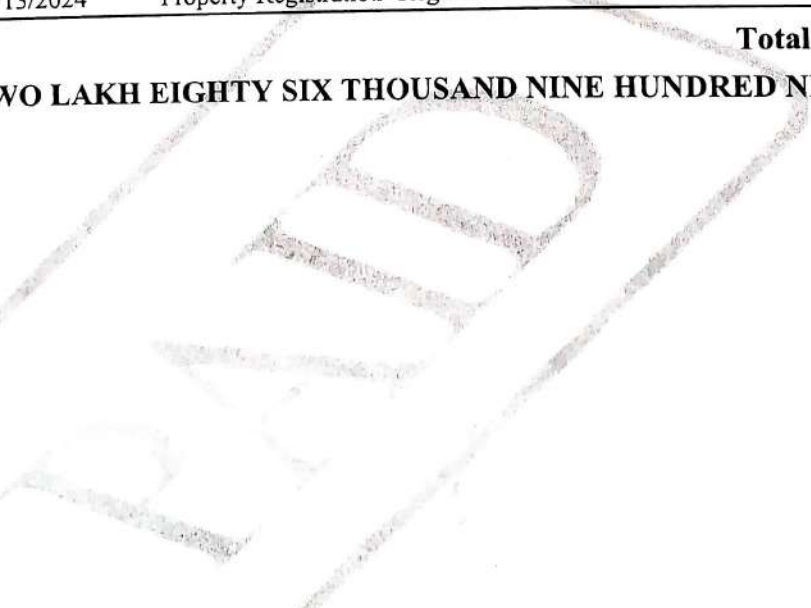
Depositor Details

Depositor's Name: Mr Nayan Kumar Saha Rep Of R H  
Address: Khasjungle  
Mobile: 9434192908  
Period From (dd/mm/yyyy): 20/03/2024  
Period To (dd/mm/yyyy): 20/03/2024  
Payment Ref ID: 2000616928/13/2024  
Dept Ref ID/DRN: 2000616928/13/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000616928/13/2024	Property Registration- Stamp duty	0030-02-103-003-02	70021
2	2000616928/13/2024	Property Registration- Registration Fees	0030-03-104-001-16	216971
			<b>Total</b>	<b>286992</b>

IN WORDS: TWO LAKH EIGHTY SIX THOUSAND NINE HUNDRED NINETY TWO ONLY.



পশ্চিম মেদিনীপুর খতিয়ান নং- ২৭৪২

[ ১০২৪১৭৪ ]



মৌজা- নরমপুর

জে.এল.নং- ১৭৪

খানা- মেদিনীপুর

(১) রাজস্ব-

টাকা

খতিয়ান তৈরির তারিখ - 10/11/2020

(২) জমির পরিমাণ(এ) - ০.২৩৩৮

(৩) মোট দাগের সংখ্যা- ২

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	সোমনাথ দে	রায়ত	
পিতা-	সত্যেন্দ্রনাথ দে		
ঠিকানা-	অরবিন্দনগর		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ	
					একর	হেক্টর
১৭১২	বাস্ত	আগত খং নং - 68 দালান--1	০.৩৮৫০	০.৫০০০	০.১৯২৫	
১৭১৩	বাস্ত	আগত খং নং - 265 ঘর----1	০.১৬৫০	০.২৫০০	০.০৪১৩	

মোট দাগের সংখ্যা- দুই মাত্র

MIS. RADHA KRISHNA HOUSING

Nayan Kumar Saha

Proprietor

Shmeeta

Marika Das

Certified to be true copy u/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:1384

Digitally signed by PRANABESH PRADHAN  
Date: 2024.01.22 15:56:42 IST

Page ১ of ১

২২/০১/২০২৪ ০৩:৫৬ PM

পশ্চিম মেদিনীপুর খতিয়ান নং- ৩৪৯

[ ১০২৪১৭৪ ]



মৌজা- নরমপুর

জে.এল.নং- ১৭৪

থানা- মেদিনীপুর

(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ০.৪৪৫৭

(৩) মোট দাগের সংখ্যা- ৩

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	মনিকা দাস	রায়ত	
স্বামী-	শ্যামসুন্দর		
ঠিকানা-	নিজ		

(৭) অত্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমাণ	
					একর	হেক্টর
১৭১১	বাস্ত	দালান--১ ঘর----১	০.১২৯৫	১.০০০০	০.১২৯৫	
১৭১২	বাস্ত	আগত খং নং - 68 দালান--১	০.৩৮৫০	০.৫০০০	০.১৯২৫	
১৭১৩	বাস্ত	আগত খং নং - 265 ঘর----১	০.১৬৫০	০.৭৫০০	০.১২৩৭	

মোট দাগের সংখ্যা- তিন মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)  
Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:1385

২২/০১/২০২৪ ০৩:৫৬ PM

Digitally signed by PRANABESH PRADHAN  
Date: 2024.01.22 15:56:56 IST

Manika Das  
Pranabesh Pradhan  
Digitally signed by Manika Das  
Date: 2024.01.22 15:56:56 IST

### Major Information of the Deed

Deed No :	I-1003-00760/2024	Date of Registration	20/03/2024
Query No / Year	1003-2000616928/2024	Office where deed is registered	
Query Date	05/03/2024 12:20:59 PM	A.D.S.R. MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	J Das Midnapur, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 7501002502, Status : Deed Writer		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,16,95,000/-]	
Set Forth value		Market Value	
		Rs. 10,23,43,768/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,021/- (Article:48(g))		Rs. 2,16,971/- (Article:E, E, B)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :





District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: NARAMPUR, JI No: 174, Pin Code : 721101

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-1711 (RS :-43 )	LR-349	Commerci al	Vastu	12.95 Dec	1,94,64,589/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-1712 (RS :-43 )	LR-349	Commerci al	Vastu	19.25 Dec	2,89,33,849/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-1713 (RS :-43 )	LR-349	Commerci al	Vastu	12.37 Dec	1,85,92,816/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	LR-1712 (RS :-43 )	LR-2742	Commerci al	Vastu	19.25 Dec	2,89,33,849/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L5	LR-1713 (RS :-43 )	LR-2742	Commerci al	Vastu	4.13 Dec	62,07,626/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>67.95Dec</b>	<b>0 /-</b>	<b>1021,32,729 /-</b>
<b>Grand Total :</b>					<b>67.95Dec</b>	<b>0 /-</b>	<b>1021,32,729 /-</b>

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L3, L5	338 Sq Ft.	0/-	2,11,039/-	Structure Type: Structure
Gr. Floor, Area of floor : 338 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>338 sq ft</b>	<b>0 /-</b>	<b>2,11,039 /-</b>	



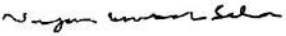
**Land Lord Details :**

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Smt Manika Das (Presentant)</b> Wife of Late Satyendra Nath De Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office		 Captured	Manika Das  20/03/2024
Aurobindanagar, City:- Not Specified, P.O:- Idnapur, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: axxxxxx1c, Aadhaar No: 87xxxxxxx7342, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office				
2	<b>Shri Somnath De</b> Son of Late Satyendra Nath De Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office		 Captured	Somnath De  20/03/2024
RE,92/1 Narkeldanga Main Road, City:- , P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: adxxxxxx6h, Aadhaar No: 89xxxxxxx5528, Status :Individual, Executed by: Self, Date of Execution: 20/03/2024 , Admitted by: Self, Date of Admission: 20/03/2024 ,Place : Office				




**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Radhakrishna Housing</b> Aurobinda Nagar, City:- , P.O:- Midnapur, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.:: akxxxxxx7k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Nayan Kumar Saha</b> Son of Late Nakul Saha Date of Execution - 20/03/2024, , Admitted by: Self, Date of Admission: 20/03/2024, Place of Admission of Execution: Office	 <small>Mar 20 2024 4:20PM</small>	 Captured <small>LTI 20/03/2024</small>	 <small>20/03/2024</small>
	Khasjungle, City:- Not Specified, P.O:- Abas, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx7K, Aadhaar No: 51xxxxxxxx6813 Status : Representative, Representative of : Radhakrishna Housing (as Devloper/Promoter)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bimalendu Bala</b> Son of Late Jyotish Chandra Bala Tantigeria, City:- , P.O:- Medinipur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102	 <small>20/03/2024</small>	 Captured <small>20/03/2024</small>	 <small>20/03/2024</small>
Identifier Of Smt Manika Das, Shri Somnath De, Shri Nayan Kumar Saha			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Manika Das	Radhakrishna Housing-12.95 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Manika Das	Radhakrishna Housing-19.25 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Manika Das	Radhakrishna Housing-12.37 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri Somnath De	Radhakrishna Housing-19.25 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri Somnath De	Radhakrishna Housing-4.13 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Manika Das	Radhakrishna Housing-169.00000000 Sq Ft
2	Shri Somnath De	Radhakrishna Housing-169.00000000 Sq Ft

### Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: NARAMPUR, JI No: 174, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1711, LR Khatian No:- 349	Owner:মনিকা দাস, Gurdian:শ্যামসুন্দর , Address:নিজ , Classification:বাস্ত, Area:0.12950000 Acre,	Smt Manika Das
L2	LR Plot No:- 1712, LR Khatian No:- 349	Owner:মনিকা দাস, Gurdian:শ্যামসুন্দর , Address:নিজ , Classification:বাস্ত, Area:0.19250000 Acre,	Smt Manika Das
L3	LR Plot No:- 1713, LR Khatian No:- 349	Owner:মনিকা দাস, Gurdian:শ্যামসুন্দর , Address:নিজ , Classification:বাস্ত, Area:0.12370000 Acre,	Smt Manika Das
L4	LR Plot No:- 1712, LR Khatian No:- 2742	Owner:সোমনাথ দে, Gurdian:সত্যেন্দ্রনাথ দে, Address:অরবিন্দনগর , Classification:বাস্ত, Area:0.19250000 Acre,	Shri Somnath De
L5	LR Plot No:- 1713, LR Khatian No:- 2742	Owner:সোমনাথ দে, Gurdian:সত্যেন্দ্রনাথ দে, Address:অরবিন্দনগর , Classification:বাস্ত, Area:0.04130000 Acre,	Shri Somnath De



Endorsement For Deed Number : I - 100300760 / 2024

On 20-03-2024

**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 13:52 hrs on 20-03-2024, at the Office of the A.D.S.R. MIDNAPORE by Smt Manika Das , 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 10,23,43,768/-

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

Execution is admitted on 20/03/2024 by 1. Smt Manika Das, Wife of Late Satyendra Nath De, Aurobindanagar, P.O: Idnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession House wife, 2. Shri Somnath De, Son of Late Satyendra Nath De, RE.92/1 Narkeldanga Main Road, P.O: Kankurgachi, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Service

Indetified by Mr Bimalendu Bala, , Son of Late Jyotish Chandra Bala, Tantigeria, P.O: Medinipur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by profession Business

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

Execution is admitted on 20-03-2024 by Shri Nayan Kumar Saha, Devloper/Promoter, Radhakrishna Housing (Sole Proprietorship), Aurobinda Nagar, City:- , P.O:- Midnapur, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Mr Bimalendu Bala, , Son of Late Jyotish Chandra Bala, Tantigeria, P.O: Medinipur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,16,971.00/- ( B = Rs 2,16,950.00/- ,E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,16,971/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/03/2024 4:08PM with Govt. Ref. No: 192023240432392648 on 20-03-2024, Amount Rs: 2,16,971/-, Bank: SBI EPay ( SBlePay), Ref. No. 3073082552539 on 20-03-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 23003, Amount: Rs.5,000.00/-, Date of Purchase: 19/03/2024, Vendor name: Satya Charan Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/03/2024 4:08PM with Govt. Ref. No: 192023240432392648 on 20-03-2024, Amount Rs: 70,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 3073082552539 on 20-03-2024, Head of Account 0030-02-103-003-02



**Ashim Das**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. MIDNAPORE**  
**Paschim Midnapore, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1003-2024, Page from 14383 to 14424  
being No 100300760 for the year 2024.**



*Ashim Das*

Digitally signed by ASHIM DAS  
Date: 2024.03.22 16:54:19 +05:30  
Reason: Digital Signing of Deed.

**(Ashim Das) 22/03/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. MIDNAPORE  
West Bengal.**