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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached to this document are the parts of this document.

*[Signature]*  
 Dist. Sub-Registrar, Jhargram  
 Dist. - Jhargram

12 OCT 2022

**DEVELOPMENT AGREEMENT**

This Development Agreement made on this the 11<sup>th</sup> day of October 2022, A.D.

**BETWEEN**

1) **MR. RAM BHAGABAN GUPTA** son of Late, Shyam Swarup Gupta, by faith-Hindu, by occupation-Business, Citizen of India, Residing at Balaramdihi, Ward No.-04, P.O. - Jhargram, P.S. and Municipality-Jhargram, District-Jhargram, W.B., PIN - 721507, Aadhaar No. 5582 3232 6112, PAN NO. DXJPG4198G.

LTI of Ram Bhagaban Gupta



Pradip Sarkar  
 Advocate  
 Enrolment No. - W.B. 1085/2004

Partner  
 Laxmi Real Estate

Rajesh Gupta  
 Balaram Gupta  
 Madhu Rueda  
 Premdata@coenka@goenka@brenlate

Drafted by me,  
 Pradip Sarkar  
 Advocate  
 Enrolment No. - W.B. 1085/2004

ক্রমিক সংখ্যা ২৪২৭২  
তার ৩০/১/২০২২  
মূল্য ৫০০০/-  
ক্রয়কর্তা: রামভগবান গুপ্তা  
প্রান: বনবান ডিহি-  
পোস্ট: রায়গাম  
থানা: রায়গাম  
জেলা - বাঁড়গাম

Rupoti Das  
স্ট্যাম্প ডেপুটি  
বাঁড়গাম জি.ডি.সি.ও. ক.ও.



*[Handwritten Signature]*

DISTRICT SUB-REGISTRAR, JHARGRAM  
DISTRICT - JHARGRAM

02 OCT 2022

- 2) **MR. BALARAM GUPTA** son of Late Shyam Swarup Gupta, by faith - Hindu, by occupation - Business, Citizen of India, Residing at Balaramdihi, Ward No.-04, P.O. - Jhargram, P.S. and Municipality - Jhargram, District - Jhargram W.B., PIN - 721507, Aadhaar No. 8404 5814 7075, PAN No. AHSPG9691A.
- 3) **MR. RAJESH GUPTA** son of Late Shyam Swarup Gupta, by faith- Hindu, by occupation - Business, Citizen of India, Residing at Balaramdihi, Ward No. - 04, P.O. - Jhargram, P.S. and Municipality -Jhargram, District - Jhargram W.B., PIN- 721507, Aadhaar No. 8601 3032 0914, PAN No. CHKPG0629Q.
- 4) **MRS. GOENKA PREMLATA @ MRS. PREMLATA GOENKA** wife of Mr. Murarilal Goenka, by faith - Hindu, by occupation -business, Citizen of India, Residing at 1-7-510/E/3, Zamisthanpur, Gemini Colony, Musheerabad, Hyderabad, Andhra Pradesh, 500020, Aadhaar No. 5026 4663 5807, PAN No. - AZEPP2180R.
- 5) **MRS. MADHU RUIA** wife of Late Rajkumar Ruia, by faith - Hindu, by occupation - housewife, Citizen of India, Residing at 100/4E Cossipur Road, Kolkata - 700002, Aadhaar No. 8199 7253 1685, PAN No. - BQDPR2177K

----- Hereinafter called and referred to as the "LAND OWNERS" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, legal representatives and assignees) of the FIRST PART.

Balaram Gupta

Rajesh Gupta



LT of Ram Bhagaban Gupta  
By the pen of  
Rajesh Gupta

Shivraj Agarwal

R.K. Gupta

Ankit Kumar Sharma

Partner

Laxmi Real Estate

drafted by me,  
Pradip Sarkar  
**PRADIP SARKAR**  
Advocate  
Enrolment No. - WB 1085/2004

Premlata Goenka @ Premlata

Madhu Ruia

AND

“LAXMI REAL ESTATE”, - a registered Partnership Firm registered before the office of the A.D.S.R., Jhargram, registration No. being - 07 of the year 2020, having its registered office at - Super Market, Stall No. - 7, at- Raghunathpur, P.O. & P.S.- Jhargram, District -Jhargram, PIN - 721507, PAN - AAHFL0858L.

-----Represented vide the registered partnership deed , its Executor partners and authorised signatories duly authorised by all the partners of the “LAXMI REAL ESTATE” in terms of the Board Resolution dated 05/02/2020 , namely

- 1) **MR. BHIM RAJ AGARWALA** Son of Late Baluram Agarwala, by Faith by Occupation - Business, by Nationality - Indian, Residing at Jamda, P.O. & P.S. & Municipality-Jhargram, District-Jhargram, PAN- ACMPA9205H, Aadhaar No.-3166 6821 2264.
- 2) **MR. RAJESH KUMAR RINGSIA** Son of Sri Santosh Kumar Hinduism, by Occupation - Business, by Nationality - Indian, Residing at -Raghunathpur, P.O. & P.S. & Municipality - Jhargram, "District - Jhargram, PIN - 721507, PAN - ACWPR7237E, Aadhaar No.- 9752 2840.
- 3) **MR. ANKIT KUMAR JHAWAR** Son of Sri Bijoy Ratan Jhawar, by Faith - Hinduism, by Occupation - Business, by Nationality - Indian, Residing at Bachurdoba, P.O. & P.S. & Municipality - Jhargram, District - Jhargram, PIN - 721507, PAN - ADWPJ3548F, Aadhaar No.- 6480 4279 9524.

--- Hereinafter called and referred to as the “DEVELOPER/PROMOTER” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, legal representatives and assignees) of the **OTHER PART**.

Bhim Raj Agarwal

R.K. Ringia

Ankit Kumar Jhawan  
Partner

Laxmi Real Estate

Rajesh Gupta

Balaram Gupta



LT1 of Ram Bhagaban Gupta

By the pen of

*[Signature]*

Bhim Raj Agarwal & Ringia  
Madhu Ruid

drafted by me,

Pradip Sarkar  
PRADIP SARKAR  
Advocate

AND WHEREAS the Owners / First Part is seized and possessed of and sufficiently entitled to the Bastu land measuring an area of 43 (Forty Three) decimal in R.S. Plot No. 29, L.R. Plot No. - 56 under L.R. Khatian No.- 987, 988, 989, 990 and 991, Municipality Holding No.- 230 (201+202), within the ambit of Ward No.-04 of Jhargram Municipality, within Mouza - Balaramdihi, J.L. No. - 369 under P.S. and District - Jhargram. The Owners / First Part got and acquired the aforesaid landed property including one 50 years old and dilapidated one storied pucca cemented floor structure thereon measuring covered area of the house 650 Sq. Ft. , by virtue of inheritance as only legal heirs of their parents late Shyam Swarup Gupta and late Radha Debi . During the continuance of peaceful possession of the aforesaid landed property by the owners and on payment of rents, revenues and taxes to the Govt. of West Bengal through the B.L. and L.R.O., Jhargram as well as Jhargram Municipality , the aforesaid landed property has been duly mutated in names of the first part in L.R. Khatian Nos. 987, 988, 989, 990 and 991 in L.R. Plot No. -56 within mouza - Balaramdihi, J.L. No.- 369, under the provision of W.B. L.R. Act. The landed property described above is free from all encumbrances, Charges, liens, lis pendences, execution, attachments, requisition or acquisition proceeding scheme and or any alignment of any authority and or any other local statutory body and all other liability whatsoever.

AND WHEREAS the said Owners are now desirous of developing a part or portion of the said landed property measuring an area of 19.75 decimal i.e. 8602 Sq. ft. or 799 Sqm. (more or less) including one 50 years old an dilapidated ones storied pucca cemented floor structure thereon of covered area 650Sq. ft. which is term as LANDED PROPERTY under this development agreement by constructing thereupon a new multi storied G+4 building in accordance with the sanction building plan to be approved by Jhargram Municipality

Bhim Raj Agarwal

D.K. Roy

Arjit Kumar Jha  
Partner

Laxmi Real Estate

Rajesh Gupta

Balaram Gupta



LTI of Ram Bhagaban Gupta

By Ho pen of

[Signature]

Madhu Ruid  
Brahmabharati@gmail.com

and whereas due to financial stringency and / or paucity of funds the Owners are unable to start the construction of the said building and had been in search of reputed Promoter and/ or Developer, who can undertake the responsibility of construction of such building at the said landed property under this Development Agreement of its / their own arrangement, expenses and funds.

AND WHEREAS having come to know the intention of the Owners, the Developer contacted the Owners and approached them to allow and to develop the said landed property measuring an area of 19.75 decimal under this agreement by constructing thereon the proposed building in accordance with the sanction plan, to be sanctioned by Jhargram Municipality at its / their own arrangement, cost and expenses.

AND WHEREAS on negotiation between the parties, the Land Owners / First have agreed to allow the developer / other part to develop the said landed property under this agreement on the terms and conditions hereinafter contained.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY THE PARTIES HERETO** the following terms and conditions.

**ARTICLE-I: DEFINITIONS**

1.1 OWNERS:- Shall mean 1) RAM BHAGABAN GUPTA son of Late Shyam Swarup Gupta, by faith - Hindu, by occupation - Business, by occupation - Business; Citizen of India, Residing at Balaramdihi, Ward No.-04, P.O. - Jhargram, Municipality - Jhargram, District - Jhargram , W.B., PIN - 721507, 2) BALARAM GUPTA son of Late Shyam Swarup Gupta, by faith - Hindu, by occupation - Business, Citizen of India, Residing at Balaramdihi, Ward No. - 04, P.O. - Jhargram, P.S. & Municipality - Jhargram, District - Jhargram W.B., PIN - 721507, 3) RAJESH GUPTA son of Late Shyam Swarup Gupta, by faith - Hindu, by occupation - Business, Citizen of India, Residing at Balaramdihi, Ward No. - 04, P.O. - Jhargram, P.S. and Municipality - Jhargram, District - Jhargram W.B., PIN-721507,

*Balaramlata-guomka@roenkaBramlata*



*LM of Ram Bhagaban Gupta  
By the per of Ram...*

*drafted by me,*  
**PRADIP SARKAR**  
Advocate

*Amit Kumar Sharma*  
**Partner**  
Real Estate

*Bhavin Raj Agarwal*  
**Partner**

*Rajesh Gupta*  
**Balaram Gupta**  
**Madhu Ruid**

4) **MRS . GOENKA PREMLATA @ MRS. PREMLATA GOENKA** wife of Mr. Murarilal Goenka, by faith - Hindu, by occupation - Business, Citizen of India, Residing at 1-7-510/E/3, Zamisthanpur, Gemini Colony, Musheerabad, Hyderabad, Andhra Pradesh, 500020, 5) **MADHU RUIA** wife of Late Rajkumar Ruia, by faith - Hindu, by occupation - housewife, Citizen of India, Residing at 100/4E Cossipur Road, Kolkata- 700002, and their heirs, executors, administrators, legal representatives and assigns.

- 1.2 **DEVELOPER :-** Shall mean **MR. BHIM RAJ AGARWALA**, Son of Late Baluram Agarwala , by Faith - Hinduism, by Occupation-Business, Nationality - Indian, Residing at Jamda, P.O. & P.S. and Municipality - Jhargram , District - Jhargram, 2) **MR. RAJESH KUMAR RINGSIA** Son of Mr. Santosh Kumar Ringsia, by Faith -Hinduism, by Occupation - Business, by Nationality - Raghunathpur, P.O. & P.S. and Municipality - Jhargram, Dist- Jhargram, PIN- 721507, 3) **MR. ANKIT KUMAR JHAWAR** Son of Mr. Bijoy Ratan Jhavar, by Faith Hinduism , by Occupation - Business, by Nationality – Indian, Residing at Bachurdoba. P.O. & P.S. and Municipality - Jhargram, District - Jhargram, PIN - 721507, and include heirs, successors executors, legal 41507, and include heirs, successors, executors, representatives and assignees of the partners of the of the firm "LAXMI REAL ESTATE".

- 1.2 **LANDED PROPERTY:** Shall mean ALL THAT piece and parcel the Bastu land measuring about 19.75 Decimal i.e. 8602 Sq. Ft. Or 799 Sqm (more or less) including one 50 years old and dilapidated one storied pucca cemented floor structure, covered area 650 Sq. ft. thereon , in R.S. Plot No. -29 corresponding to LR. Plot No.-56 under L.R. Khatian Nos. - 987, 988, 989, 990 and 991, Holding No. 230 (201+202)

*Premlata Goenka @ Goenka Premlata*

*Madhu Ruia*

*Bhim Raj Agarwal*

*R.K. Ringsia*

*Ankit Kumar Jhavar*  
Partner

*Rajesh Gupta*  
*Balaram Gupta*



*By the pen of Rajesh Gupta*

*Pradip Sarkar*  
**PRADIP SARKAR**  
Advocate

*Real Estate*

within Mouza - Balaramdihi, J.L. No. -369 under. P.O. & P.S. and Municipality- Jhargram, District - Jhargram mentioned in the schedule property, hereinafter written, together with all right of easements, common facilities and amenities annexed thereto, which has been specifically mentioned in "SCHEDULE -A" hereinafter.

- 1.4 **TITLE DEEDS :-** Shall mean all the original documents of title relating to the said landed property.
- 1.5 **BUILDING :-** Shall mean an integrated G+4 housing and commercial building to be known as 'RADHE SHYAM RESIDENCE' comprising of residential apartments as well as commercial units to be constructed on the said landed property as per sanction plain , already sanctioned by Jhargram Municipality.
- 1.6 **OWNERS' ALLOCATION:-** Shall mean and has been mentioned in the "SCHEDULE - B" hereunder.
- 1.7 **DEVELOPER'S ALLOCATION:-** Shall mean and has all mean and has been mentioned in the "SCHEDULE - "C" hereunder.
- 1.8 **COMMON FACILITIES & AMENITIES:-** Shall mean path and passage within the landed property, stair ways, passage way, pump space , overhead water tank , roof , water pump and motor and lift and other facilities which may be mutually agreed upon between the parties

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Madhu Ruia

Rajesh Gupta  
Balaram Gupta

Bhim Raj Agarwal  
A.K. Singh

Amit Kumar Jha  
Partner  
Laxmi Real Estate



LTI of Ram Bhogaban Gupta  
By the pen of  
Rajesh Gupta

Drafted by me,  
Pradip Sarkar  
PRADIP SARKAR  
Advocate



and required for the establishment, location, enjoyment, provisions, maintenance and / or management of the building and land there under or mutually agreed upon by the owner of units / floors / flat car parking space / spaces which has been specifically been described the "SCHEDULE - D" hereunder.

1.9. **SUPER BUILT UP AREA:-** Shall mean units/ floors/ flats/ lift area / spaces, in the building available for independent use and occupation after making due provisions for common facilities and the space required thereof.

1.10 **COMMON EXPENSES:-** Shall mean and include the purpose of maintaining the said landed property and the proposed building in particular the common parts as also meeting of the common expenses and matters relating to mutual right and obligations of the Developer, the Owner and their nominees including the intending Purchaser/s and the common use and enjoyment thereof, which has specifically been mentioned in the "SCHEDULE-E" hereunder.

1.11 **THE ARCHITECT :-** Shall mean a company or person who will be appointed / has been appointed by the Developer and shall design and plan the building on the said landed property and obtain the required sanction for construction of such building from the appropriate.

1.12 **BUILDING PLAN:-** Shall mean plan, prepared mean plan, prepared by the Architect for the construction of the building and sanctioned by Jhargram Municipanty and/or any other competent authorities as the case may be.

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Madhu Rupa

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A.K. Singh

Arpit Kumar Sharan  
Partner

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Balaram Gupta



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Gupta  
By the per of  
Rajesh Gupta

Drafted by me,

Pradip Sarkar  
**PRADIP SARKAR**  
Advocate

Enrolment No. - W.B. 1085/2004

- 1.13 **TRANSFEROR:-** Shall mean the Owners and the Developer who intends to sell the flats and the car parking space/s, allotted to them respectively, to the intending buyer/buyers together with undivided proportionate share of the land and right to use the common space in the proposed multi-storeyed building/s.
- 1.14 **TRANSFeree :-** Shall mean the person , firm , limited company or an Association of persons to whom units/ floors /flats / spaces / car parking spaces in the building to be transferred.
- 1.15. **TRANSFER :-** Shall mean and with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is legally a transfer of flats , car parking space in the proposed multi storied building to the purchaser thereof.
- 1.16 **NOTICE: -** Shall mean and include all notices to be served hereunder by either of the parties to the other and shall be deemed to have been served on the 4<sup>th</sup> day of the date the same has been delivered for dispatch to the Postal Authority by registered post with acknowledgement due at the last known address of the parties hereto.
- 1.17 **SINGULAR:-** Shall mean plural and vice versa, masculine shall include feminine and vice versa.

#### ARTICLE-II COMMENCEMENT

- 2.1 This Agreement shall be deemed to have commenced with effect from the date of execution thereof.

Bhim Raj Agarwal

A. K. Gupta

Anand Kumar Sharma  
Partner

Laxmi Real Estate

Rajesh Gupta  
Balaram Gupta

LTI of Ram Chagaban Gupta

By the pen of

Ramesh

Bemdata goenka@goenka bemdata

Madhu Rueda

ARTICLE - III: OWNERS' RIGHT & REPRESENTATION

- 3.1 The owners hereto absolutely seized and possessed of and / or well and sufficiently entitled to **ALL THAT** piece and parcel of been specifically described in the "**SCHEDULE-A**" hereunder together with all right of easements, common facilities and amenities annexed thereto.
- 3.2 Save and except the Owners, nobody else has any right, the claim and demand whatsoever or howsoever in respect of the said landed property.
- 3.3 The said landed property is free from all encumbrances, charges, liens, attachments, mortgage, power of attorney , trusts whatsoever howsoever.
- 3.4 The Owners have no excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- 3.5 Since execution of this agreement if any litigation / dispute arise regarding any right, title and interest in respect of the said landed property, then the Owners shall be liable for defending the same and it will be the responsibility of the Owners to sort out the litigation at their own arrangement and expenses.
- 3.6 The Owners further agree and undertake to indemnify and compensate the builder/ developer for any Loss or Liabilities that the builder may incur by reason of any declaration or representation of the Owners being found to be incorrect or invalid or untenable at any time.

Madhu Rana  
Brenkata Goenka @ Goenka Brenkata

drafted by me,  
Pradip Sarkar  
**PRADIP SARKAR**  
Advocate

Bhim Raj Agarwal  
D.K. Biswas  
Anand Kumar Sharma  
Partner  
Real Estate

Rajesh Gupta  
Balaram Gupta



LTI of Ram Chandra  
Gupta.  
By the pen of  
Rajesh Gupta

- 3.7. The Owners have not sold, entered into any agreement into any agreement for sale and/or development or any other agreement whatsoever or howsoever in respect of the said landed property prior to this agreement.
- 3.8. The owners have mutated there name in the records of the Jhargram Municipality and Govt. record.
- 3.9. The said landed property is not subject to any notice requisition subject to any notice or acquisition or requisition.
- 3.10. The Owners are giving liberty to the Developer to construct / erect the building upon the said landed property which has been described in "SCHEDULE - A" hereunder together with all night on easements, common facilities and amenities annexed thereto.
- 3.11. The Owners shall vacate and hand over possession of the said landed property to the Developer for construction of the proposed building in accordance with the sanction plans, already sanctioned / or to be sanctioned by Jhargram Municipality on execution of this development agreement and the Owners shall also help and assist the Developer in this regard.
- 3.12. In future if the land Owners decide to make extension of floors of the multi-storeyed building 'RADHE SHYAM RESIDENCE' after getting proper sanction / permissions of the Jhargram Municipality and the competent authority and if the land Owners be unable to carry out the work of extension of floors out of their own fund if the land owners would have to make a new agreement with developer / promoter,

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Madhu Ruia

Bhim Raj Agarwal

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Anil Kumar Sharma  
Partner

Gaymi Real Estate

Rajesh Gupta

Balaram Gupta



LTI of Ramkajaba Gupta

By the per of  
*[Handwritten signature]*

acted by me,

*[Handwritten signature]*  
PRADIP SARKAR  
Advocate

the land owners shall give first priority to "LAXMI REAL ESTATE" and in that case Owners' allocation in the extended floors would be decided by a new mutual agreement between the land owners and partners of "LAXMI REAL ESTATE".

#### ARTICLE -IV: DEVELOPER'S RIGHTS

- 4.1. The Owners hereby grant exclusive right to the Developer to develop the said landed property by way of constructing multi-storeyed building/s thereon in accordance with the building plan, already sanctioned/ or to be sanctioned by Jhargram Municipality with or without any amendment and/or modification thereto made or caused to be made by the parties thereto. Exclusive right to the Developer to develop way of constructing multi-storeyed building/s e building plan, already sanctioned / or to speciality with or without any amendment or caused to be made by the parties.
- 4.2. The Developer shall pay and bear all expenses towards sanction of plan, building material, lawyer, fees and all construction chargers and to complete it in all respects at its own costs or at the cost of the intending Purchaser or Purchasers including architect fees , charges expenses required to be paid or deposited for the purpose on development of the said landed property.
- 4.3. It is made clear that save and except the share of the owners in the proposed building as mentioned in "SCHEDULE - B", hereunder all the units/ floors/ flats/ lift area/ spaces/shops/ commercial units will be the property of the Developer herein and if the Developer so desires, it could be disposed of by himself to the prospective buyers at any consideration or price at the sole discretion of the Developer.
- 4.4. The Developer shall have right to publish advertisement or hoarding at any place or the site to draw the attention of the prospective buyers of the units/ floors/ flats/ car parking spaces/ spaces/shops/ commercial units of the proposed building.

Bhim Raj Agarwal

A. K. Singh

Arbit Kumar Datta

Partner

Laxmi Real Estate

Rajesh Gupta  
Balaram Gupta



LTI of Ramchagan  
Gupta  
By the pen of  
Rajesh Gupta

Bemlata GOM KU @ GOM KU Bemlata  
Madhu Ruia

Drafted by me,

Pradip Sarkar

**PRADIP SARKAR**  
Advocate

Enrolment No - WB 1085/2004

4.5. The Developer shall have liberty to construct the building upon the said landed property as has been specifically described in "SCHEDULE - A" hereunder with all rights of easements, common facilities and amenities annexed thereto.

**ARTICLE V CONSIDERATION**

5.1 In consideration of the Agreement, the Owners have agreed to grant exclusive right of development of the said landed property to the Developer. In lieu of the said landed property, the Developer agrees and / or undertakes to handover the following accommodations, commercial units and car parking spaces in the proposed G+4 multi-storeyed building Radhe Shyam Residence already sanctioned by Jhargram Municipality and or as may be sanctioned by the Jhargram Municipality.

- i) All that 5(five) numbers of finished residential flats in the first floor to be marked as flat A, flat B, flat C flat D and flat E
- ii) All that 3(three) numbers of finished residential flats in the fourth floor to be marked as flat B, flat C and flat E.

Specification of flats (mentioned above) irrespective of floors

FLAT MKD	FLAT TYPE	SUPER BUILT UP AREA (APPROX)
A	3 BHK	1170 SQ. FT.
B	2 BHK	940 SQ. FT.
C	3 BHK	1170 SQ. FT.
D	2 BHK	870 Sq. ft.
E	2 BHK	900Sq. ft.

iii) 3 (three) commercial units in the ground floor of which two are of 244.5 Sq. ft. each and the third one is of 162 Sq. ft.

Brem suta goemka @ coemka Brem-lata  
Machhu Raia

drafted by me,  
**Pradip Sankar**  
PRADIP SARKAR  
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Bhim Raj Agarwal  
A. K. Dasgupta  
Anand Kumar  
Partner

Rajesh Gupta  
Balaram Gupta  
LTIC Ram bhogaban  
By the pen of  
Ramesh



AND

- iv) 4(four) car parking spaces (covered garages) in the ground floor of which two are of 235 Sq. ft. each two are of 200 Sq. ft. each.

Together undivided impartibly proportionate share of the land including all rights of easement , facilities and amenities thereto as has been specifically mentioned in **SCHEDULE - B** hereunder.

- 5.2. The Developer will be entitled to get the constructed area of the proposed building and the said landed property , which will be the allocation of the Developer and as has been specifically mentioned in the "SCHEDULE-C" hereunder written.

**ARTICLE-VI: POSSESSION**

- 6.1. The Owners shall make over possession of the said landed property on the date of execution of this development agreement.
- 6.2. The Developer after obtaining possession of the said landed property from the Owners shall issue a Certificate indicating therein that it has obtained possession to the said landed property from the Owners in terms of this agreement and for the purpose mentioned herein.

**ARTICLE - VII : PROCEDURE**

- 7.1 The Owners shall also grant proper authority to the Developer and / their nominee or nominees by giving a registered Development Power of Attorney as may be required by the Developer for the purpose of selling out the undivided proportionate share of the land to the intending purchasers through Deed of Conveyance/s and Agreement for Sale/s, sign and execute all necessary papers deeds , documents , plans etc. for the purpose of

*Bhramata goenka @ Goenka Beem later*

*Madhur Ruid*

*Bhim Raj Agarwal*  
*A.K. Singh*

*Ankit Kumar Sharma*  
Partner  
Savni Real Estate

*Rajesh Gupta*  
*Balaram Gupta*



LTI of Rambhajan Gupta  
By me per *[Signature]*

Attd by me,  
*Radip Sarkar*  
**RADIP SARKAR**  
Advocate

development of the said landed property and represent the Owners for all purpose in connection with appropriate works before the appropriate authorities provided however the same shall not create financial liabilities upon the Owners.

7.2 Apart from the registered Development Power of Attorney, the Owners do hereby undertake that they shall execute as and that they shall execute as and when necessary, all papers, deeds, documents, plans etc. for the purpose of development of the said landed property, if necessary.

7.3 The Owners shall also handover original title deeds, and other documents relating to the title of the said landed property to the Developer simultaneously on execution of this Agreement. The Developer shall return the original documents to the Owners after construction of the proposed building.

7.4 The Owners shall execute and register the Agreement for Sale and Deed of Conveyance in respect of the property of the Developer in favour of the intending Purchaser/Nominee to be selected by the Developer, if required.

**ARTICLE - VIII: DEALINGS OF SPACES IN THE BUILDING**

8.1 The Developer shall on completion of the building /s hand over the Owners' allocation to Owners in the proposed new building as per SCHEDULE-B of this Agreement.

8.2. The Owners will be entitled to transfer or otherwise deal with its allocation flat and allocated space in the building and the owners shall have no right, title interest and/or authority to deal with any other portion of the proposed building.

Bhishm Raj Agarwal

*(Signature)*

Arpit Kumar Sharma  
Partner

Lawmi Real Estate

Rajesh Gupta  
Balaram Gupta



By the per of  
*(Signature)*

Madhu Rana  
Brennata  
noen ka @ croenka Brenndata

Madhu Rana

Drafted by me,  
*(Signature)*  
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Advocate  
Enrollment No. WB 10852/004



8.3. Save and except the consideration as mentioned in the SCHEDULE- B", the total constructed area, will be the exclusive DEVELOPER'S ALLOCATION with the exclusive right to dispose of the same in any manner whatsoever.

8.4 The Developer, being the party of the other part shall be at liberty with exclusive right and authority to negotiate for sale of units /floors/ flats / car parking space / spaces together with proportionate share of land excluding the allocations provided for the owner under owners' allocation, as mentioned herein before , of the said proposed building /s on the said landed property with any prospective buyer /s at any time after execution of this Agreement at such consideration and on such terms and conditions as the Developer shall think fit and proper. It is clearly agreed and declared by the parties herein that the consideration money for such transfer /s as aforesaid , including earnest money or initial payments or part payment thereof shall be received by the developer , the Owners herein will have no right and share and will not be entitled to any portion thereof.

8.5. The Developer shall be entitled to enter into agreement for sale or transfer in respect of Developer's allocation on the basis of the Development Power of Attorney on behalf of the Owners. However, that such dealing shall not in any manner fastens or create any financial and legal liability upon the Owners. Till handing over possession of the Owners' allocation as mentioned in "SCHEDULE - B" hereunder, the Developer would not be entitled to handover possession of his allocation and/or execute and register the Deed of Conveyance to the intending Purchaser and/or nominee selected by himself.

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8.6. The costs of Agreement for Sale, Deed of Conveyance or Conveyances including non-judicial stamps and registration expenses and all other legal expenses shall be borne and paid by the intending Purchasers or Purchasers thereof.

ARTICLE - IX: BUILDINGS

9.1. The Developer shall at its own costs construct, erect and complete the building at the said landed property in accordance with the sanction plans with such materials and with such specification as are mentioned in the "SCHEDULE - F" hereunder written and as may be recommended by the Architect from time to time.

9.2. Subject to as aforesaid, the decision of the Architect regarding the quality of the materials shall be final and binding on the parties hereto provided which are in no way inferior to the standard as mentioned in the Municipal Building Laws.

9.3. The Developer shall install and erect in the said building at the Developer's own costs standard new pump set, overhead reservoir, electric wiring fittings, lift and other facilities as are required to be provided in a building having self contained units/floors/flats/car parking space/ spaces/ lift area and constructed for sale of units/floors/ flats/car parking space/ lift area/ spaces herein on Ownership basis.

9.4. The Developer shall apply for and obtain quotas, entitlements and other allocations for cement, all types of steels, bricks, other building materials and accessories allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary and permanent connections of water, drainage, sewerage and/or other facilities, if any available to the new building and other inputs and facilities required for the construction or enjoyment of the building.

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9.5. The Developer shall at his own costs and expenses and without creating any financial or other liability to the Owners, construct and complete the said proposed building with various units/ floors/flats/ spaces/car parking spaces therein in accordance with the sanctioned building/s plans.

9.6. All costs, charges and expenses including architect's fees shall be discharged and paid by the Developer and the owners will have no responsibility in this context to the Architect.

**ARTICLE - X: COMMON FACILITIES**

10.1. The Developer shall pay and bear all property taxes and other dues and outgoing in respect of the building accruing due and a date of execution of the Development Agreement subject to handing over peaceful khas possession of the landed property to the developer .

10.2. As soon as the building is completed, the Developer shall give written notice to the Owners requiring the Owners to take possession of the Owners' allocation in the building. Then after 30 (thirty) days from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all municipal and property taxes, rates, duties, dues and other public out goings and impositions whatsoever (hereinafter for the sake of brevity referred to as "the said rates" payable in respect of the Owners' allocations, the said rates to be applied pro-rata with reference to the saleable space in the building/s if any are levied on the building as a whole.

10.3. The Owners shall not do any acts deeds or things whereby the Developer shall be prevented from construction and completion of the said building, as per approved plan.

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Madhu Rana



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10.4. Both the Developer and Owners herein shall enjoy their respective allocations/portions in the said building forever with absolute right of alienation, transfer, gift etc. and such rights of the parties in no way could be taken off or infringed by either of the party under any circumstances.

**ARTICLE- XI COMMON RESTRICTION**

The Owners' allocation in the in the proposed building shall be subject to the same restriction and use as is applicable to the Developer's allocation in the building intended for common benefits of all occupiers of the building /s which shall include the follows:-

- 11.1 Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity note use thereof for any purpose which may cause any nuisance or hazard to the other occupier of the building.
- 11.2. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.
- 11.3 Neither party shall transfer or permit to transfer of their respective allocations or any portion thereof unless :
  - a. Such party shall observed and performed all terms and conditions on their respective part to be observed and / or performed.
  - b. The proposed transferee shall have given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area of each of their respective possession.
- 11.4 Both parties shall abide by all law, bye-laws, rules and regulations of the Government, Statutory bodies and / or local bodies as the case may be and shall attend to answer and be responsible and deviation violation and / or breach of any of the said laws, bye laws and regulations.

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- 11.5. The respective allottees shall keep the interior walls , sewers , drains pipes and other fitting and fixture and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particularly so as not to cause any damages to the building or any other space or accommodation there in and shall keep the other or them and / or the occupiers of the building indemnified from against the consequences of the breach.
- 11.6. Neither party shall do or cause or permit to be done any act or thing which may render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any reach.
- 11.7. No goods or other items shall be keep to other items shall be kept by the either party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of users in the corridors and other places of common use in the building.
- 11.8. Neither party shall through or accumulate any dirt rubbish, waste or refuse or permit the same to the thrown or accumulate in or about the building or in the compounds, corridors or any other portions of the building.
- 11.9. Either of the parties shall permit other's agents with or without workmen and others at all reasonable times to enter into any upon each party's allocation and each party thereof for the purpose of maintenance or repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition and common facilities and / or for the purpose of pulling down maintaining repairing and testing drains gas and water pipes and electric wires and for any similar purpose of pulling down maintaining repairing and to pipes and electric wires and for any similar purpose..

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*A. K. Dixit*  
**Arvind Kumar Sharan**  
 Partner  
 Real Estate

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*Rajesh Gupta*  
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ARTICLE XII: OWNERS' OBLIGATIONS

- 12.1 The Owners doth hereby agree and covenants with the Developer not to cause any interference or hindrance in the lawful construction of the said building at the said landed property by the Developer any unreasonable interference or hindrance is caused by the Owners or their agents, servants, representatives causing hindrance or impediment to such construction the Owners will be liable for damages.
- 12.2 The Owners do hereby covenant with the Developer not to do any acts, deeds or things whereby the Developer may be prevented from selling, assigning and/or disposing off any of the Developer's allocated portion in the building/s at the said landed property in favour of the intending buyers of units/ floors/ flats/ spaces in the said building/s, so far, the Developer fulfil its obligations and covenant contained herein.
- 12.3 The Owners doth hereby agree and covenant with the Developer not to let out, grant, lease mortgage and/or charge or part with possession of the said landed property or any portion thereof from the date of execution of this Agreement.
- 12.4 The Owners herein will have no right, authority and power to terminate and /or determine this agreement within the stipulated period of construction and sale of residential flats/ accommodations of the said building. It is recorded herein that the completion period of the proposed building/s by the developer shall be only 36 (Thirty-Six) months from the date of sanction of the building plan and grace period shall be for 6 (Six) months. In case the construction of the building is not completed within this period of 42 months due to force majeure or any other unforeseen reasons which is beyond the control of the builder, the time for completion of the construction by mutual discussion of the Owners and the Builder/ Developer.
- 12.5 The Owners herein undertake not to create any kind of charges or mortgages including that of equitable mortgage by depositing the title deeds of the said landed property / lands or any portion thereof henceforth for all times to come after execution of this Agreement.
- 12.6 The Owners hereto without being influenced or provoked by anybody to hereby categorically states that as the Developer stars the construction of the said proposed building exclusively at his own cost arrangement and risk in as much as without having any financial participation and / or involvement on the part of the Owners hereto , the Owners henceforth for all times to come shall not raise any claim and / or

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for any extra benefit and / or amount in terms of the General Power of Attorney although otherwise mentioned thereof and the Developer shall be at liability to receive any amount from any purchaser / purchasers in their own names and to appropriate the said sale proceeds of the units / floors / flats/ spaces of the said building /s at his sole discretion without having attachment and / or share thereon of the Owners hereto.

- 12.7 The Owners do hereby agree with the Developer that the Owners / First Part shall pay all the charges to the developer for the purpose of installation of electricity to the owners' allocation from the main transformer of W.B.S.E.D.C.L. / concerned authority prior to delivery of the owners' allocation.
- 12.8 The Owners do hereby agree with the Developer that if any dispute and / or litigation arise in respect of the said landed property , during the period of Agreement , the time for completion of construction of the building should be extended accordingly and the construction work will remain suspended till the dispute and /or litigation is sorted out.

**ARTICLE XIII DEVELOPERS' OBLIGATIONS**

- 13.1 The Developer hereby agrees and covenants with the Owners not to do any act deed or thing whereby the Owners are prevented from enjoying selling , assigning and /or disposing of any of the Owners allocations in the building /s at the said landed property.
- 13.2 The Developer hereby agree & covenants with the Owners not to violate or contravene any of the provisions of rules applicable to the construction of the said building.
- 13.3. The Developer shall not assign the agreement to any other third party without the consent of the Owners.
- 13.4 The Developer hereby agree and covenants with the Owners not to part with possession of the Owners allocations or any portion thereof to any third party as agreed upon but the Developer may deliver or part with possession of its allocated portion to any one , may enter into agreement with party or parties for transfer of any part of its allocated portion in the building to be constructed upon the said landed property.
- 13.5 The Developer shall obtain Completion Certificate from Jhargram Municipality if applicable within 3(three) months from the date of handing over possession of the Owners allocation to the Owners.
- 13.6 The Developer at its own cost and expenses shall construct the proposed multi-storeyed building on the said property mentioned in

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SCHEDULE -A  
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13.7 The Developer hereby agree and covenants with the Owners that repair or other rectification work shall be entertained for 6(six) months after serving notice to the Owners regarding completion / readiness of their allocation .The labour as respect of the job shall be the responsibility of the Developer . Material damage and / or malfunction , If any , shall have to be provided by the Owners or shall be charged as extra by the Developer .

**ARTICLE XIV OWNERS INDEMNITY**

14.1 The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbances on the part of the Owners. The Owners hereby undertake to keep the Developer indemnified against all claims action , suit , cost and proceeding , if any arise in this property due to the defects in the title of the owners , in respect of the said landed property .

**ARTICLE XV DEVELOPER'S INDEMNITY**

15.1 The Developer hereby undertakes to keep Owners indemnified against all third party claims and actions arising out of any sort of act or accident or omission or commission of the Developer in relation to the making or construction of the said building/s .

15.2 The Developer hereby undertakes to keep the Owners indemnified against all actions , suits , costs , proceeding and claims that may arise out of the Developer's allocation with regard to the development of the said landed property and / or in the matter of construction of the said building and /or for any defect therein.

**ARTICLE XVI MISCELLANEOUS**

16.1 The Owners and the Developer have entered into the Agreement purely as a contract on the basis of this joint venture agreement and under any circumstances this shall not be treated as partnership and / or Associations between the Owners and the Developer.

16.2 After taking possession of the said landed property and obtaining sanction plan, the Developer shall be entitled to start construction of the said building at the said landed property in accordance with the sanctioned building plan.

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Advocate*



16.3 The owners shall not be liable for any Income Tax , Wealth Tax or any other taxes in respect of the Developer allocation and the Developer shall be liable to make payment of the same and keep the Owners indemnified against all action, suits , proceeding , costs , charges and expenses in respect thereof.

16.4 As and from the date of completion of the building the Developer and / or its transferees and the Owners and / or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent and wealth taxes and other taxes and maintenance charges payable in respect of their respective spaces.

16.5 The proposed building to be constructed by the Developer shall be made in accordance with the specifications more fully and particularly mentioned and described in the SCHEDULE-F hereunder written.

**ARTICLE XVII JOINT RESPONSIBILITY**

17.1 The Owners shall execute and register a General Power of Attorney in favour of the Developer for doing act. deeds and things to be mentioned therein including selling out the Developer's allocation and execution and registration of the Deed of Conveyance and construct the building as per sanction plan .

17.2 The Owners and the Developer or their nominees shall form an association for maintenance and management of the proposed building

**ARTICLE XVIII FORCE MAJEURE**

The parties hereto shall not be considered to be liable for any obligation hereunder to he extent that performance of the related obligation is prevented by the existence of the Force Majeure and shall be suspended from the obligation during the duration of the Force Majeure.

18.1 Force Majeure shall mean flood earthquake riot war storm tempest civil commotion strike political disturbances and/ or any other act or commission beyond the control of the parties hereto .

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Partner

*Rajesh Gupta  
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*By the per of  
Rajesh*

*rafted by me,*

*Pradip Sarkar*

**PRADIP SARKAR**  
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**ARTICLE- XIX JURISDICTION**

19.1 The courts (Civil & Criminal) of Jhargram shall have the jurisdiction to entertain and determine all actions, suits, and processing arising out of these presents between the parties hereto.

**THE SCHEDULE A ABOVE REFERRED TO**

(Description of the said landed property and the structure thereon the Land )

**(a) Land Details :-**

**ALL THAT** piece and parcel of the Bastu land measuring about 19.75 Decimal i.e., 8602 Sq. Ft. or 799 Sqm. (more or less) in R.S. Plot No.- 29 corresponding to L.R. Plot No. - 56 under L.R. Khatian Nos. -987, 988, 989, 990 and 991 respectively Holding No. 230 (201+202) within the ambit of Ward No.04 of Jhargram Municipality, within Mouza - Balaramdihi, J.L. No. - 369 under P.S. - Jhargram, District - Jhargram together with all right of easements, common facilities and amenities annexed thereto, which is butted and bounded:

TO THE NORTH : Land of R.S. Plot No- 28  
 TO THE SOUTH : Land of R.S. Plot No- 30  
 TO THE EAST : Land of R.S. Plot No - 29  
 TO THE WEST : Jhargram to Dahijuri Main Road (SH -5) 60ft width

**(b) Structure Details :**

**ALL THAT** piece and parcel of one storied pucca complete commercial structure 50 years old and in dilapidated condition consisting of 650 Sq. ft. cemented floor situate on the Schedule (a) land described above.

One two scale sketch map , showing the Schedule (a) land and Schedule (b) structure situate on Schedule (a) land as referred to demarked with red ink is also annexed herewith which is considered to be one part of this Development Agreement.

Market value of Schedule (a) land is Rs- 1,99,96,875/- (Rupees one Crore Ninety nine lacs Ninety six thousand eight hundred and seventy five ) only.

Market value of Schedule (b) structure is Rs 7,40,390/- (Rupees Seven lacs forty thousand , three hundred and Ninety ) only

**Total Market value of Schedule Property (a+ b) is Rs 2,07,37,265/- (Rupees Two Crores Seven lacs Thirty seven thousand two hundred and sixty five ) only.**

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Madhu Rana

**THE SCHEDULE -B ABOVE REFERRED TO**

(Owners' Allocation)

On completion of the proposed G+4 building /s in the said landed property in all respect by the Developer at its own cost and expenses, in lieu of the land of said landed property, the Developer shall allocate and handover the following accommodations, Commercial Units and car parking spaces which will be 40% of total space of independent use i.e. except space provided for common use of the all lawful occupiers of the building, to the land owners( specifically mentioned below) in the proposed multistoried building already sanctioned by Jhargram Municipality and or as may be sanctioned by Jhargram Municipality.

i) All that 5(five) numbers of finished residential flats in the first floor to be marked as flat A, flat B, flat C flat D and flat E

ii) All that 3(three) numbers of finished residential flats in the fourth floor to be marked as flat B, flat C and flat E.

Specification of flats (mentioned above) irrespective of floors

FLAT MKD	FLAT TYPE	SUPER BUILT UP AREA (APPROX)
A	3 BHK	1170 SQ. FT.
B	2 BHK	940 SQ. FT.
C	3 BHK	1170 SQ. FT.
D	2 BHK	870 Sq. ft.
E	2 BHK	900Sq. ft.

ii) 3 (three) commercial units in the ground floor of which two are of 244.5 Sq. ft. each and the third one is of 162 Sq. ft.

**AND**

iv) 4(four) car parking spaces (covered garages) in the ground floor of which two are of 235 Sq. ft. each two are of 200 Sq. ft. each

Together undivided impartibly proportionate share of the land including all rights of easement, facilities and amenities thereto.

**THE SCHEDULE -C ABOVE REFERRED TO**

(Developer's Allocation)

Save and except Owner's allocation, the Developer is entitled to get the remaining constructed area of the proposed building together with all easement rights, facilities and amenities annexed to the proposed building along with undivided impartible proportionate share of the land underneath as per sanction plan to be sanctioned by the Jhargram Municipality.

**THE SCHEDULE -D ABOVE REFERRED TO**

(Common Facilities and Amenities)

1. Entrance and exits to the said landed property and the proposed building /s.
2. Boundary walls and main gate of the said landed property and proposed building /s.

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4. Drainage and sewerage lines and other instalments for the same (except only those as are installed within the exclusive area of my flat and / or exclusively for its use) .
5. Spaces underneath the stairs of the ground floor where meters , pumps & motors will be installed and electrical wiring and other fitting (excluding only those as are to be installed within the exclusive area of any flat and / or exclusively for its use) .
6. Staircase and staircase landing , lobbies on all the floors , entrance lobby etc.
7. Water supply system , water pump & motor together with all common plumbing installations for carriage of water (save only those as are to be exclusively within and for the use of any unit) in the said Building .
8. Such other common parts , areas , equipment , installations , fitting fixture and space in or about the said landed property and the said Building as are necessary for passage and user of the flats / units in common by the Co-Owner.
9. Land underneath of the proposed building .
10. Septic Tank , path and passage.
11. Common bath cum privy in the ground floor of the proposed building /s .

**THE SCHEDULE -E ABOVE REFERRED TO**

(Common Expenses)

On completion of the building , the Owner , the Developer and their nominees including the intending Purchasers shall regularly and punctually pay proportionate share of the common expenses as fully described herein below :-

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- a) All costs for maintaining, operating, repairing, whitewashing, painting, decorating, redecorating, rebuilding, reconstructing, lighting the common portions of the said Building including the outer and external of the said Building;
- b) The salary of the persons employed for the common purposes including security personnel, sweepers, etc.;
- c) All charges and deposits for supplies of common utilities applicable to the Co-Owners in common;
- d) Municipal Tax, water tax and other levies in respect of the said Landed property and the proposed Building save those separately assessed on the Purchasers;
- e) Costs of formation and operating the Association;
- f) Costs of running, maintenance, repairing and replacement of pumps and other common installations including their license fees, taxes and other levies, if any;
- g) Electricity charges for the electricity energy consumed for the operation of common services;
- h) All other expenses, taxes, rates and other levies as are deemed by the Association as the case may be necessary if incidental or liable to be paid by the co-owners in common.

**THE SCHEDULE - "F" ABOVE REFERRED TO**  
**WORK SCHEDULE/SPECIFICATION**

Sl. No.	Particulars	Specification
	Foundation & Structure	RCC Framed Structure

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1	Main Structure	Walls	Red Brick/ any other Bricks/ Masonry as per design of Architect Outer Wall - 10" Inner Wall - 4"
2	Living Room/Dining Room/Bedrooms/Bal cony	Flooring	Rectified Ceramic tiles of Reputed Standard Make
		Wall/Ceiling Finish	Putty over plaster and cement primer over it
3	Kitchen	Flooring	Rectified Ceramic tiles of Reputed Standard Make
		Wall/ Ceiling Finish	Putty over Plaster and Cement Primer over it.
		Counter	Green Marble.
		Dado	Ceramic Tiles up to 2 ft 6 inch height above Counter top of Reputed Standard make
		Fitting/fixtures	1 No. Stainless Still Sink and 2 No bib cock of Reputed Standard make
		Water Supply	Provision of Cold water lines
4	Toilets	Flooring	Rectified Ceramic tiles of Reputed Standard Make
		Wall/ Ceiling Finish	Putty over Plaster and Cement Primer over it. Ceramic Tiles on wall up to 6 ft height
		CP Fitting	CP fittings of Reputed Standard Make
		Sanitary ware	OT Pan White- 1 No. PVC Cistern White- 1 No O/H shower with arm - 1No 3 Nos bib cocks Sanitary ware of Reputed Standard

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 By the per of  
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			Make. PVC Door- 1 No.
		Water Supply	Provision of cold water lines to all points. Hot Water Line connected to geyser point in one Toilet only
		Attach Toilet	EWC White 1 pc PVC Cistern White- 1 No 2 Nos bib cocks. PVC Door- 1 No.
5	Pipelines	Water Supply	PVC Pipes of Reputed Make
		Rain Water/ Soil Pipe	PVC Pipes of Reputed Make
6	Doors	Door Frame	Hard wood/ Pressed Steel
		Door Shutter	Flush door of reputed make
		Lock /Hardware	<u>Main Door</u> 1 No 8" Tower bolt from inside 1 No Handle from inside 1 No handle and 1 No L drop from outside <u>Other Rooms</u> 1 No 6" Tower Bolt from inside 1 No handle from inside 1 No hatch bolt from out side 1 No Handle from outside of standard reputed make
		Paint	Synthetic Enamel paint
7	Windows		Aluminum sliding window (2 Track, 3 Track) with 3 MM Glass.
		Bed Rooms	2 light point, 1 fan point, 1 No. 5A switch socket,
		Living /Dining Room	2 light points, 1 Fan point, 2 Nos. 5A switch socket, 1 calling bell point, 1 Tv, 1 Cable line.

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Drafted by MR,

*Pradip Sarkar*  
**PRADIP SARKAR**  
Advocate

Enrollment No. - W.P. 1086/2004

Bhim Raj Agarwal

*Bh. Raj*

Arti Kumar Sharma  
Partner

Laxmi Real Estate

*Rajesh Gupta*  
*Balaram Gupta*

*Madhu Rana*

LTI of Ram Bhagabanshi

By the pen of  
*Rajesh*



8	Electrical	Kitchen	1 light point, 1 No. Exhaust fan point, 1 No. 5A switch socket, 1 No 5/15 A Switch socket
		Toilet	1 No. Light point, 1 No. Exhaust fan Point, 1 No. 15A socket for geyser in one toilet only.
		Wiring	Concealed ISI Marked Stranded Copper Wiring in PVC Conduit Pipe
		Electric Meter	Individual Electricity Meter borne by the purchaser for Each Apartment and common Area as per rules
		Electrical Distribution	Main switches /MCBs/DBs of reputed make
		Switches/Socket	Piano Switches of reputed make
9	Water Source/Supply		Deep tube well with submersible water pump and overhead tank
10	Stair Case	Floor	Kodappa Stones
		Wall/Ceiling Finish	Distemper or snowcem
		Railing	MS Railing Synthetic enamel painted
11	Car parking Area	Flooring	Cement punning over plaster
		Wall Finish	Distemper or snowcem
12	Drive way	Flooring	Cement punning over plaster
13	Terrace	Water proofing	As per norms & Design of Architect
14	External wall finish		Snowcem over plaster
16	Additional work		Any other extra work will be done at extra cost subject to Architects prior approval.

Bram data goenka @ goenka Bram data

rafted by me,  
Pradip SARKAR  
PRADIP SARKAR  
Advocate  
Registration No. - WB 1085/2004

Bhim Raj Agarwal  
A. K. Singh  
Anil Kumar Sharma  
Partner  
Laxmi Real Estate

Regesh Gupta  
Balaram Gupta  
Madhu Rana



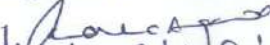
LT1 of Rambhajan  
By the pen of  
Balaram

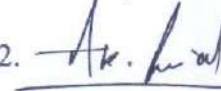


Be it mentioned herein that the photographs and impression of fingers of both hands of the land Owners and the representative partners as Developer and of the identifier are taken on the last page of this presents, duly certified by the Owners and the Developer.

**IN WITNESSES WHEREOF** We the executants have hereto signed this Development Agreement after admitting the contents of this presents in our free will and consent without any influence and or coercion in presence of witnesses on 11<sup>th</sup> the day of October, 2022 above written at Jhargram.

Signatures of the Witnesses



1.   
 s/o - Bhim Raj Agarwal  
 Jando, Jhargram  
 occupation - Business.

2.   
Ar. K. Sarda

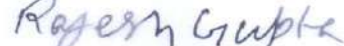
Late Son of  
 Raj ko Rujia  
 100/4E COSSIPORE ROAD  
 KOL-2  
 Service


This deed has been completed in 37 pages and there are two witnesses signed in this presents.

(Signatures of the Land Owners)

1.  CTI of Ram bhagaban gupta  
 By the pr of 

2. 

3. 

4.   
 Goonka Premdatta

5. 

(Signatures of the Developer)

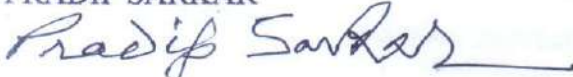
1. 

2. 

3. 

Drafted & Prepared in my office

PRADIP SARKAR



PRADIP SARKAR  
 Advocate

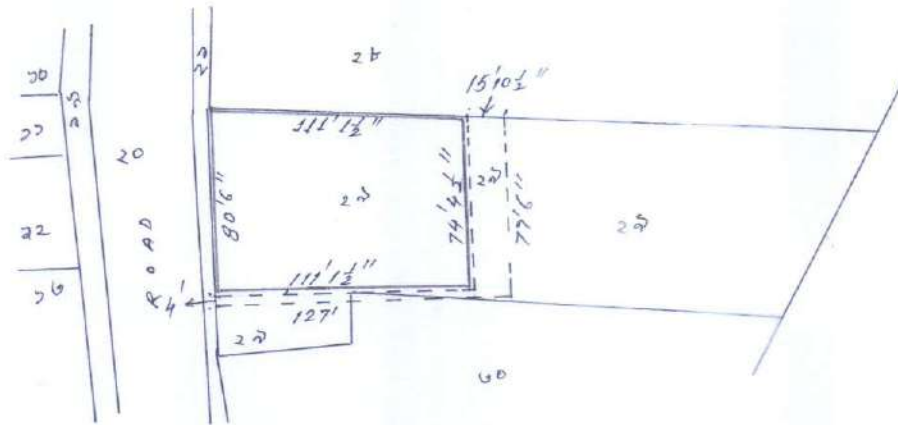
Enrolment No. - W.B. 1085/2004

Partner


Laxmi Real Estate



MOUZA - BALARAMDIHI, J.L.NO. - 369  
 THANA & TEJA - JHARGRAM  
 SCALE - 64" = 1 MILE 33



REFERENCES

R.S. PLOT NO. - 29  
 L.R. PLOT NO. - 56  
 LAND AREA - 19.75 DEC WHICH IS SHOWN  
 IN RED INK - 

**DRAWN BY**

29/04/2022

**PRABIR KR. MAHATO  
 AMIN  
 JHARGRAM**

Rajesh Gupta  
 Balaram Gupta  
 Madhu Rana

Bhim Raj Agarwal

A.K. Dasgupta

Ankit Kumar Sharma  
 Partner

**Laxmi Real Estate**

Bremnotaroenka @ goemka Bremnotar



LTI of Ramdipata Gupta

By the pen of

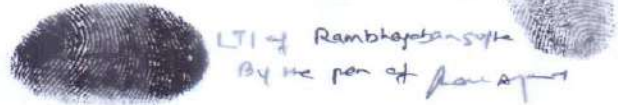
Rajesh Gupta

PHOTOGRAPHS & FINGER PRINTS OF THE PARTIES



LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
RIGHT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

LTI of Rambhadransyukh  
By the pen of Rajesh



LTI of Rambhadransyukh  
By the pen of Rajesh



LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
RIGHT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb












Balaram Gupta














LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
RIGHT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

Rajesh Gupta












PHOTOGRAPHS & FINGER PRINTS OF THE PARTIES

 <i>Premata</i>	LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
	RIGHT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						

*Premata Goenka @ Goenka Premata*

 <i>Madhu</i>	LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
	RIGHT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						

*Madhu Rana*

 <i>Bhim Raj Agarwal</i>	LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
	RIGHT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						

*Bhim Raj Agarwal*

**PHOTOGRAPHS AND FINGERPRINTS OF THE PARTIES**



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
RIGHT HAND					

*Q. K. Singh*

SIGNATURE













	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
RIGHT HAND					

*Ankit Kumar Sharma*

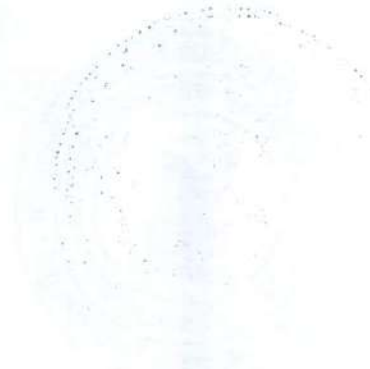
SIGNATURE

**PHOTOGRAPH & FINGER PRINTS OF THE IDENTIFIER**



LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
					
RIGHT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
					

*Ch. A. ...*





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



192022230135923558

GRN Details

GRN: 192022230135923558 Payment Mode: SBI Epay  
GRN Date: 12/10/2022 09:33:51 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 3332499342238 BRN Date: 12/10/2022 09:35:38  
Gateway Ref ID: 202228523824774 Method: State Bank of India New PG CC  
GRIPS Payment ID: 121020222013592354 Payment Init. Date: 12/10/2022 09:33:51  
Payment Status: Successful Payment Ref. No: 2002949213/3/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: ANKIT KUMAR JHAWAR  
Address: JHARGRAM  
Mobile: 8637588782  
Depositor Status: Others  
Query No: 2002949213  
Applicant's Name: Mr Pradip Sarkar  
Identification No: 2002949213/3/2022  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 12/10/2022  
Period To (dd/mm/yyyy): 12/10/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002949213/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	35020
2	2002949213/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>35041</b>

IN WORDS: THIRTY FIVE THOUSAND FORTY ONE ONLY.

## Major Information of the Deed

Deed No :	I-2201-03243/2022	Date of Registration	12/10/2022
Query No / Year	2201-2002949213/2022	Office where deed is registered	
Query Date	30/09/2022 2:58:10 PM	D.S.R. Jhargram, District: Jhargram	
Applicant Name, Address & Other Details	Pradip Sarkar At - Raghunathpur, Thana : Jhargram, District : Jhargram, WEST BENGAL, PIN - 721507, Mobile No. : 7908875713, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 60,00,000/-	Rs. 2,07,37,265/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Jhargram, P.S:- Jhargram, Municipality: JHARGRAM, Mouza: Balaramdihi, JI No: 369, Pin Code : 721507



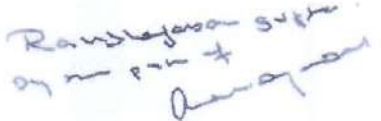



Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-56 (RS :-29 )	LR-987	Commerical	Vastu	3.95 Dec	11,80,000/-	39,99,375/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	LR-56 (RS :-29 )	LR-988	Commerical	Vastu	3.95 Dec	11,80,000/-	39,99,375/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L3	LR-56 (RS :-29 )	LR-989	Commerical	Vastu	3.95 Dec	11,80,000/-	39,99,375/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L4	LR-56 (RS :-29 )	LR-990	Commerical	Vastu	3.95 Dec	11,80,000/-	39,99,375/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L5	LR-56 (RS :-29 )	LR-991	Commerical	Vastu	3.95 Dec	11,80,000/-	39,99,375/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>19.75Dec</b>	<b>59,00,000 /-</b>	<b>199,96,875 /-</b>	
		<b>Grand Total :</b>			<b>19.75Dec</b>	<b>59,00,000 /-</b>	<b>199,96,875 /-</b>	



**Structure Details :**



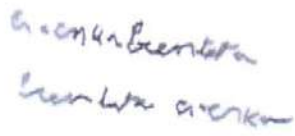
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5	650 Sq Ft.	1,00,000/-	7,40,390/-	Structure Type: Structure
Gr. Floor, Area of floor : 650 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>650 sq ft</b>	<b>1,00,000 /-</b>	<b>7,40,390 /-</b>	

**Land Lord Details :**




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Ram Bhagaban Gupta</b> Son of Late Shyam Swarup Gupta Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office			
	12/10/2022	12/10/2022	LTI	12/10/2022
At- Balaramdihi, Block/Sector: Ward No. 4, City:- , P.O:- Jhargram, P.S:-Jhargram, District:- Jhargram, West Bengal, India, PIN:- 721507 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DXxxxxxx8G, Aadhaar No: 55xxxxxxxx6112, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Mr Balaram Gupta (Presentant )</b> Son of Late Shyam Swarup Gupta Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office			
	12/10/2022	12/10/2022	LTI	12/10/2022
At- Balaramdihi, Block/Sector: Ward No. 4, City:- , P.O:- Jhargram, P.S:-Jhargram, District:- Jhargram, West Bengal, India, PIN:- 721507 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx1A, Aadhaar No: 84xxxxxxxx7075, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
<b>Mr Rajesh Gupta</b> Son of Late Shyam Swarup Gupta Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office			
12/10/2022	12/10/2022	LTI	12/10/2022

At- Balaramdihi, Block/Sector: Ward No. 4, City:- , P.O:- Jhargram, P.S:-Jhargram, District:- Jhargram, West Bengal, India, PIN:- 721507 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CHxxxxxx9Q, Aadhaar No: 86xxxxxxxx0914, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office

Name	Photo	Finger Print	Signature
4 <b>Mrs Goenka Premlata, (Alias: Mrs Premlata Goenka)</b> Wife of Mr Murarilal Goenka Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office			
12/10/2022	12/10/2022	LTI	12/10/2022

At- 1-7-510/e/3 Zamisthanpur Colony, City:- , P.O:- Zamisthanpur, P.S:-MUSHEERABAD, District:- Hyderabad, Andhra Pradesh, India, PIN:- 500020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AZxxxxxx0R, Aadhaar No: 50xxxxxxxx5807, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office










Name	Photo	Finger Print	Signature
5 <b>Mrs Madhu Ruia</b> Wife of Late Rajkumar Ruia Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office			
12/10/2022	12/10/2022	LTI	12/10/2022

At- 100/4E Cossipur Road, City:- , P.O:- Cossipur, P.S:-Sova Bazar Street, District:-Kolkata, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BQxxxxxx7K, Aadhaar No: 81xxxxxxxx1685, Status :Individual, Executed by: Self, Date of Execution: 11/10/2022 , Admitted by: Self, Date of Admission: 12/10/2022 ,Place : Office

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>LAXMI REAL ESTATE</b> At- Super Market, Stall No-7, Block/Sector: Raghunathpur, City:- , P.O:- Jhargram, P.S:-Jhargram, District:- Jhargram, West Bengal, India, PIN:- 721507 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Bhimraj Agarwala</b> Son of Late Baluram Agarwala Date of Execution - 11/10/2022, , Admitted by: Self, Date of Admission: 12/10/2022, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
		Oct 12 2022 11:59AM	LTI 12/10/2022	12/10/2022
At- Jamda, City:- , P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5H, Aadhaar No: 31xxxxxxxx2264 Status : Representative, Representative of : LAXMI REAL ESTATE (as Partner)				
2	<b>Name</b> <b>Mr Rajesh Kumar Ringsia</b> Son of Mr Santosh Kumar Ringsia Date of Execution - 11/10/2022, , Admitted by: Self, Date of Admission: 12/10/2022, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
		Oct 12 2022 12:00PM	LTI 12/10/2022	12/10/2022
At- Raghunathpur, City:- , P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7E, Aadhaar No: 97xxxxxxxx2840 Status : Representative, Representative of : LAXMI REAL ESTATE (as Partner)				
3	<b>Name</b> <b>Mr Ankit Kumar Jhawar</b> Son of Mr Bijoy Ratan Jhawar Date of Execution - 11/10/2022, , Admitted by: Self, Date of Admission: 12/10/2022, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
		Oct 12 2022 12:00PM	LTI 12/10/2022	12/10/2022
At- Bachurdoba, City:- , P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8F, Aadhaar No: 64xxxxxxxx9524 Status : Representative, Representative of : LAXMI REAL ESTATE (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Rakesh Agarwal</b> Son of Mr Bhimraj Agarwala At- Jamda, City:- , P.O:- Jhargram, P.S:- Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507			
	12/10/2022	12/10/2022	12/10/2022

Identifier Of Mr Ram Bhagaban Gupta, Mr Balaram Gupta, Mr Rajesh Gupta, Mrs Goenka Premlata, Mrs Madhu Ruia, Mr Bhimraj Agarwala, Mr Rajesh Kumar Ringsia, Mr Ankit Kumar Jhawar

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr Balaram Gupta	LAXMI REAL ESTATE-3.95 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr Rajesh Gupta	LAXMI REAL ESTATE-3.95 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mrs Goenka Premlata	LAXMI REAL ESTATE-3.95 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mrs Madhu Ruia	LAXMI REAL ESTATE-3.95 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Mr Ram Bhagaban Gupta	LAXMI REAL ESTATE-3.95 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr Ram Bhagaban Gupta	LAXMI REAL ESTATE-130.00000000 Sq Ft
2	Mr Balaram Gupta	LAXMI REAL ESTATE-130.00000000 Sq Ft
3	Mr Rajesh Gupta	LAXMI REAL ESTATE-130.00000000 Sq Ft
4	Mrs Goenka Premlata	LAXMI REAL ESTATE-130.00000000 Sq Ft
5	Mrs Madhu Ruia	LAXMI REAL ESTATE-130.00000000 Sq Ft

**Land Details as per Land Record**

District: Jhargram, P.S:- Jhargram, Municipality: JHARGRAM, Mouza: Balaramdihi, JI No: 369, Pin Code : 721507

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 56, LR Khatian No:- 987	Owner:বলরাম গুপ্তা, Gurdian:শ্যামস্বরূপ , Address:নিজ , Classification:বাস্ত, Area:0.08600000 Acre,	Mr Balaram Gupta

L2	LR Plot No:- 56, LR Khatian No:- 988	Owner:রাজেশ গুপ্তা, Gurdian:শ্যামস্বরূপ , Address:নিজ , Classification:বাস্তু, Area:0.08600000 Acre,	Mr Rajesh Gupta
L3	LR Plot No:- 56, LR Khatian No:- 989	Owner:প্রেমলতা গোয়েঙ্কা, Gurdian:মুরারী লাল, Address:নিজ , Classification:বাস্তু, Area:0.08600000 Acre,	Mrs Goenka Premlata
L4	LR Plot No:- 56, LR Khatian No:- 990	Owner:মধু রুইয়া, Gurdian:রাজ কুমার, Address:নিজ , Classification:বাস্তু, Area:0.08600000 Acre,	Mrs Madhu Ruia
L5	LR Plot No:- 56, LR Khatian No:- 991	Owner:রামভগবান গুপ্তা, Gurdian:শ্যামস্বরূপ , Address:নিজ , Classification:বাস্তু, Area:0.08600000 Acre,	Mr Ram Bhagaban Gupta

Endorsement For Deed Number : I - 220103243 / 2022

On 12-10-2022

**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.

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

Presented for registration at 11:25 hrs on 12-10-2022, at the Office of the D.S.R. Jhargram by Mr Balaram Gupta , 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 2,07,37,265/-

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

Execution is admitted on 12/10/2022 by 1. Mr Ram Bhagaban Gupta, Son of Late Shyam Swarup Gupta, At- Balaramdihi, Sector: Ward No. 4, P.O: Jhargram, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by Profession Business, 2. Mr Balaram Gupta, Son of Late Shyam Swarup Gupta, At- Balaramdihi, Sector: Ward No. 4, P.O: Jhargram, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by Profession Business, 3. Mr Rajesh Gupta, Son of Late Shyam Swarup Gupta, At- Balaramdihi, Sector: Ward No. 4, P.O: Jhargram, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by Profession Business, 4. Mrs Goenka Premlata, Alias Mrs Premlata Goenka, Wife of Mr Murarilal Goenka, At- 1-7-510/e/3 Zamisthanpur Colony, P.O: Zamisthanpur, Thana: MUSHEERABAD, , Hyderabad, ANDHRA PRADESH, India, PIN - 500020, by caste Hindu, by Profession Business, 5. Mrs Madhu Ruia, Wife of Late Rajkumar Ruia, At- 100/4E Cossipur Road, P.O: Cossipur, Thana: Sova Bazar Street, , Kolkata, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession House wife

Indetified by Mr Rakesh Agarwal, , , Son of Mr Bhimraj Agarwala, At- Jamda, P.O: Jhargram, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by profession Business

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

Execution is admitted on 12-10-2022 by Mr Bhimraj Agarwala, Partner, LAXMI REAL ESTATE (Partnership Firm), At- Super Market, Stall No-7, Block/Sector: Raghunathpur, City:- , P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507

Indetified by Mr Rakesh Agarwal, , , Son of Mr Bhimraj Agarwala, At- Jamda, P.O: Jhargram, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by profession Business

Execution is admitted on 12-10-2022 by Mr Rajesh Kumar Ringsia, Partner, LAXMI REAL ESTATE (Partnership Firm), At- Super Market, Stall No-7, Block/Sector: Raghunathpur, City:- , P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507

Indetified by Mr Rakesh Agarwal, , , Son of Mr Bhimraj Agarwala, At- Jamda, P.O: Jhargram, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by profession Business

Execution is admitted on 12-10-2022 by Mr Ankit Kumar Jhavar, Partner, LAXMI REAL ESTATE (Partnership Firm), At- Super Market, Stall No-7, Block/Sector: Raghunathpur, City:- , P.O:- Jhargram, P.S:-Jhargram, District:-Jhargram, West Bengal, India, PIN:- 721507

Indetified by Mr Rakesh Agarwal, , , Son of Mr Bhimraj Agarwala, At- Jamda, P.O: Jhargram, Thana: Jhargram, , Jhargram, WEST BENGAL, India, PIN - 721507, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/10/2022 9:35AM with Govt. Ref. No: 192022230135923558 on 12-10-2022, Amount Rs: 21/-, Bank: SBI EPay ( SBlePay), Ref. No. 3332499342238 on 12-10-2022, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,020/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 28979, Amount: Rs.5,000.00/-, Date of Purchase: 30/09/2022, Vendor name: Kapoti Das

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/10/2022 9:35AM with Govt. Ref. No: 192022230135923558 on 12-10-2022, Amount Rs: 35,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 3332499342238 on 12-10-2022, Head of Account 0030-02-103-003-02



**Joyjit Chanda**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. Jhargram**  
**Jhargram, West Bengal**

ertificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 2201-2022, Page from 64570 to 64619  
being No 220103243 for the year 2022.



Digitally signed by JOYJIT CHANDA  
Date: 2022.10.12 13:13:52 +05:30  
Reason: Digital Signing of Deed.

(Joyjit Chanda) 2022/10/12 01:13:52 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. Jhargram  
West Bengal.

(This document is digitally signed.)