

Sl. NO. 10903/22

I-11430/2022



पश्चिमबङ्ग पश्चिमबङ्गाल WEST BENGAL

H 968621

H 968621

06.26 PM
 02 = 303686 of 22
 19/10/22

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

[Signature]

Addl. District Sub-Registrar Kharagpur

20 OCT 2022

DEVELOPMENT AGREEMENT

CUM POWER OF ATTORNEY

This Development Agreement cum Power of attorney

is made on 19th Day of October, 2022 A.D.

PRAGATI INFRAA

T. Venkatesh
 Partner

PRAGATI INFRAA

Kavak Malen
 Partner

J. K. Singh

Manjula Singh
Sharmista Singh

PRAGATI INFRAA

Tarun Kaur Malen
 Partner

PRAGATI INFRAA

P. Prachant Kumar
 Partner

[Signature]

ক্রমিক নং 21410 ম: 5000 টাকা মার
 তারিখ 19-10-2022 জেলা পশ্চিম মেদিনীপুর
 ক্রেতা শ্রী Pragati Infra For Partner T. Usha Rani
 সাং Malancha Road
 পো: Mimpura, Kharagpur থানা - বঙ্গাপুর
 প্রক: রাজ্য
 ভেতার শ্রী

শ্রীদেবব্রত ভঞ্জ
 বঙ্গাপুর, এ, ডি, এস, আর, অফিস

5000/- 5000.00
 Five thousand only

f.k. Singh

946

f.k. Singh

947

Pranita Singh

948

Sharmistha Singh

949

PRAGATI INFRAA

T. Usha Rani
 Partner

954

PRAGATI INFRAA

Tanuj Kumar Mahi
 Partner

952

PRAGATI INFRAA

Kamla Maler
 Partner



953

PRAGATI INFRAA

P. Prashant Kumar
 Partner

Addl. District Sub-Registrar
 Kharagpur, Paschim Medinipur

19 OCT 2022

Pulam Day
 S/o. Lt. Bablu Day
 Haripur
 Bargaon
 Uspur



S. K. Singh



Manita Singh



Sharmistha Singh

BETWEEN

(1) **SRI PRAVAT KUMAR SINGH, PAN- BMMPS8182A, S/O- Lt. Purna Chandra Singh of Kharida Kumarpara, P.O.- Kharagpur, P.S.- Kharagpur (Town), District- Paschim Medinipur, Kharagpur Municipal Ward No. 16, by faith- Hindu, by nationality- Indian, by occupation- Business.**

(2) **SMT MANITA SINGH, PAN- BMMPS8181D, W/O- Sri Pravat Kumar Singh of Kharida Kumarpara, P.O.- Kharagpur, P.S.- Kharagpur (Town), District- Paschim Medinipur, Kharagpur Municipal Ward No. 16, by faith- Hindu, by nationality- Indian, by occupation- House wife.**

(3) **KUMARI SARMISTHA SINGH, PAN- FTXPS6102N, D/O- Sri Pravat Kumar Singh of Kharida Kumarpara, P.O.- Kharagpur, P.S.- Kharagpur (Town), District- Paschim Medinipur, Kharagpur Municipal Ward No. 16, by faith- Hindu, by nationality- Indian, by occupation- House hold works...hereinafter refereed to and called as "LANDOWNER" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST**

PART

PRAGATI INFRAA

T. Venu Ram
Partner

PRAGATI INFRAA

Kamala Malvi
Partner

S.K. Singh
Manita Singh
Sharmistha Singh

PRAGATI INFRAA

Tarun Kumar Malvi
Partner

PRAGATI INFRAA

P. Prashant Kumar
Partner

[Handwritten mark]



T.



Tarun Kumar Malu



K. Kamala Malu

PRAGATI INFRAA

Tarun Kumar Malu
Partner

PRAGATI INFRAA

P. Prashant Kumar
Partner

PRAGATI INFRAA

T. Usha Rani
Partner

PRAGATI INFRAA

Kamala Malu
Partner

AND

PRAGATI INFRAA , PAN : ABBFP4324J, A Partnership Firm having it's registered office at **Malancha Road, Ward No. 16, P.O.- Nimpura, P.S.- Kharagpur (Town), District- Paschim Medinipur, Pin- 721304**, duly represented by it's partners namely

(1) T. USHA RANI, PAN: BGUPR3204E, W/O- Ashok Kumar Tadi, Resident of **Holding No. 248/215, Ward No.- 16, Malancha Road, P.O.- Nimpura, P.S.- Kharagpur (Town), District- Paschim Medinipur**, by faith- **Hindu**, by Nationality- **Indian**, by occupation- **Business**,

(2) TARUN KUMAR MALU, PAN: AILPM0852D, S/O- Sukhlal Malu, Resident of **Holding No.- 248/215, Ward No.- 16, Malancha Road, P.O.- Nimpura, P.S.- Kharagpur (Town), District- Paschim Medinipur**, by faith- **Hindu**, by Nationality- **Indian**, by occupation- **Business**.

(3) KAMALA MALU, PAN: AEWPM2236A, W/O -Tarun Kumar Malu, Resident of **Holding No. 248/215, Ward No.- 16, Malancha Road, P.O.- Nimpura, P.S.- Kharagpur (Town), District- Paschim Medinipur**, by faith- **Hindu**, by Nationality- **Indian**, by occupation- **Business**.

f. ki Singh
Prashant Kumar Singh
Sharmistha Singh

Handwritten signature



P. Prashant Kumar

(4) P. PRASHANT KUMAR , PAN: BXCPK3628N, Srinivasa Rao S/O Resident of Holding No. 248/215, Ward No.- 16, Malancha Road, P.O.- Nimpura, P.S.- Kharagpur (Town), District- Paschim Medinipur, by faith- Hindu, by Nationality- Indian, by occupation- Business hereinafter referred to and called as "DEVLOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART.**

WHEREAS the present landowners have been owning and possessing ALL THAT EACH PIECE AND PARCEL of a Bastu land measuring about 30 Decimal within District – Paschim Medinipur , P.O. , P.S. , A.D.S.R. Kharagpur , under Mouza - Kaushallya , J.L.No- 311 , R.S. Plot No. 589(P) & 592 (P) , L.R. Khatian No. 2163, 2164, 2165 , L.R. Plot no- 2201 (P), 2202 (P), measuring 5 Decimals , L.R. Plot No. 2202 , measuring 8 Decimals , Kharagpur MUniciapl Ward No. 25, and in Mouza : Mirpur, J.L. No. 240, R.S. Plot No. 240 , R.S. Plot No. 565 (Part) , 566(Part) , L.R. Khatian No. 2200 , 2202 & 2203 , L.R. Plot No. 646 (Part) , measuring 12 Decimals and in L.R. Plot No. 647 (Part) , measuring 5 Decimals , Total area measuring 30 Decimals partly under Gopali Gram Panchayet and partly in Kharagpur Municipality , Dist- Paschim Medinipur.

PRAGATI INFRAA

Tarun Kumar Meher
Partner

PRAGATI INFRAA

P. Prashant Kumar
Partner

PRAGATI INFRAA

T. Usha Devi
Partner

PRAGATI INFRAA

Kaushalya Meher
Partner

J. W. Singh
Manila Singh
Shamim Singh

AND WHEREAS the aforesaid property is recorded in the name of the Owners First Part and their names have been prepared and published in the L.R.R.O.R . Presently the First Part is exercising their right, title and interest upon the scheduled property thereby paying the rent and revenue to the Government from time to time .

AND WHEREAS the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of B+G+5 floor consisting of so many flats and parking space etc but the owners not having the sufficient fund for the development work and for this reason First Part is in search of a Developer for the said development work.

AND 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 landowner has decided to construct multistoried building there at consisting of apartments and flat 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 mutually agreed by and between the parties hereto as follows:-

1.1 OWNER/LANDLORD:-

- a) **SRI PRAVAT KUMAR SINGH** , S/O Lt. Purna Chandra Singh of Kharida Kumarpara , P.O. Kharagpur , P.S. Kharagpur (Town) , District- Paschim Medinipur Kharagpur Municipal Ward No. 16 ,
- b) **SMT MANITA SINGH** , W/O Sri Pravat Kumar Singh of Kharida Kumarpara , P.O. Kharagpur , P.S. Kharagpur (Town) , District- Paschim Medinipur Kharagpur Municipal Ward No. 16 ,
- c) **KUMARI SARMISTHA SINGH** , D/O Sri Pravat Kumar Singh of Kharida Kumarpara , P.O. Kharagpur , P.S. Kharagpur (Town) , District- Paschim Medinipur Kharagpur Municipal Ward No. 16 ,

PRAGATI INFRAA

Tamun Khar Maku
Partner

PRAGATI INFRAA

P. Prashant Kumar
Partner

PRAGATI INFRAA

T. Usha Devi
Partner

PRAGATI INFRAA

Kannak Malar
Partner

S.K. Singh
Pravata Singh
Sharmistha Singh

1.2 DEVELOPER:-

PRAGATI INFRAA, A Partnership Firm , having it's registered office at Malancha Road , Ward No. 16, P.O. Nimpura , P.S. Kharagpur (T), District – Paschim Medinipur , Pin – 721 304 , duly represented by it's partners namely

I) T. USHA RANI, W/O Ashok Kumar Tadi , Resident of Holding No. 248/215 , Ward No. 16, Malancha Road , P.O. Nimpura , P.S. Kharagpur (Town) , District – Paschim Medinipur ,

II) TARUN KUMAR MALU, S/O Sukhlal Malu , Resident of Holding No. 248/215 , Ward No. 16, Malancha Road , P.O. Nimpura , P.S. Kharagpur (Town) , District – Paschim Medinipur ,

III) KAMALA MALU, W/O Tarun Kumar Malu , Resident of Holding No. 248/215 , Ward No. 16, Malancha Road , P.O. Nimpura , P.S. Kharagpur (Town) , District – Paschim Medinipur ,

IV) P. PRASHANT KUMAR S/O Srinivasa Rao , Resident of Holding No. 248/215 , Ward No. 16, Malancha Road , P.O. Nimpura , P.S. Kharagpur (Town) , District – Paschim Medinipur .

PRAGATI INFRAA

Tarun Kumar Malu
Partner

PRAGATI INFRAA

P. Prashant Kumar
Partner

PRAGATI INFRAA

T. Usha Rani
Partner

PRAGATI INFRAA

Kamala Malu
Partner

1.3 LAND:-

Shall mean ALL THAT EACH PIECE AND PARCEL of a Bastu land measuring about 30 Decimal within District – Paschim Medinipur , P.O. , P.S. , A.D.S.R. Kharagpur , under Mouza - Kaushallya , J.L.No- 311 , R.S. Plot No. 589(P) & 592 (P) , L.R. Khatian No. 2163, 2164, 2165 , L.R. Plot no- 2201 (P), 2202 (P), measuring 5 Decimals , L.R. Plot No. 2202 , measuring 8 Decimals , Kharagpur MUniciapl Ward No. 25, and in Mouza : Mirpur, J.L. No. 240, R.S. Plot No. 240 , R.S. Plot No. 565 (Part) , 566(Part) , L.R. Khatian No. 2200 , 2202 & 2203 , L.R. Plot No. 646 (Part) , measuring 12 Decimals and in L.R. Plot No. 647 (Part) , measuring 5 Decimals , Total area measuring 30 Decimals partly under Gopali Gram Panchayet and partly in Kharagpur Municipality , Dist- Paschim Medinipur.

J. K. Singh
Prashant Singh
Sharmi Singh

1.4 BUILDING:-

Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE

PRAGATI INFRAA
Taran Kaur Mehta
Partner
PRAGATI INFRAA
P. Prakash Kumar
Partner

1.5 ARCHITECT (S):

Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect (s) of the Building.

1.6 (A) KHARAGPUR MUNICIPALITY: -

Shall mean the Kharagpur Municipality and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.

PRAGATI INFRAA
T. Wadhvani
Partner
PRAGATI INFRAA
Kavish Mehta
Partner

1.6 (B) GRAM PANCHAYET :-

Shall mean the Gopali Gram Panchayet and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.

1.7 PLAN:

Mean the sanctioned and/or approved plan of the building/s sanctioned by the Kharagpur Municipality.

1.8 OWNER'S AREA:

33% of the total super built up area of a B+G+5 floor Multi Storied Building (specifically mentioned in the 2nd Schedule) sanctioned by Kharagpur Municipality and Gopali Gram Panchayet including commercial space of approx 990 Sq Ft in the Ground Floor of the said Multi Storied Building, with the undivided impartiable proportionate interest in the said land and the common portions. Land owners shall have area on and above B+G+5 if the authorities give permission for extension.

J. K. Singh
Prashant Singh
Shammi Singh

1.9 SECURITY:

Non refundable Security Deposit of Rs 4,00,000/- (Rupees Four lakh only)

1.10 DEVELOPER'S AREA:

67% of the total super built up area of the B+G+5 Multi Storied Building (specifically mentioned in the 3rd Schedule) sanctioned by Kharagpur Municipality and the Gopali Gram Panchayet (for B+G+4) together with the undivided impartiable proportionate interest in the said land and the common portions. In case of extension more than B+G+5 , that case entire area of extended upper floors shall be the share of the Developers.

PRAGATI INFRAA

Tarun Kew Malu
Partner

PRAGATI INFRAA

P. Prashant Kumar
Partner

DEVELOPERS WILL GET THEIR INDIVIDUAL AREA OF ALLOCATION AS FOLLOWS:

• **T. USHA RANI** will get **26.80%** the total super built up area of the B+G+5 Multi Storied Building including commercial space of approx 300 Sq Ft in the Ground Floor of the said Multi Storied Building .

PRAGATI INFRAA

T. Usha Rani
Partner

PRAGATI INFRAA

Kamla Malu
Partner

• **TARUN KUMAR MALU** will get **13.40%** of the total super built up area of the B+G+5 Multi Storied Building including commercial space of approx 755 Sq Ft in the Ground Floor of the said Multi Storied Building .

• **KAMALA MALU** will get **13.40%** of the total super built up area of the B+G+5 Multi Storied Building including commercial space of approx 755 Sq Ft in the Ground Floor of the said Multi Storied Building.

• **P. PRASHANT KUMAR** will get **13.40%** of the total super built up area of the B+G+5 Multi Storied Building including commercial space of approx 200 Sq Ft in the Ground Floor of the said Multi Storied Building .

J.K. Singh
Prashant Singh
Sharmistha Singh

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 concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat

PRAGATI INFRAA
Tasnu Kher Moha
PRAGATI INFRAA
P. Prashant Kumar
Partner

1.12 PROJECT:

Shall mean the work of development undertake and to be done by the Owners 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 by the Unit/Flat and occupiers.

PRAGATI INFRAA
T. Usha Devi
Partner
PRAGATI INFRAA
Kasika Malviya
Partner

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 Municipality 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 of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

J. K. Singh
Poojita Singh
Shammithe Singh

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, executors, administrators, legal representatives, and/or permitted assigns

Handwritten initials/signature at the bottom left corner.

- (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, executors, administrators, legal representatives, and/or permitted assigns;
- (e) If it be a Trust then its Trustees for the time being and their successor(s)-in-interest and assigns.

PRAGATI INFRAA

Tarun Kumar Mehta
Partner

PRAGATI INFRAA

P. Prashant Kumar
Partner

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.

II- COMENCMENT:-

This agreement has commenced and shall be deemed to have commenced on and with effect from the date of sanction of plan from the Municipal authority , Gram Panchayet and MKDA permission from the Appropriate Authority as mentioned hereinabove at the commencement of this agreement

PRAGATI INFRAA

T. W. Mehta
Partner

PRAGATI INFRAA

Kaushik Mehta
Partner

III- EFFECTIVENESS:-

This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.

IV:- DURATION:-

This agreement is made for a period of 4 years from the date of it become effective with a grace period of 1 year .

V:- SCOPE OF WORK:-

The Developer shall construct a multistoried building according to sanctioned plan of Kharagpur Municipality and Gopali Gram Panchayet over and above the First Schedule Land.

J. K. Singh
Prashant Kumar Singh
Sharmistha Singh

Handwritten initials

VI: - OWENER DUTY & LIABILITY:-

1. The owner has offered total land of 30 Decimal of Bastu land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That the Owner shall within one month from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party with the help of Second Party.
3. The Owner hereby declared that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owner and any other party (except DEVELOPER) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.

PRAGATI INFRAA

Tarun Kumar Malu
Partner

PRAGATI INFRAA

P. Prashad- Kumar
Partner

PRAGATI INFRAA

T. Usha Rani
Partner

PRAGATI INFRAA

Kassala Malu-
Partner

CONSTITUTION OF ATTORNEY

4. **WHEREAS** Landowners hereby nominate, constitute and appoint,
 - **T. USHA RANI** W/O Ashok Kumar Tadi , Resident of Holding No. 248/215 , Ward No. 16, Malancha Road , P.O. Nimpura , P.S. Kharagpur (Town) , District – Paschim Medinipur ,
 - **TARUN KUMAR MALU** S/O Sukhlal Malu , Resident of Holding No. 248/215 , Ward No. 16, Malancha Road , P.O. Nimpura , P.S. Kharagpur (Town) , District – Paschim Medinipur ,
 - **P. PRASHANT KUMAR** S/O Srinivasa Rao , Resident of Holding No. 248/215 , Ward No. 16, Malancha Road , P.O. Nimpura , P.S. Kharagpur (Town) , District – Paschim Medinipur as our **Lawful Attorney** to do and perform the following acts, deeds and things on behalf of us for this Landed property.

J. K. Singh

Tarun Kumar Singh

Sharmistha Singh.

- (A) To apply, receive and modify sanctioned plan from Kharagpur Municipality , Gopali Gram Panchayet and/or such other authority or authorities.
- (B) To manage and supervise the construction of multi storied building to be raised on our landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developers i.e. **T.Usha Rani , Tarun Kumar Malu , P. Prashant Kumar.**
- (C) To represent me before the A.D.S.R. Kharagpur/Midnapur, to present agreement for Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/ Commercial Space/Parking Spaces etc of which will be constructed over and above our Landed Property
- (D) To book the flats/Apartments/ Commercial Space/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developer.
- (E) To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of our schedule mentioned property.
- (F) If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against us in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in that behalf.
- (G) To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land

PRAGATI INFRAA

Tarun Kumar Malu
Partner

PRAGATI INFRAA

P. Prashant Kumar
Partner

PRAGATI INFRAA

T. Usha Rani
Partner

PRAGATI INFRAA

Karun Malu
Partner

J. K. Singh

Prashant Singh
Sharmi Singh

(H) To appear before any office or authority of the Govt. or Municipality or labor dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.

AND we do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him.

That by virtue of this power of attorney our said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over the flats to the prospective buyers i.e. Developer's allocation share as mentioned in 3rd Schedule below.

5. That the owner shall agree to pay the income tax as per I.T. law and rule for the income which he derived through this agreement but he shall not be liable for any taxes on behalf of Developer.

VII- Owner's Allocation :-

Owner's Allocation 33% (specifically mentioned in the 2nd Schedule below) of the constructed area of a B+G+ 5 Multi Storied Building area sanctioned by Kharagpur Municipality & Gopali Gram Panchayat (B+G+4) together with the undivided impartiable proportionate interest in the said land and the common portion. and whereas No of Flats will allocated in 33 % (specifically mentioned in the 2nd Schedule below) of the constructed area of B+G+5 Multi Storied Building the said no of flat's painting & electrification cost will be born by the owner only.

PRAGATI INFRAA

Tarun Kumar Mahu

Partner

PRAGATI INFRAA

P. Prashant Kumar
Partner

PRAGATI INFRAA

T. Nishu

Partner

PRAGATI INFRAA

Kamla Mahu
Partner

J. K. Singh

Pravita Singh
Sharmista Singh

10

VIII- DEVELOPER DUTY, LIABILITY & responsibility:-

1. The Developer confirms and assures the owner that he is fully acquainted with and aware of the process / formalities related to similar project in Municipal area and fully satisfied with the papers/documents related to the ownership, physical measurement of the said land, litigation free possession, suitability of the site and viability of the said project and will not raise any objection with regard thereto.
2. The developer confirms and assures the owner that he has the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within the schedule time under this agreement and the owner does not have any liability and or responsibility to finance and execute the project or part thereof
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Municipality/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the Municipality/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owner and developer. However, basic character of the project consisting of flats/apartment/parking space and common space like water etc. will remain intact unless agreed to by both the owner and Developer.

PRAGATI INFRAA

Tarun Kumar Mahu

Partner
PRAGATI INFRAA

P. Parvath Kumar
Partner

PRAGATI INFRAA

T. Nandini

Partner

PRAGATI INFRAA

Kansla Malya
Partner

J.V. Singh

Pravir Singh

Sharmistha Singh

4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary steps to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall be responsible for any acts deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible for the said incident or damage or loss during construction.
7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within 48 months from this agreement with further additional period of 12 months (grace period) if needed both the case the time shall be computed on and from the date of this agreement.
8. That 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.
9. That Developer is agreed to indemnify the land owner from the obligation of paying Income Tax, sales tax or any other duties levies either by the State Government or Central Government or statutory local

PRAGATI INFRAA

Tarun Kumar Moha

PRAGATI INFRAA

P. Praveen Kumar

Partner

PRAGATI INFRAA

T. Umashankar

Partner

PRAGATI INFRAA

Kamala Malvi

Partner

J.K. Singh

Praveen Singh
Shammi Singh

authorities form his part which are required to pay for the profits which he derived after selling the flats to the prospective buyer.

10. That Developer is allowed to take any project loan for the purpose of construction by mortgaging the Schedule mentioned land and the prospective buyers are entitled to get loan by mortgaging his/her/their respective flat which is going to construct over and above the schedule mentioned land.

PRAGATI INFRAA

Tarun Kewalshah
Partner

PRAGATI INFRAA

P. Prashant Kumar
Partner

IX-Developer's Allocation:-

Developers Allocations 67% (specifically mentioned in the 2nd Schedule below floor wise) of the constructed area of a B+G+5 Multi Storied Building area sanctioned by Kharagpur municipality together with the undivided impartiable proportionate interest in the said land and the common portions.

PRAGATI INFRAA

T. Venu
Partner

PRAGATI INFRAA

Kavola Malya
Partner

X-Miscellaneous :-

- (a) **Indian Law-** This agreement shall be subject to Indian law and under the Jurisdiction of Medinipur Court.
- (b) **Confidentiality & non-disclosure-** Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- (c) **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 & 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 and their legal advisors.

S. W. Singh

Pranisha Singh

Shammi Singh

- (d) Xerox copies of all statutory approvals 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.
- (e) 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 for discussion and necessary corrective action.
- (f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution 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.
- (g) The second party 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 agreement and/or borrow money and /or take advance from any bank/ financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.
- (h) 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, of the water supply system, sewerage system, electric supply system

PRAGATI INFRAA

Tarun Kumar Malhotra
Partner

PRAGATI INFRAA

P. Prashant-Kumar
Partner

PRAGATI INFRAA

T. Venkatesh
Partner

PRAGATI INFRAA

Kamala Malhotra
Partner

J.K. Singh

Praveeta Singh
Sharmistha Singh

and the lift to be obtained by the developer and will be responsible for any defect and rectification thereof at his own cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.

- (i) 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.
- (j) The owner shall have no right, title, interest; claim whatsoever in the consideration received by the developer or its nominees out of the developer's allocation.
- (k) 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.
- (l) 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.

PRAGATI INFRAA

Tarun Kaur Mahu
Partner

PRAGATI INFRAA

P. Parvath Kumar
Partner

PRAGATI INFRAA

T. Venkatesh
Partner

PRAGATI INFRAA

Kavita Mahu
Partner

J. K. Singh
maninder Singh
Sharmistha Singh.

HR

(m) 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 only from the land owner towards the cost incurred in construction of project.

First Schedule above referred to

(Description of Land)

ALL THAT EACH PIECE AND PARCEL of a Bastu land measuring about 30 Decimal within District – Paschim Medinipur , P.O. , P.S. , A.D.S.R. Kharagpur , under Mouza - Kaushallya , J.L.No- 311 , R.S. Plot No. 589(P) & 592 (P) , L.R. Khatian No. 2163, 2164, 2165 , L.R. Plot no- 2201 (P), 2202 (P), measuring 5 Decimals , L.R. Plot No. 2202 , measuring 8 Decimals , Kharagpur MUniciapl Ward No. 25, and in Mouza : Mirpur, J.L. No. 240, R.S. Plot No. 240 , R.S. Plot No. 565 (Part) , 566(Part) , L.R. Khatian No. 2200 , 2202 & 2203 , L.R. Plot No. 646 (Part) , measuring 12 Decimals and in L.R. Plot No. 647 (Part) , measuring 5 Decimals , Total area measuring 30 Decimals partly under Gopali Gram Panchayet and partly in Kharagpur Municipality , Dist- Paschim Medinipur.

ENTIRE LAND Butted and Bounded by:

North: - Anil Baderia
South:- Abhijit Haldar and Anasree Haldar
East:- 19.42 Mtrs wide Road
West:- Vacant Land/ Double Storied Building

PRAGATI INFRAA
Partner
PRAGATI INFRAA
Partner
P. Prashant Kumar

PRAGATI INFRAA
Partner
PRAGATI INFRAA
Partner
Kamla Malty

J. K. Singh
Prashant Singh
Shyamprakash Singh

A/R

Specification of building

WATER SUPPLY : Kharagpur Municipality.

WALLS : Conventional brickwork.

WALL FINISH : Interior - Plaster of Paris.Exterior - Combination of weather coat.

FLOORING : Tiles in all bedrooms, Living-cum-Dining, Kitchen, Balcony.

KITCHEN : Kitchen platform made of Granite Slab. Glazed tiles, up to the height of two feet from the platform. Stainless steel sinks to be provided.

TOILET : Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary and CP fittings (as per supply), and one western type commode, one Indian type commode. Concealed plumbing and pipe work.

DOORS : Door frame made of wood. Front Flush Door, other flush doors, and PVC door in toilet, Locks of stainless steel.

WINDOWS : Aluminum Sliding windows with smoke glass/black glass

COMMON LIGHTING : Overhead illumination for compound and common path lighting inside the complex.

WIRING : Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK & 30(Thirty) Points for 3 BHK. All other points at extra cost.

ELECTRIC METER : Individual meter for each unit by individual cost.

AMENITIES : Adequate standby generator for common areas, services, Lift provided for every floor except basement in the building each Unit by individual cost.

PRAGATI INFRAA

Tarun Kumar Malu
Partner

PRAGATI INFRAA

P. Prashant Kumar
Partner

PRAGATI INFRAA

T. Venkatesh
Partner

PRAGATI INFRAA

Kamlesh Malvi
Partner

J. K. Singh
Tarun Kumar Singh
Shammi Singh

A/R

Second Schedule above referred to
(Description of owner's allocation No. of Flat)

33% of the total Super Built Up area of the B+G+ 5 floor multistoried building within All that piece and parcel of Bastu land measuring about 30 Decimal within District – Paschim Medinipur , P.O. , P.S. , A.D.S.R. Kharagpur , under Mouza - Kaushallya , J.L.No- 311 , R.S. Plot No. 589(P) & 592 (P) , L.R. Khatian No. 2163, 2164, 2165 , L.R. Plot no- 2201 (P), 2202 (P), measuring 5 Decimals , L.R. Plot No. 2202 , measuring 8 Decimals , Kharagpur MUniciapl Ward No. 25, and in Mouza : Mirpur, J.L. No. 240, R.S. Plot No. 240 , R.S. Plot No. 565 (Part) , 566(Part) , L.R. Khatian No. 2200 , 2202 & 2203 , L.R. Plot No. 646 (Part) , measuring 12 Decimals and in L.R. Plot No. 647 (Part) , measuring 5 Decimals , Total area measuring 30 Decimals partly under Gopali Gram Panchayet and partly in Kharagpur Municipality , Dist- Paschim Medinipur.

Along with 990 Sq Ft of Commercial space in the Ground Floor .

PRAGATI INFRAA

Tarun Kumar Mahi
Partner

PRAGATI INFRAA

P. Prashant Kumar
Partner

PRAGATI INFRAA

T. Nandini
Partner

PRAGATI INFRAA

Kamla Mahi
Partner

J. K. Singh

Pranab Singh
Sharmistha Singh.

Third Schedule above referred to

(Description of Developer's allocation No. of Flat)

67% of the total Super Built Up area of the B+G+5 floor multistoried building within All that piece and parcel of Bastu land measuring about 30 Decimal within District – Paschim Medinipur , P.O. , P.S. , A.D.S.R. Kharagpur , under Mouza - Kaushallya , J.L.No- 311 , R.S. Plot No. 589(P) & 592 (P) , L.R. Khatian No. 2163, 2164, 2165 , L.R. Plot no- 2201 (P), 2202 (P), measuring 5 Decimals , L.R. Plot No. 2202 , measuring 8 Decimals , Kharagpur MUniciapl Ward No. 25, and in Mouza : Mirpur, J.L. No. 240, R.S. Plot No. 240 , R.S. Plot No. 565 (Part) , 566(Part) , L.R. Khatian No. 2200 , 2202 & 2203 , L.R. Plot No. 646 (Part) , measuring 12 Decimals and in L.R. Plot No. 647 (Part) , measuring 5 Decimals , Total area measuring 30 Decimals partly under Gopali Gram Panchayet and partly in Kharagpur Municipality , Dist- Paschim Medinipur.

along with 755 Sq. Ft of Commercial space for each of the Developers namely Tarun Kumar Malu and Kamala Malu and 300 Sq Ft of Commercial Space for the Developer namely T.Usha Rani and 200 Sq Ft of Commercial Space for the Developer namely P. Prashant Kumar and the rest portion of the First Schedule except the Owners' Allocation.

Memo of Consideration :-

1. Received a sum of Rs 4,00,000/- (Rupees Four Lakh) only from the Developers towards booking of the property under this agreement.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

PRAGATI INFRAA

Tarun Kumar Malu
Partner

PRAGATI INFRAA

P. Prashant Kumar
Partner

PRAGATI INFRAA

T. Usha Rani
Partner

PRAGATI INFRAA

Kamala Malu
Partner

J. K. Singh

Prashant Kumar

Shyam Singh

A/R

Witnesses :

1. Pulan Day
S/O-U. Bablu Day
Haripur
Bennur Uppur
2. Ajit Parag
S/O(L) Ganapati Parag
Vill- Dhritpur
P.O. Chaugul
P.S. Khorasapur
Dist. Paschim Midnapur

J.K. Singh
Manika Singh
Sharmishta Singh

Drafted By :

Koushik Kar

Koushik Kar

Advocate

Enrolment No- F- 839/1109 of 2014

Judge's Court, Midnapore

PRAGATI INFRAA

T. Venkatesh

Partner

PRAGATI INFRAA

Kamla Malvi

Partner

PRAGATI INFRAA

Tasum Khatun

Partner

PRAGATI INFRAA

P. Prashant Kumar

Partner

Type By: *Mithun Karan*
Mithun Karan

This Development Agreement cum Power of Attorney consists of 23 (twenty three) pages including 1 (one) number of Non-Judicial Stamp Paper of Rs. 5000/- (Rupees five thousand) only along with 2 pages of fingers impression of the Land Owners, Developer has been annexed hereto, forming part of the Deed.

J.K. Singh
Manika Singh
Sharmishta Singh

PRAGATI INFRAA

T. Venkatesh

Partner

PRAGATI INFRAA

Kamla Malvi

Partner

PRAGATI INFRAA

Tasum Khatun

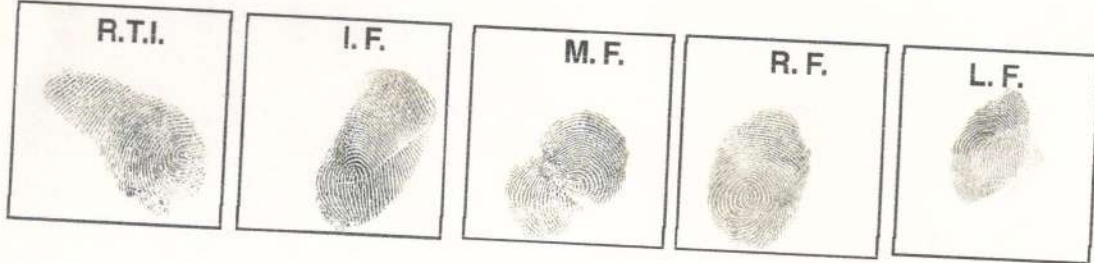
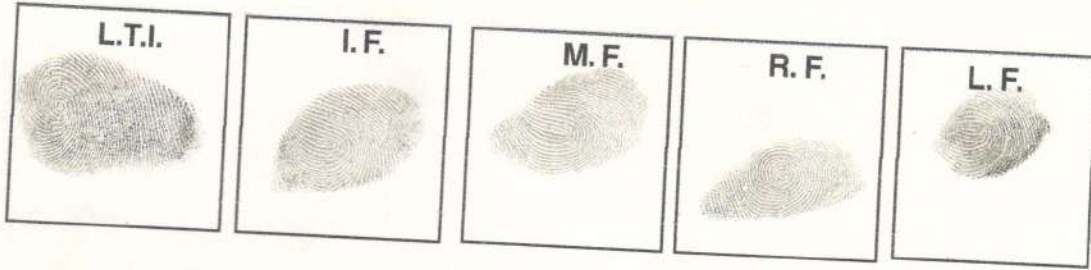
Partner

PRAGATI INFRAA

P. Prashant Kumar

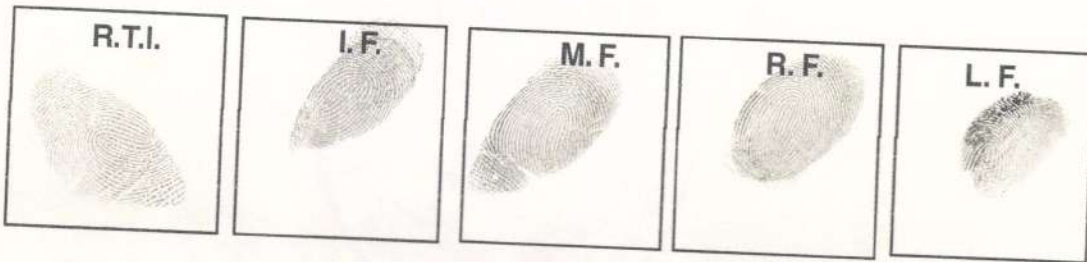
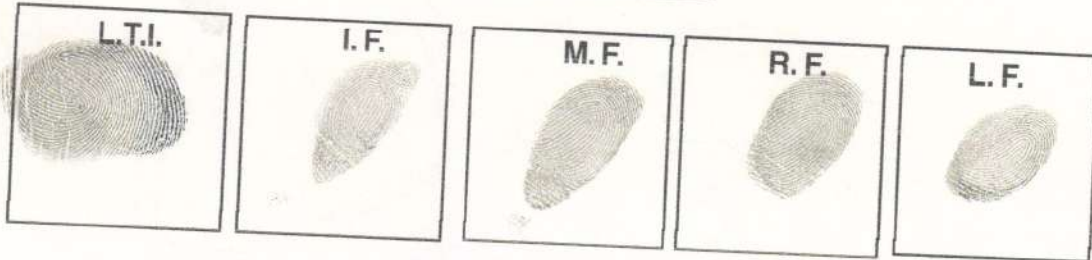
Partner

THUMB IMPRESSION



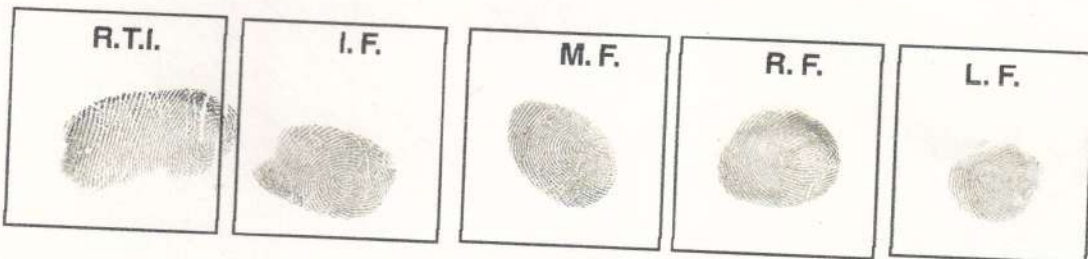
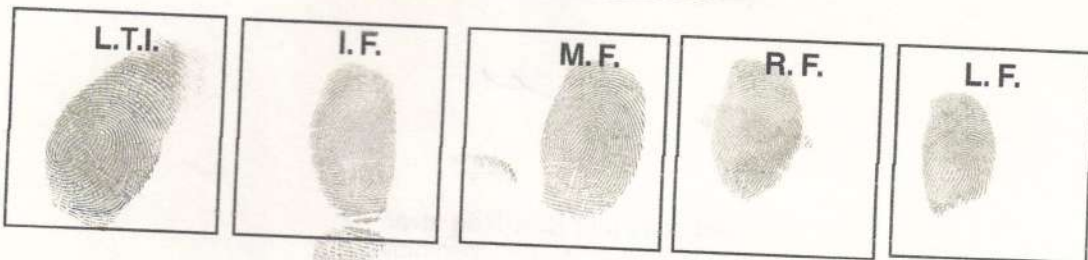
P. K. Singh
SIGNATURE

THUMB IMPRESSION



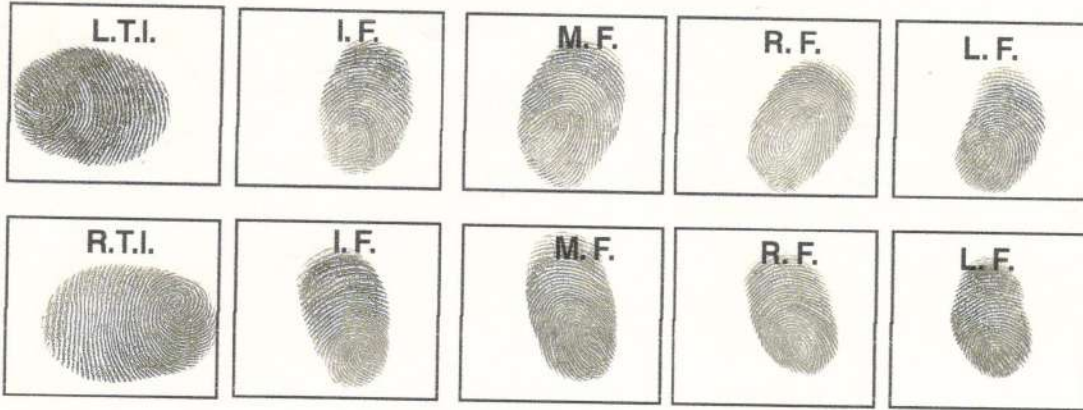
Parvinder Singh
SIGNATURE

THUMB IMPRESSION



Shyam Singh
SIGNATURE

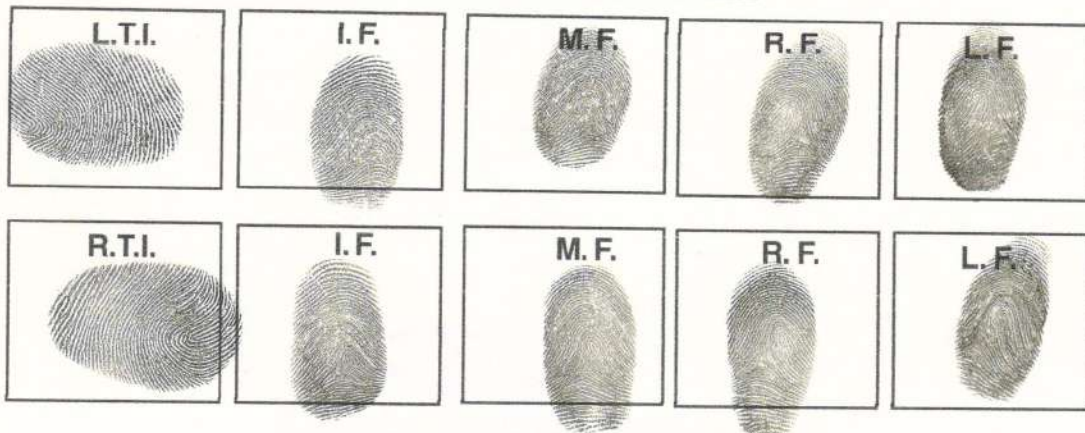
THUMB IMPRESSION



P. Prashant Kumar

SIGNATURE

THUMB IMPRESSION



Tasim Kaur Malik

SIGNATURE

THUMB IMPRESSION



T. Venkatesh

SIGNATURE

THUMB IMPRESSION



Kavita Malviya

SIGNATURE







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.S.R. KHARAGPUR, District Name :Paschim Midnapore

Signature / LTI Sheet of Query No/Year 10102003036860/2022







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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Pravat Kumar Singh Kharida Kumarpara Ward No. 16, City:- Kharagpore, P.O:- Kharagpur, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301	Land Lord			<i>P.K. Singh</i> 19.10.2022
2	Smt Manita Singh Kharida Kumarpara Ward No. 16, City:- Kharagpore, P.O:- Kharagpur, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301	Land Lord			<i>Manita Singh</i> 19.10.2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Miss Sarmistha Singh Kharida Kumarpara Ward No. 16, City:- Kharagpore, P.O:- Kharagpur, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301	Land Lord			Sharmistha Singh. 19.10.2022
4	Smt Tadi Usha Rani Alias Smt T Usha Rani H No. 248/215 Ward No. 16 Malancha Road, City:- Kharagpore, P.O:- Nimpura, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721304	Represent ative of Developer [Pragati Infraa]			T. Usharani 19/10/22
5	Shri Tarun Kumar Malu H No. 248/215 Ward No. 16 Malancha Road, City:- Kharagpore, P.O:- Nimpura, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721304	Represent ative of Developer [Pragati Infraa]			Tarun Kumar Malu 19/10/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Smt Kamla Malu H No. 248/215 Ward No. 16 Malancha Road, City:- Kharagpore, P.O:- Nimpura, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721304	Representative of Developer [Pragati Infraa]			Kamla Malu. 19/10/2022.
7	Shri Palpala Prashant Kumar H No. 248/215 Ward No. 16 Malancha Road, City:- Kharagpore, P.O:- Nimpura, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721304	Representative of Developer [Pragati Infraa]			P. Prashant Kumar. 19-10-2022.
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Pulak Dey Son of Late Bablu Dey Haripur, City:- Kharagpore, P.O:- Benapur, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301	Shri Pravat Kumar Singh, Smt Manita Singh, Miss Sarmistha Singh, Smt Tadi Usha Rani, Shri Tarun Kumar Malu, Smt Kamla Malu, Shri Palpala Prashant Kumar			Pulak Dey 19/10/22

(Bhim Charan Maity)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
KHARAGPUR

Major Information of the Deed

Deed No :	I-1010-11430/2022	Date of Registration	20/10/2022
Query No / Year	1010-2003036860/2022	Office where deed is registered	
Query Date	18/10/2022 6:22:59 PM	A.D.S.R. KHARAGPUR, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Koushik Kar Thana : Kharagpur Town, District : Paschim Midnapore, WEST BENGAL, PIN - 721305, Mobile No. : 7001931854, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]		
Set Forth value	Market Value		
	Rs. 75,37,837/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 14,091/- (Article:48(g))	Rs. 4,042/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 25, Mouza: KAUSHALLYA, JI No: 311, Pin Code : 721301

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2201 (RS :- 589,592)	LR-2163	Vastu	Vastu	5 Dec		17,45,091/-	Width of Approach Road: 16 Ft.,
L2	LR-2202 (RS :- 589,592)	LR-2164	Vastu	Vastu	8 Dec		27,92,146/-	Width of Approach Road: 16 Ft.,
		TOTAL :			13Dec	0 /-	45,37,237 /-	

District: Paschim Midnapore, P.S:- Kharagpur, Gram Panchayat: GOPALI, Mouza: Mirpur, JI No: 240, Pin Code : 721301

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-646 (RS :-565)	LR-2200	Vastu	Vastu	12 Dec		22,35,600/-	Width of Approach Road: 16 Ft.,
L4	LR-647 (RS :-)	LR-2203	Vastu	Vastu	5 Dec		7,65,000/-	Width of Approach Road: 16 Ft.,
		TOTAL :			17Dec	0 /-	30,00,600 /-	
	Grand Total :				30Dec	0 /-	75,37,837 /-	



Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Pravat Kumar Singh (Presentant) Son of Late Purna Chandra Singh Kharida Kumarpara Ward No. 16, City:- Kharagpore, P.O:- Kharagpur, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bmxxxxxx2a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/10/2022 , Admitted by: Self, Date of Admission: 19/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/10/2022 , Admitted by: Self, Date of Admission: 19/10/2022 ,Place : Pvt. Residence
2	Smt Manita Singh Wife of Shri Pravat Kumar Singh Kharida Kumarpara Ward No. 16, City:- Kharagpore, P.O:- Kharagpur, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bmxxxxxx1d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/10/2022 , Admitted by: Self, Date of Admission: 19/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/10/2022 , Admitted by: Self, Date of Admission: 19/10/2022 ,Place : Pvt. Residence
3	Miss Sarmistha Singh Daughter of Shri Pravat Kumar Singh Kharida Kumarpara Ward No. 16, City:- Kharagpore, P.O:- Kharagpur, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ftxxxxxx2n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/10/2022 , Admitted by: Self, Date of Admission: 19/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/10/2022 , Admitted by: Self, Date of Admission: 19/10/2022 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Pragati Infraa Malancha Road Ward No. 16, City:- Kharagpore, P.O:- Nimpura, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721304 , PAN No.:: abxxxxxx4j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Tadi Usha Rani, (Alias Name: Smt T Usha Rani) Wife of Shri Ashok Kumar Tadi H No. 248/215 Ward No. 16 Malancha Road, City:- Kharagpore, P.O:- Nimpura, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721304, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bgxxxxxx4e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Pragati Infraa (as PARTNER)
2	Shri Tarun Kumar Malu Son of Sukhlal Malu H No. 248/215 Ward No. 16 Malancha Road, City:- Kharagpore, P.O:- Nimpura, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxxx2d,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Pragati Infraa (as PARTNER)

3	Smt Kamla Malu Wife of Shri Tarun Kumar Malu H No. 248/215 Ward No. 16 Malancha Road, City:- Kharagpore, P.O:- Nimpura, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721304, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx6a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Pragati Infraa (as PARTNER)
4	Shri Palpala Prashant Kumar Son of Srinivasa Rao H No. 248/215 Ward No. 16 Malancha Road, City:- Kharagpore, P.O:- Nimpura, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bxxxxxxx8n,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Pragati Infraa (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Pulak Dey Son of Late Bablu Dey Haripur, City:- Kharagpore, P.O:- Benapur, P.S:-Kharagpur Town, District:- Paschim Midnapore, West Bengal, India, PIN:- 721301			
Identifier Of Shri Pravat Kumar Singh, Smt Manita Singh, Miss Sarmistha Singh, Smt Tadi Usha Rani, Shri Tarun Kumar Malu, Smt Kamla Malu, Shri Palpala Prashant Kumar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Pravat Kumar Singh	Pragati Infraa-1.66667 Dec
2	Smt Manita Singh	Pragati Infraa-1.66667 Dec
3	Miss Sarmistha Singh	Pragati Infraa-1.66667 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Pravat Kumar Singh	Pragati Infraa-2.66667 Dec
2	Smt Manita Singh	Pragati Infraa-2.66667 Dec
3	Miss Sarmistha Singh	Pragati Infraa-2.66667 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Pravat Kumar Singh	Pragati Infraa-4 Dec
2	Smt Manita Singh	Pragati Infraa-4 Dec
3	Miss Sarmistha Singh	Pragati Infraa-4 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri Pravat Kumar Singh	Pragati Infraa-1.66667 Dec
2	Smt Manita Singh	Pragati Infraa-1.66667 Dec
3	Miss Sarmistha Singh	Pragati Infraa-1.66667 Dec



Land Details as per Land Record

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 25, Mouza: KAUSHALLYA, JI No: 311, Pin Code : 721301

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2201, LR Khatian No:- 2163	Owner:প্রভাত কুমার সিং, Gurdian:পূর্ণচন্দ্র , Address:নিজ , Classification:বাস্তু, Area:0.02000000 Acre,	Shri Pravat Kumar Singh
L2	LR Plot No:- 2202, LR Khatian No:- 2164	Owner:মনিতা সিং, Gurdian:প্রভাতকুমার , Address:নিজ , Classification:বাস্তু, Area:0.03000000 Acre,	Smt Manita Singh

District: Paschim Midnapore, P.S:- Kharagpur, Gram Panchayat: GOPALI, Mouza: Mirpur, JI No: 240, Pin Code : 721301

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 646, LR Khatian No:- 2200	Owner:মনিতা সিং, Gurdian:প্রভাত , Address:খরিদা সারদাপল্লী , Classification:পশি, Area:0.04000000 Acre,	Smt Manita Singh
L4	LR Plot No:- 647, LR Khatian No:- 2203	Owner:শর্মিষ্ঠা সিং, Gurdian:প্রভাত কুমার, Address:খরিদা , Classification:পশি, Area:0.01000000 Acre,	Miss Sarmistha Singh

Endorsement For Deed Number : I - 101011430 / 2022

On 19-10-2022

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

Presented for registration at 18:26 hrs on 19-10-2022, at the Private residence by Shri Pravat Kumar Singh , 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 75,37,837/-

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

Execution is admitted on 19/10/2022 by 1. Shri Pravat Kumar Singh, Son of Late Purna Chandra Singh, Kharida Kumarpara Ward No. 16, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession Business, 2. Smt Manita Singh, Wife of Shri Pravat Kumar Singh, Kharida Kumarpara Ward No. 16, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession House wife, 3. Miss Sarmistha Singh, Daughter of Shri Pravat Kumar Singh, Kharida Kumarpara Ward No. 16, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession House wife

Indetified by Shri Pulak Dey, , , Son of Late Bablu Dey, Haripur, P.O: Benapur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 19-10-2022 by Smt Kamla Malu, PARTNER, Pragati Infraa (Partnership Firm), Malancha Road Ward No. 16, City:- Kharagpore, P.O:- Nimpura, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721304

Indetified by Shri Pulak Dey, , , Son of Late Bablu Dey, Haripur, P.O: Benapur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-10-2022 by Shri Palpala Prashant Kumar, PARTNER, Pragati Infraa (Partnership Firm), Malancha Road Ward No. 16, City:- Kharagpore, P.O:- Nimpura, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721304

Indetified by Shri Pulak Dey, , , Son of Late Bablu Dey, Haripur, P.O: Benapur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-10-2022 by Smt Tadi Usha Rani, , Smt T Usha Rani PARTNER, Pragati Infraa (Partnership Firm), Malancha Road Ward No. 16, City:- Kharagpore, P.O:- Nimpura, P.S:-Kharagpur Town, District:- Paschim Midnapore, West Bengal, India, PIN:- 721304

Indetified by Shri Pulak Dey, , , Son of Late Bablu Dey, Haripur, P.O: Benapur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-10-2022 by Shri Tarun Kumar Malu, PARTNER, Pragati Infraa (Partnership Firm), Malancha Road Ward No. 16, City:- Kharagpore, P.O:- Nimpura, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721304

Indetified by Shri Pulak Dey, , , Son of Late Bablu Dey, Haripur, P.O: Benapur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Law Clerk

Bhim Charan Maity

Bhim Charan Maity
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

On 20-10-2022

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

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



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,042.00/- (B = Rs 4,000.00/- ,E = Rs 42.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 4,042/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/10/2022 3:24PM with Govt. Ref. No: 192022230145241638 on 19-10-2022, Amount Rs: 4,042/-, Bank: SBI EPay (SBlePay), Ref. No. 2123390731438 on 19-10-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

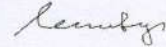
Certified that required Stamp Duty payable for this document is Rs. 14,091/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 9,091/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 21410, Amount: Rs.5,000.00/-, Date of Purchase: 19/10/2022, Vendor name: Debabrata Bhanja

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/10/2022 3:24PM with Govt. Ref. No: 192022230145241638 on 19-10-2022, Amount Rs: 9,091/-, Bank: SBI EPay (SBlePay), Ref. No. 2123390731438 on 19-10-2022, Head of Account 0030-02-103-003-02



Bhim Charan Maity
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1010-2022, Page from 261209 to 261244
being No 101011430 for the year 2022.



Bhim Charan Maity

Digitally signed by BHIM CHARAN
MAITY

Date: 2022.10.20 13:47:21 +05:30

Reason: Digital Signing of Deed.

(Bhim Charan Maity) 2022/10/20 01:47:21 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
West Bengal.

(This document is digitally signed.)



