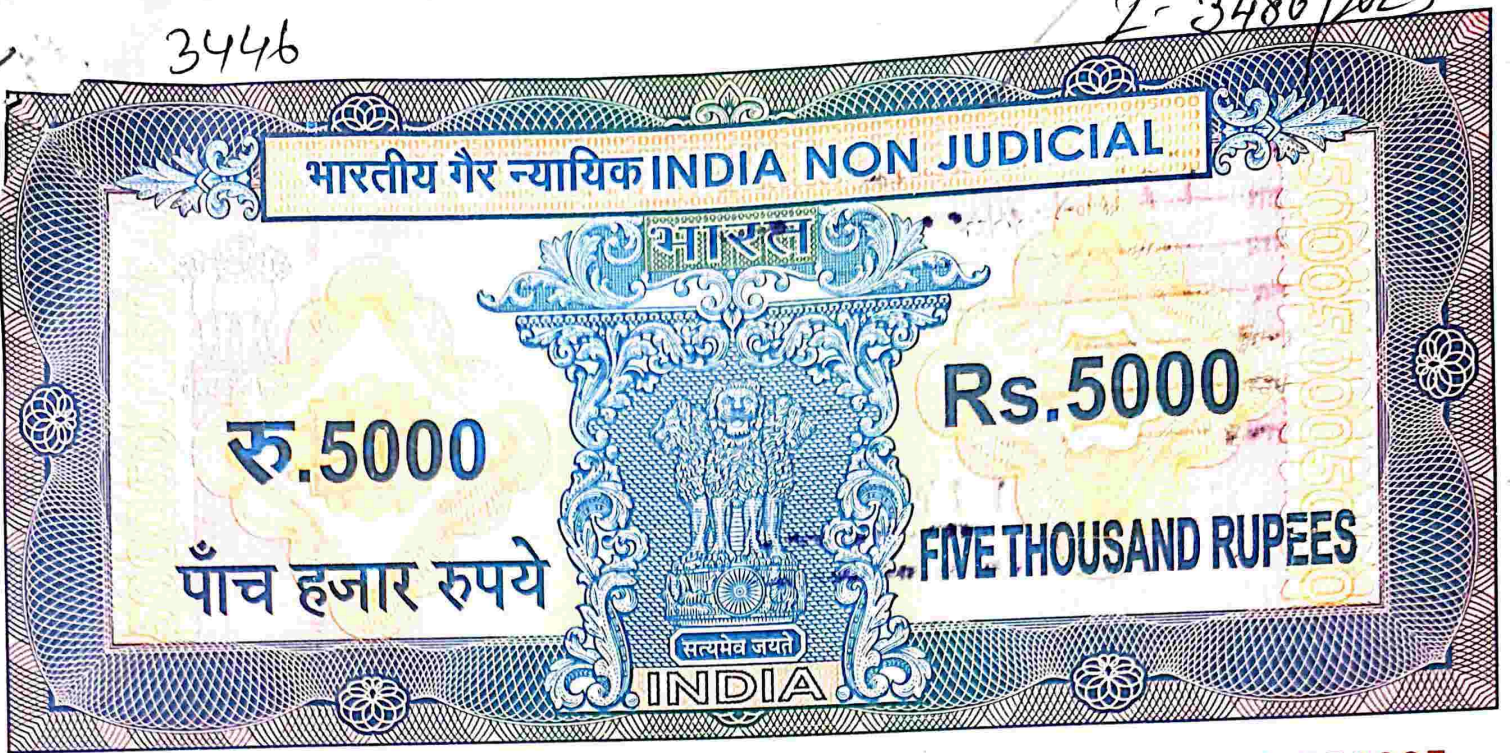


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1.35 pm
17/10/2023
D. 2002667537/2023

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

Additional District Sub Registrar
Sadar, Paschim Medinipur

17 OCT 2023

DEVELOPMENT AGREEMENT

THIS INDENTURE OF DEVELOPMENT AGREEMENT MADE THIS 17th
day of OCTOBER, 2023

BETWEEN

SRI ANUP KUMAR SINGH,

S/o Late Surendra Nath Singha

Of A/10, Saratpally, P.O. ...

Midnapore, P.S. - Kotwali, Dist. -

Paschim Medinipur, PIN - 721101,

By Faith - Hindu, Nationality - Indian

PAN - QBAPS1194L



Rajeshwari Developer
Aparna Ghoshal
Partner

Rajeshwari Developer
Sibru Ghoshal
Partner

17 OCT 2023

क्र. नं. 13215 दिना 5.00
 तार 17 OCT 2023 पश्चिम मेडिसिन्स
 नाम Sri Anup Kumar Singh
 सार 110, Saratpalla
 पोस्ट Midnapore
 जिला Midnapore
 तहसील Midnapore



5,00 X 125,00

17 OCT 2023
 पश्चिम मेडिसिन्स
 ए.डी.एस.आर. पश्चिम मेडिसिन्स

17 OCT 2023

K 228003



Additional District Sub Registrar
 Buxar, Paschim Medinipur

17 OCT 2023

Hercinafter called the OWNER FIRST PARTY

Hercinafter called the OWNER FIRST PARTY which expression unless repugnant to the context shall mean and include his respective representatives, heirs, assigns, administrators and executors.

AND

M/S RAJESHWARI DEVELOPER,

A Partnership firm

having office at Talkui, P.O. – Abash,
P.S. – Kotwali, Dist. – Paschim
Medinipur, PIN – 721102,
PAN - ABHFR9568E

represented by its partners :-

1. SRI SHIBU GHOSHAL,

S/o Sri Swapan Ghoshal
Of Talkui, P.O. – Abash, P.S. –
Kotwali, Dist. – Paschim Medinipur,
PIN – 721102,

Both by Faith – Hindu, Nationality – Indian

PAN – BTDPG4193D

Aadhaar No. 5895 8406 2633

2. SMT. APARNA GHOSHAL

W/o Sri Shibu Ghoshal
Of Talkui, P.O. – Abash, P.S. –
Kotwali, Dist. – Paschim Medinipur,
PIN – 721102,

Both by Faith – Hindu, Nationality – Indian

PAN – CXBPG9114R

Aadhaar No. 5267 6681 0909



Sri Shibu Ghoshal



Aparna Ghoshal

Aparna Ghoshal

Rajeshwari Developer
Aparna Ghoshal
Partner

Rajeshwari Developer
Shibu Ghoshal
Partner

Hereinafter called the DEVELOPER SECOND PARTY which expression unless repugnant to the context shall mean and include its representatives, heirs, assigns, successors in office, administrators and executors.

WITNESSETH -

That the OWNER FIRST PARTY is the owner of his land measuring 0.0661 Acre equal to 6.61 Dec. equal to 2880 Sq. ft. within Mouza - Narampur J.L. No. - 174 R.S. Plot No. 15 corresponding to L.R. Plot No. 847 as in schedule below hereinafter referred as '**Said Property**'. The '**Said Property**' previously belonged to Subimal Bandopadhyay. He sold the '**Said Property**' to Radharani Das by a registered Deed of Sale being No. 5245/1969. While Radharani Das was in possession she died leaving behind her three sons namely Ranjit Kumar Das, Ajit Kumar Das and Shyamal Kumar Das. They mutated their names with the State of West Bengal under Khatian Nos. 2686, 2687, 2688 respectively and had been paying rents. While exercising the rights, interest and possession over the '**Said Property**' Ranjit Kumar Das, Ajit Kumar Das and Shyamal Kumar Das jointly sold out the '**Said Property**' by two deeds of sale. By the Sale Deed being No. 366/2020, registered before A.D.S.R. Sadar, Midnapore, Ranjit Kumar Das, Ajit Kumar Das and Shyamal Kumar Das transferred 0.033 acre of land to the **PRINCIPAL/OWNER**. By another Deed of Sale being No. 566/2020, registered before D.S.R. - I, Paschim Medinipur Ranjit Kumar Das, Ajit Kumar Das and Shyamal Kumar Das transferred another 0.0331 acre of land to this **PRINCIPAL/OWNER**.

NOW the PRINCIPAL is the owner having good valid right, title and interest and is possessing in the schedule properties. He mutated his name with the State of West Bengal under Khatian No. 2714 and have been paying Government Rent and Municipal Taxes against receipt till day



Rajeshwari Developer
Aparna Ghoshal
Partner

Rajeshwari Developer
Shibin Ghoshal
Partner

AND

THAT the OWNER FIRST PARTY declared to develop the property as in 'Schedule-I' below by engaging Developer and promoter and they requested the DEVELOPER SECOND PARTY being the Developer and Promoter for the purpose by investing their own money and the DEVELOPER SECOND PARTY have agreed to develop the land by making construction of multi-storied residential building on the land by taking permissions from authorities and agreed to do the work on the terms and conditions as specifically mentioned below. Accordingly the parties hereunto do hereby agree to the follow terms and conditions for construction of the multi-storied building:

Definition Clause:-

AND WHEREAS in this indenture, unless there something contrary or repugnant to the subject or context.

- i) **Developer:** shall mean M/S RAJESHWARI DEVELOPER, a Partnership Firm and its successors in office, administrators, representative, nominees and assigns as the case may be.
- ii) **Building** shall mean the residential multi-storied building or buildings to be constructed at the '**Said Property**' with necessary structures in accordance with the plan to be sanctioned by Midnapur Municipality and other appropriate authorities for construction on the said premises and shall include the two wheeler parking and other space intended for the building to be enjoyed by the occupants and as per such terms and conditions as may be agreed upon with them. There shall be no four wheeler parking space as common amongst owners.

Rajeshwari Developer
Aparna Ghoshal
Partner

Rajeshwari Developer
Shubh Ghoshal
Partner



- iii) **Owner** and developer shall include their respective transferees and nominees.
- iv) **Architect**, Surveyor, Civil Engineer etc. shall be appointed by the DEVELOPER SECOND PARTY.
- v) **Premises:** shall mean all that piece and parcel of land measuring 0.0661 Acre more fully described in the First Schedule hereunder written.
- vi) **Common Facilities and Amenities:** shall include staircase, landing, passage including both front and rear space, ways, pump room, Drain side spaces, driveways etc. which shall be required for the establishment and management of the building as shall be determined by the architect/Civil Engineer but shall not include four wheeler garages and/or four wheeler parking spaces in the ground floor.
- vii) **Constructed space** shall mean the space in the building available for the independent use and occupation including the space demarcated for common facilities and services as per Sanctioned plan.
- viii) **Maintenance Charges:** shall mean all proportionate share of maintenance of the common areas and facilities as hereunder written to be borne by the Flat Owners of the said building.
- ix) **Flats** shall mean the carpet area (saleable area) consisting of bed room, living room, bathroom, kitchen, balcony etc. and other common portions which consists super built up area.

Rajeshwari Developer
Aparna Ghoshal
Partner

Rajeshwari Developer
Shikha Ghoshal
Partner



- x) **Owner's allocation** shall mean the share of constructed area of the Owners in the building to be constructed and the amount of money to be given by the DEVELOPER SECOND PARTY to the OWNER FIRST PARTY and as specifically described and mentioned in a separate schedule as Schedule II below.
- xi) **Developers' allocation** shall mean the rest of the saleable area (excluding the Owners allocation) along with Roof right together with undivided proportionate share in the land comprised in the premises and right over the land underneath and the common areas and facilities.
- xii) **Bank** shall mean the organization accepting for the purpose of lending or investment or deposit the money from the public, repayable on demand or otherwise and the withdrawal by cheque, draft, cash, order or otherwise,
- xiii) **Transfer** with its grammatical variation shall include transfer of space in multistoried building as defined in the Transfer of Property Act, 1882;
- xiv) **Transferee** shall mean a person or persons to whom constructed space in the building has been agreed to be transferred;
- xv) **Common Areas and Installations:** shall mean and include the common areas installations and facilities comprised in and for the premises for common use and enjoyment of the co-owners;
- xvi) **Common Expenses:** shall mean and include all costs charges expenses and remuneration for the maintenance management

Rajeshwari Developer
Aparna Ghoshal
Partner

Rajeshwari Developer
Shikha Ghoshal
Partner

Rajeshwari Developer
Shikha Ghoshal
Partner

up keeping and administration of the premises and in particular the common areas and installations, rendition of common services in common to the co-owners and/or expenses for the common purposes including proportionate Share in Municipal Taxes and other statutory charges relating to the land and building of the instant property;

xvii) **Saleable Area:** shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and all spaces required thereof.

xviii) **Common Purposes:** shall mean and include corridors, staircase ways passages, shafts, drain, septic tanks, electrical room, watchman room and other space, spaces and facilities for the purpose of managing maintaining up keeping and administering the premises and in particular the common areas and installations, rendition of common services in common to the co-owners, collection and disbursement of the common expenses and dealing with the matters of common interest of the co-owners and relating to their mutual rights and obligations for the beneficial exclusively and the common areas and installations in common and the housing complex in common.

xix) **Carpet Area:** According to the context shall mean the actual available floor area wall to wall within the internal area of each Flat Unit.

xx) **Words importing SINGULAR NUMBER** shall include the PLURAL NUMBER and vice versa.

Rajeshwari Developer
Aparna Ghoshal
Partner

Rajeshwari Developer
Shiban Ghoshal
Partner



TERMS AND CONDITIONS :

1. That the DEVELOPER SECOND PARTY is satisfied about the absolute ownership of the land as in the Schedule below of the OWNER FIRST PARTY and the DEVELOPER SECOND PARTY have agreed to construct the residential cum commercial building on the said property and to invest their money for the said purpose out of their own.
2. That the OWNER FIRST PARTY duly have delivered the possession of the land in question as specifically mentioned in the Schedule below for construction of multistoried building to the DEVELOPER SECOND PARTY and to enable the Developer to carry out the work of construction.
3. That the land in question has not been transferred either by sale or gift or mortgaged by the OWNER FIRST PARTY and the same is not encumbered in anyway and the same stands free from encumbrances and also it is not vested by the State of West Bengal or any concern under any provisions of law. The First Party owner will be liable to adequately compensate the Second Party in case it is found that the instant property does not stand free from encumbrances.
4. That the DEVELOPER SECOND PARTY with the right to construct the multistoried building take delivery of possession of the land as in the Schedule-'I' below with all rights of making permanent construction therein at their own expenses exclusively. They are also entitled to demolish the old constructions over the instant property if any. The DEVELOPER SECOND PARTY shall bear all the costs of such demolition.
5. That the DEVELOPER SECOND PARTY shall appoint architect/Civil Engineer for the purpose of drawing and preparing plans, designs,

Rajeshwari Developer
Aparna Ghoshal
Partner

Rajeshwari Developer
Shikha Ghoshal
Partner

Amrita Ghoshal

drains, elevations of the intended building complex with the specifications of the works to be done and of the materials to be provided for the said building complex of good quality of ISI standard.

6. That all expenses to be incurred for the construction of building with or without basement till its completion in all respects shall be borne by the builder DEVELOPER SECOND PARTY including owner's allocation as mentioned below in clause No.10. The OWNER FIRST PARTY will not be entitled to claim any other money or flat etc.

7. That the DEVELOPER SECOND PARTY with the written consent of owner FIRST PARTY shall submit the building plan prepared by the said architect/Civil Engineer to development authority, Municipality and other appropriate or proper authorities. The plan of the proposed construction shall be submitted to the development authority, Municipality and other appropriate authorities in the name of the OWNER FIRST PARTY or in the name of DEVELOPER SECOND PARTY. The OWNER FIRST PARTY shall have no objection in the matter of signing of all relating papers by the DEVELOPER SECOND PARTY and in the matter of obtaining sanction of the said building plan in the name or the DEVELOPER SECOND PARTY before development authority. Municipality and/or other authorities. If the documents are not unlawful than the Owners First party shall not be able to raise any objection to the same. All the costs and expenses relating to the above shall be borne and shall be paid by the DEVELOPER SECOND PARTY. No signature of the OWNERS FIRST PARTY shall be necessary for applying or obtaining permission from any of the authorities for the purpose of construction and development of the buildings as mentioned in this Agreement. The OWNER FIRST PARTY has also agreed to execute

Rajeshwari Developer
Aparna Choshal
Partner

Rajeshwari Developer
Shiban Ghoshal
Partner



required Power of Attorney in this respect and for other purposes of transfer et cetera in favor of the DEVELOPER SECOND PARTY. But if any signature of OWNER FIRST PARTY is found necessary in course of execution of the development work, then the OWNER FIRST PARTY shall be bound to do the same without any Objection;

8. That in case of any unfortunate event of death of any of the Parties to this Agreement, the Development Work shall not be hampered in any manner and the force of this Development Agreement shall remain and the legal heirs of the Parties shall be bound to continue with the clauses of this Agreement. The said legal heirs also shall remain bound to issue and grant fresh Power of Attorney in favour of the DEVELOPER SECOND PARTY and also to execute supplementary Development Agreement in continuation with this Agreement, if necessary. If the legal heirs deny or neglect to cooperate with the DEVELOPER SECOND PARTY in this matter then the DEVELOPER SECOND PARTY shall have the right to claim damages and compensation along with costs and charges as they deem fit and proper.
9. The OWNERS FIRST PARTY shall not be able to cause or create any kind of obstruction or objection in the construction of multi-storied building by the DEVELOPER SECOND PARTY. If made and if the construction is delayed due to any objection and obstruction by the OWNERS FIRST PARTY or their men, then they will be liable to compensate the DEVELOPER SECOND PARTY with damages as claimed.
10. That no litigation is pending in any Court of law or anywhere over the land in question and it is also further, agreed that from this date of execution of this agreement in case any litigation is filed or started the same will be fought by the DEVELOPER SECOND

Rajeshwari Developer
Aparna Ghoshad
Partner

Rajeshwari Developer
Shikha Ghoshad
Partner



PARTY and all costs and expenses for such litigation shall be borne by the Developer alone. In case of any legal dispute raised by anybody after execution of the development agreement in respect of the instant property, the DEVELOPER SECOND PARTY will be able to contest in any of such legal proceedings in any Court of law or before any other authority, The OWNER FIRST PARTY has agreed to execute separate Power of Attorney for that purpose and for other purposes in favor of the DEVELOPER SECOND PARTY.

11. That the parties will take their share of construction as follows:

- The OWNER FIRST PARTY will get 35% in each of the floors starting from ground up to 6th floor. If any floor /floors are allowed to be constructed beyond G + 6 stories, then the owner FIRST PARTY shall get 30% share in each of the said additional floors. The FIRST PARTY OWNER shall have every right to transfer the same and to receive the consideration money on the basis of the instant agreement.
- Apart from the owner's allocation area, the entire rest portion of the constructed areas shall be the Developer's allocation and the DEVELOPER SECOND PARTY shall have every right to transfer the same and to receive the consideration money on the basis of the instant agreement and the Power of Attorney.
- Demarcation of allocation of both the parties in the building shall be specified after sanction of building plan by a separate supplementary agreement.

12. That for the purpose of transfer of the Builder's allocation, the DEVELOPER SECOND PARTY shall have their every right to enter into agreement for sale with the purchasers and to receive advance consideration money;

Rajeshwari Developer
Aparna Ghoshal
Partner

Rajeshwari Developer
Shrim Ghoshal
Partner



13. That the OWNER FIRST PARTY shall be treated as the one of the joint owners of the building along with other flat owners and he shall not have any special right as previous owner;
14. The OWNER FIRST PARTY shall not be able to claim any further advance money from the DEVELOPER SECOND PARTY except their share of allocation to be received;
15. That regarding income tax or any other statutory taxes to the parties shall be liable to pay their own. None of the parties shall have the liability of payment of the tax of other;
16. The OWNER FIRST PARTY shall not have roof right of the property. However the OWNER FIRST PARTY shall be entitled to use the roof as common area along with other co-owners or other purchasers of the flat;
17. That at, the time of execution of agreement to the prospective buyers by the DEVELOPER SECOND PARTY, the OWNER FIRST PARTY shall not be able to raise any objection.
18. That in developing the land and building construction the DEVELOPER SECOND PARTY shall be entitled to do the following acts and the OWNER FIRST PARTY do hereby grants power to the DEVELOPER SECOND PARTY in this respect and also appoints and nominates them as his Constituted Attorney to do and perform in the following acts:-
- To appoint surveyors, engineers, contractors, architect and other persons;
 - To make application to the concerned authorities for obtaining electric, water and other connections and for the permits or quotation for cement, steel and other building materials;
 - To make applications before the development authority, Municipality, Fire Brigade, B.L. & L.R.O., D.L.& L.R.O. and

Rajeshwari Developer
Aparna Ghoshal
Partner

Rajeshwari Developer
Shikha Ghoshal
Partner



- before other authorities for necessary permissions. The OWNER FIRST PARTY shall have no objection in such matter;
- d. To accept any Writ of summons or other legal processes or notice and to appear and/or represent the OWNER FIRST PARTY before any Court of Law or before any statutory authority or any other authority;
 - e. To, construct building therein as aforesaid and to enter into agreement for sale of the building or any part thereof;
 - f. To execute agreements with the prospective buyers and to receive money;
 - g. To execute Deeds of transfer and to receive consideration money;
 - h. To give ownership to the buyers or purchasers;
 - i. The Developer shall be entitled to allot and sell and let out in rent directly their share in the property and shall be entitled to execute and register the deeds of transfer in respect of the entire constructed area on the basis of the power of attorney;
19. That the OWNER FIRST PARTY do hereby declare that the land in question has not been acquired by the State of West Bengal and no notice for requisition or acquisition under has been received by them and there is no notice or order passed by the development authority or Municipality or any other body or authority and that no statutory claims or demands or attachment or prohibitory order made by taxation authority or any other Govt. body or authority or authorities and that there is no subsisting agreement in respect of the said property and also that in case the DEVELOPER SECOND PARTY finds any such arrangement they shall be entitled to get compensation.
20. That the DEVELOPER SECOND PARTY shall develop the said property in the name of their Firm and the name of the project building shall be '**SREEBHUMI**'.

Rajeshwari Developer
Aparna Ghoshal
Partner

Rajeshwari Developer
Shilpa Ghoshal
Partner



21. That all costs, charges and legal expenses incidental to this Development Agreement including stamp duty and registration charges of the conveyance or conveyances shall be borne by the Developers or its nominees.

22. That the Developer shall comply with the provisions of relevant laws, bye laws, rules and regulations and shall always keep the owners absolutely indemnified and harmless against the action, Claims and demands whatsoever.

23. That the Developer shall provide for all civil, electrical plumbing and sanitary works including installation of overhead tank provision of water supply, house pumps, house service lifts, drainage, compound wall, internal passage, sewerage etc.

24. As it is necessary to arrange fund for completing the project and the owners have agreed to mortgage the landed properties as in schedule below by deposit of title deeds in favour of the financing bank or financial institution from which finances is to be taken and for that purpose the OWNER FIRST PARTY have empowered the DEVELOPER SECOND PARTY by a registered power of Attorney to do all such acts of depositing title deeds to create mortgage and to take finance in the name of the firm and also undertake liability to pay sum along with interest and costs in full. In no case the owners shall be made liable for the dues of the firm on account of the loan taken by them. In all cases the owners shall get their allocation as agreed upon.

25. The DEVELOPER SECOND PARTY have been empowered to enter into the premises to pull down the existing structures, if any, remove garbage, earth and start construction as per sanctioned plan. DEVELOPER SECOND PARTY and their men shall be able to stay in the premises by making sheds for completing the work after getting the premises in vacant position;

Rajeshwari Developer
Aparna Ghoshal
Partner

Rajeshwari Developer
Shikha Ghoshal
Partner



26. That the owner has agreed to grant Power of Attorney to the FIRST PARTY to do all the works and complete the construction and to sell out the units but in case of necessity the OWNER FIRST PARTY shall execute further deed and documents in favour of the DEVELOPER SECOND PARTY as may be found necessary;
27. The OWNER FIRST PARTY shall always remain liable to execute and/or register appropriate documents for effective implementation of the work/project.
28. That the owner and the developers have agreed upon the specification and construction of the proposed new building as described in schedule below;
29. That subject to the provision of this present the OWNER FIRST PARTY hereby grant to the DEVELOPER SECOND PARTY exclusive right to construct a multistoried, commercial cum residential building upon the land as mentioned in the Schedule below as per sanctioned plan;
30. That the Developers shall be entitled to vary or modify the said Plan of construction subject to sanction of such modified plan by the appropriate authorities;
31. That there shall be a time frame of 36 months from the date of approval of final plan for construction by the civic authority and competent authority and the appropriate authority. Such time frame may be extended up to 06 months further. Further extension may be allowed due to delay beyond control of the DEVELOPER SECOND PARTY;
32. That the above-mentioned timeframe shall be subject to force majeure;
33. That the Developer shall have the exclusive prerogative to choose prospective buyers and to fix the price of the units and to fix the terms and conditions;

Rajeshwari Developer
Aparna Ghoshal
Partner

Rajeshwari Developer
Sikha Ghoshal
Partner

34. That the Owner shall be liable to clear up all the dues of rents and taxes etc. in respect of the instant property till delivery of possession of the premises and property to the Developers in respect of Developers Allocation;
35. That the Owners do hereby agree that they will not do anything which will prejudicially affect the right of the Developer in peaceful completion of the building and in selling out the same to the prospective buyers;
36. That after completion of the building, the Developer and the Owner along with the new purchasers shall form an Owners Association and a Society as per law to be formed by the purchasers and the Developer. The control and management of the building shall be handed over to the Said Society/ Association;
37. That the Developers hereby agree that they will keep the owner indemnified against all third party claims or actions arising out of any act or omission on the part of the Developer or its agent or men;
38. That the instant Agreement has been executed purely on Principal to Principal basis and nothing contained in these presents shall be construed as Partnership business or agreement or joint venture between the OWNER AND THE DEVELOPER;
39. That the OWNER FIRST PARTY shall not object to any construction or laying of drainage water pipes or cables or other provisions made in accordance with the law and scheme of construction of the said building, The drinking water and other water for the household use will be provided with the deep tube well or from Municipal sources for the Complex. All such provisions shall be constructed within the project area and not outside the project area or over the vacant land, if any remain, outside the project areas;
40. Each term of this agreement will form consideration of the other;

Rajeshwari Developer
 Aparna Ghoshal
 Partner

Rajeshwari Developer
 Shikha Ghoshal
 Partner



41. That the OWNER FIRST PARTY will handover all the necessary documents as and when necessary to the DEVELOPER SECOND PARTY;
42. That in case of any dispute or difference arises relating to the land or construction of the intended building thereon covered by this agreement or relating to the interpretation of any one or more of the clauses and conditions herein contained or any matter whatsoever arising out of this Development Agreement, such differences and disputes shall be referred to the Sole Arbitrator Sri Parthasakha Das Mahapatra;
43. That only the Court at Midnapore within District Paschim Medinipur shall have the exclusive jurisdiction to try any legal dispute in between the parties. That the original Development Agreement shall remain with the Developer;

In witness whereof the Parties hereunto subscribe their hands and seals on the 17th day of October, 2023 stated at the outset

SCHEDULE 'I'

Total Land of the OWNER FIRST PARTY which is handed over to the DEVELOPER SECOND PARTY as mentioned

Above.

Within Dist Paschim Medinipur, P.S.- Kotwali,
Mouza - Narampur, J.L. No.174,
L.R. Khatian No. - 2714
R.S. Plot No. - 15
L.R. Plot No. - 847

Rajeshwari Developer
Aparna Ghoshad
Partner

Rajeshwari Developer
Shim Ghoshad
Partner



Measuring = 0.0661 Acre = 6.61 Dec. (6.6 dec. as per Record of Rights) = 2880 Sq. ft.
Shown specifically in the map annexed

Butted and Bounded

To the North : Juthika Singha.
To the South : Purnendu Sen and vacate land.
To the East : 25 ft. wide road
To the West : Uttam Kumar Das

Rajeshwari Developer
Aparna Ghoshad
Partner

SCHEDULE 'II'

OWNER'S ALLOCATION

- The OWNER FIRST PARTY will get 35% in each of the floors starting from ground up to 6th floor. If any floor /floors are allowed to be constructed beyond G + 6 stories, then the owner FIRST PARTY shall get 30% share in each of the said additional floors. The FIRST PARTY OWNER shall have every right to transfer the same and to receive the consideration money on the basis of the instant agreement. *No advance monetary transaction is made except this 35% share of Constructable area of building to the land owner by this Development Agreement.*
- Apart from the owner's allocation area, the entire rest portion of the constructed areas shall be the Developer's allocation and the DEVELOPER SECOND PARTY shall have every right to transfer the same and to receive the consideration money on the basis of the instant agreement and the Power of Attorney.

Rajeshwari Developer
Shibu Ghoshad
Partner

[Handwritten signature]

- Demarcation of allocation of both the parties in the building shall be specified after sanction of building plan by a separate supplementary agreement.

SPECIFICATION OF BUILDINGS TO BE CONSTRUCTED

(Nature of construction and fitting to the Flat)

1. Foundation R.C.C Column and pedestal with both in foundation and in plinth.
2. Structure: Reinforced cement concrete framed structure with R. C. C. columns, Beams and Slabs. R.C.C. framed structure with 10" outside and 5" inside brick wall with plaster.
3. Flooring: Entire floor are finished with marble or Vitrified Tiles.
4. Toilet & Bath : Anti skid tile flooring with Glazed Tiles up to 6' (six) ft. inside wall of bath and toilet with 4 (Four) water points with shower and Anglo Indian Pan. Concealed Pipeline.
5. Kitchen: Marble Flooring, Blackstone gas table top (cooking table), Glazed tiles up to the height of 2'0" from the table top level around the wall, 1 (One) Water Point with concealed pipeline.
6. Electrical wiring: Concealed Electrical wiring in each room. hall, kitchen, bath and privy, verandah, etc four electric points per room, four electric points in hall, one point in Balcony, two points in kitchen, one point in Bath room, one point in main gate, one power points of 15 ampere in hall.

Rajeshwari Developer
Aparna Ghoshal
Partner

Rajeshwari Developer
Shikha Ghoshal
Partner



7. Door & Windows: Flush door with fittings and wood primer finish, Aluminum window fitted with M.S. grill and glass panes one in each room.
8. Grill: Outside window grill covered by 8 mm. square bar box type or other type of design.
9. Stair Marble finish.
10. Stair Steel railing.
11. Lift 4/6 passenger lift of good quality (Branded).
12. Painting of walls: Internal walls and ceiling shall have wall putty finish.
13. Electrical equipments: All electrical fitting of ISI mark with shock proof.
14. Overhead tank Overhead tank should be provide on roof of stair along with CPVC Pipeline.
15. Water 24 Hours water to be supplied through com-:10: is overhead water tank operated by electric motor there is sinking deep tube well for supply of water to the over head tank.
16. Plaster: Putty finished inside walls and weather coat finished outside walls.
17. Other Electrical wiring and switches, electrical fitting like CFL light in common areas.

Signature of the OWNER
FIRST PARTY

Rajeshwari Developer
Aparna Ghoshal
Partner

Rajeshwari Developer
Shiban Ghoshal
Partner



Signatures of the
DEVELOPER SECOND PARTY



Rajeshwari Developer
Shikha Ghoshal.
Partner

Rajeshwari Developer
Aparna Ghoshal
Partner

Signatures of the witnesses:

1. Piyam Kanti Ghoshal
Do - Chand Sekhar Ghoshal
Sankar Ghoshal
Nishu Ghoshal

2. Sanjay Kumar Das
at - Memul
Madhupur
Salboni

Drafted by
Syed Nowzar Ali

Syed Nowzar Ali
M.A., LL.B, B.Ed, Kovid
Advocate
Mirzebazar, Midnapur

()

Left Hand Finger Impression -



Right Hand Finger Impression -



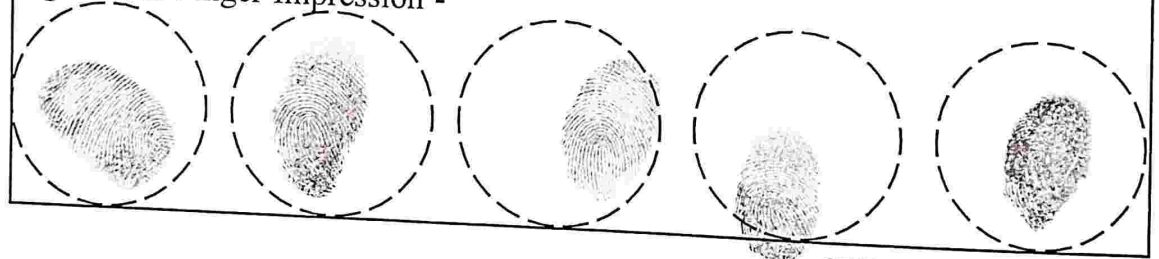
SIGNATURE

Shikha Ghoshal.

Left Hand Finger Impression -



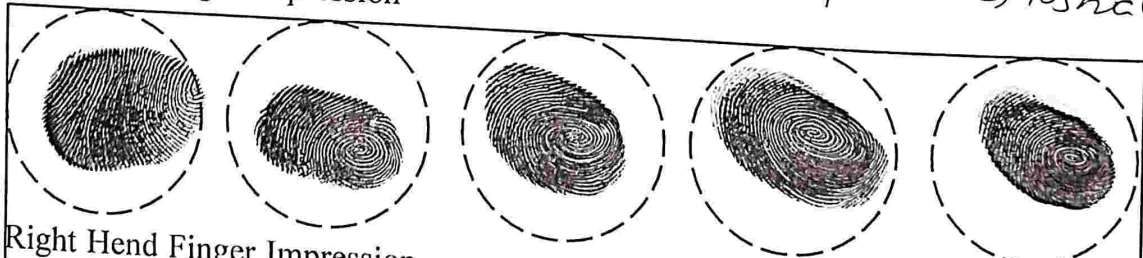
Right Hand Finger Impression -



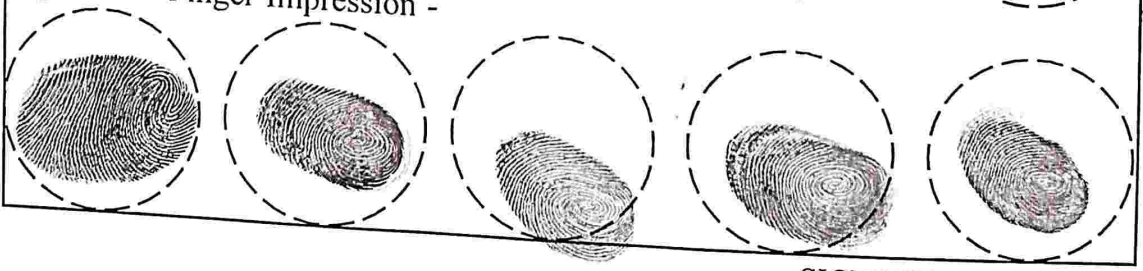
SIGNATURE

Aparna Ghoshal.

Left Hand Finger Impression -



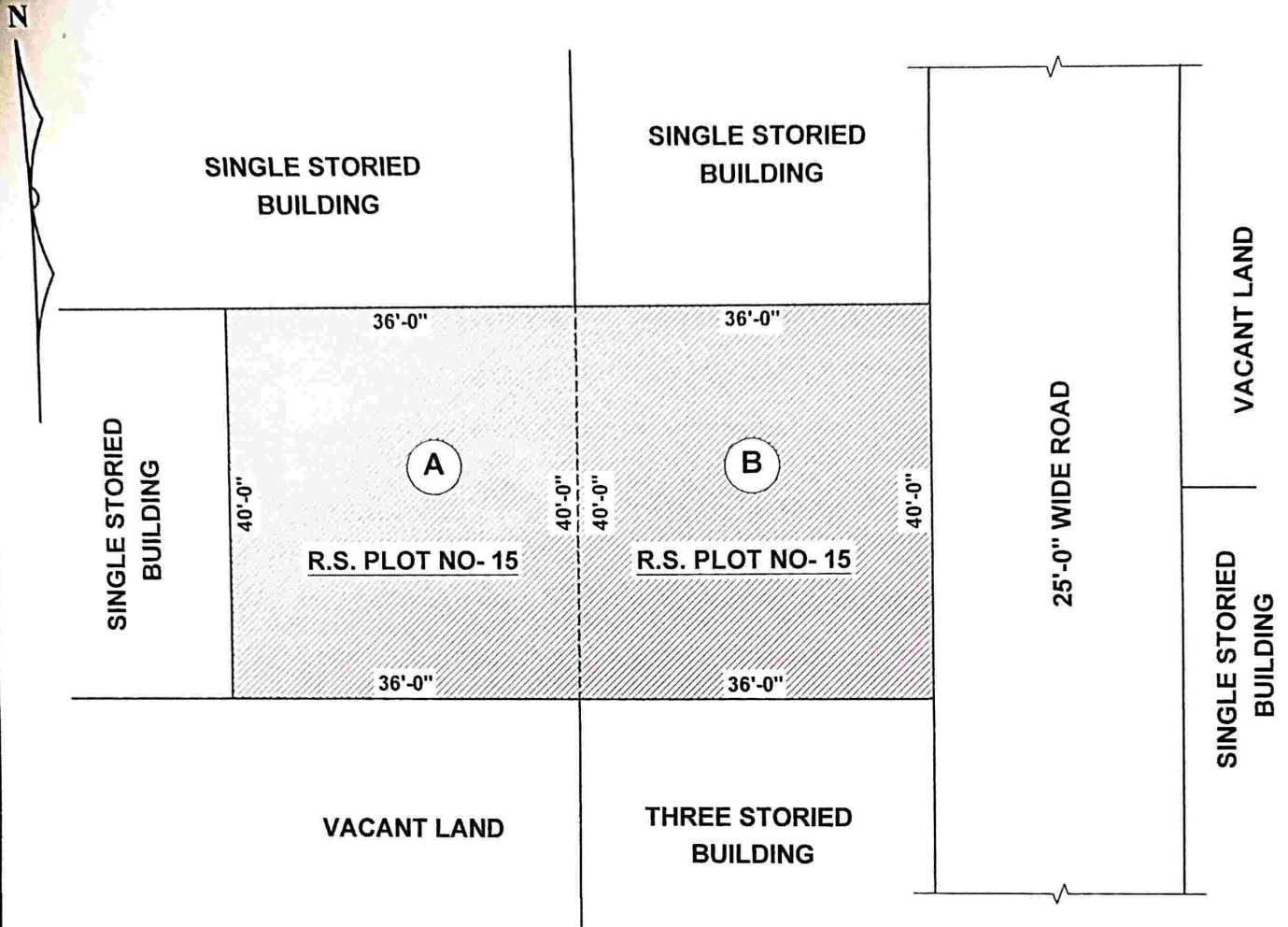
Right Hand Finger Impression -



SIGNATURE

Dummy w l

**MOUZA - NARAMPUR, J.L NO.- 174, P.S. - MEDINIPUR,
DIST. - PASCHIM MEDINIPUR.,
SCALE - 1" = 20'-0".**



DETAILS OF THE LAND FOR DEVELOPER AGREEMENT

AGREEMENT BETWEEN	R.S. PLOT NO.	L.R. PLOT NO.	AREA OF THE LAND		MARK
			SQ.FT.	ACRE	
SRI ANUP KUMAR SINGHA, S/O- LATE SURENDRANATH SINGHA, AT: SARATPALLY, P.O.- MIDNAPORE, P.S.- KOTWALI, DIST.- PASCHIM MEDINIPUR, PIN.- 721101. AND M/S RAJESHWARI DEVELOPAR, A PARTNERSHIP FIRM OFFICE AT- TALKUI, P.O.- ABASH, P.S.- KOTWALI, DIST.- PASCHIM MEDINIPUR, PIN.- 721102. PARTNERS: 1) SRI SHIBU GHOSHAL, S/O SRI SWAPAN GHOSAL, 2) SMT. APARNA GHOSHAL, W/O- SRI SHIBU GHOSAL,	15 (PART)	847 (FULL)	1440	0.0331	A
			1440	0.0330	B
	TOTAL			2880	0.0661

DRAWN BY :- (AS DIRECTED)

P. Sahoo
P. Sahoo
 Surveyor
 Midnapore

Rajeshwari Developer
Shibu Ghoshal
 Partner

Rajeshwari Developer
Aparna Ghoshal
 Partner



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



192023240263466778

3486/2023

GRN Details

GRN: 192023240263466778 Payment Mode: SBI Epay
GRN Date: 17/10/2023 15:00:48 Bank/Gateway: SBIPay Payment Gateway
BRN : 0846435729820 BRN Date: 17/10/2023 15:01:12
Gateway Ref ID: 232900048109 Method: HDFC Retail Bank NB
GRIPS Payment ID: 171020232026346676 Payment Init. Date: 17/10/2023 15:00:48
Payment Status: Successful Payment Ref. No: 2002667537/1/2023
[Query No*/Query Year]

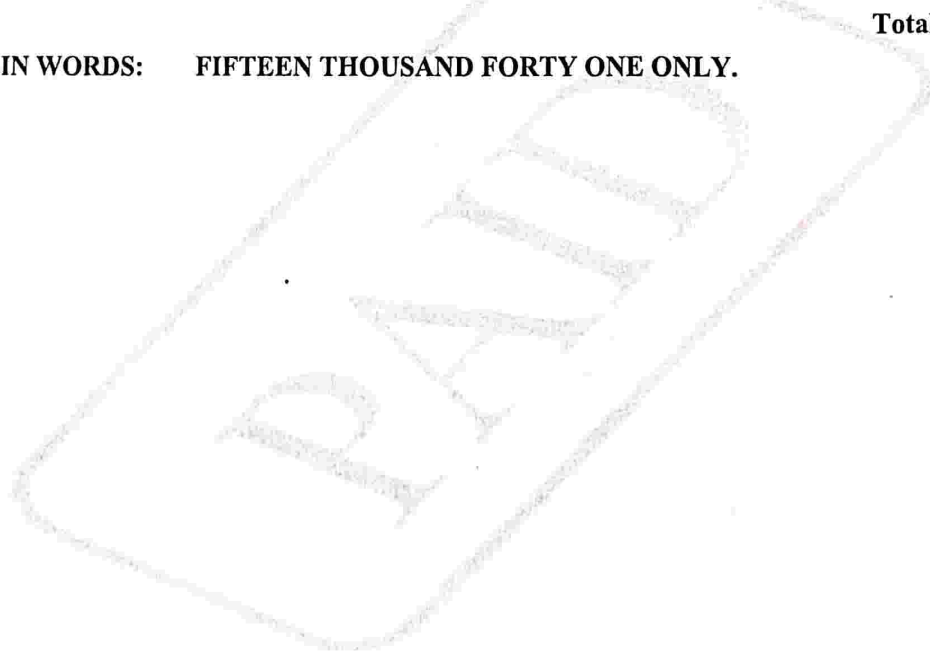
Depositor Details

Depositor's Name: Mr Chandra Sekhar Ghosh
Address: Midnapore
Mobile: 9733748704
Period From (dd/mm/yyyy): 17/10/2023
Period To (dd/mm/yyyy): 17/10/2023
Payment Ref ID: 2002667537/1/2023
Dept Ref ID/DRN: 2002667537/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002667537/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	2002667537/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	15041

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.



Major Information of the Deed



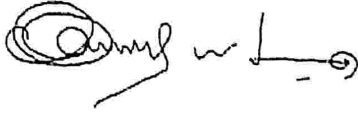
Deed No :	I-1003-03486/2023	Date of Registration	17/10/2023
Query No / Year	1003-2002667537/2023	Office where deed is registered	
Query Date	16/10/2023 9:58:14 PM	A.D.S.R. MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Chandra Sekhar Ghosh Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 8597613063, Status :Deed Writer		
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. 1,34,32,039/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article: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:- Midnapore, Municipality: MIDNAPORE, Mouza: NARAMPUR, JI No: 174, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-847 (RS :-15)	LR-2714	Commercial	Dahipuratanpatit	6.6 Dec		1,34,32,039/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
Grand Total :					6.6Dec	0 /-	134,32,039 /-	

Land Lord Details :



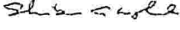


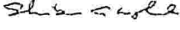


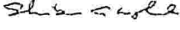


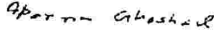


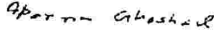


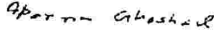
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Anup Kumar Singh (Presentant) Son of Late Surendra Nath Singh Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Office	 17/10/2023	 Captured LTI 17/10/2023	 17/10/2023

Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cbxxxxxx4l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023, Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Office



Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RAJESHWARI DEVELOPER Talkui, City:- , P.O:- Abash, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102 , PAN No.:: abxxxxxx8e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Shibu Ghoshal Son of Shri Swapan Ghoshal Date of Execution - 17/10/2023, , Admitted by: Self, Date of Admission: 17/10/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured Oct 17 2023 3:23PM LTI 17/10/2023 </td> <td>  17/10/2023 </td> </tr> <tr> <td colspan="4"> Talkui, City:- , P.O:- Abash, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: btxxxxxx3d, Aadhaar No: 58xxxxxxxx2633 Status : Representative, Representative of : RAJESHWARI DEVELOPER (as Partners) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Shibu Ghoshal Son of Shri Swapan Ghoshal Date of Execution - 17/10/2023, , Admitted by: Self, Date of Admission: 17/10/2023, Place of Admission of Execution: Office		 Captured Oct 17 2023 3:23PM LTI 17/10/2023	 17/10/2023	Talkui, City:- , P.O:- Abash, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: btxxxxxx3d, Aadhaar No: 58xxxxxxxx2633 Status : Representative, Representative of : RAJESHWARI DEVELOPER (as Partners)			
Name	Photo	Finger Print	Signature										
Shri Shibu Ghoshal Son of Shri Swapan Ghoshal Date of Execution - 17/10/2023, , Admitted by: Self, Date of Admission: 17/10/2023, Place of Admission of Execution: Office		 Captured Oct 17 2023 3:23PM LTI 17/10/2023	 17/10/2023										
Talkui, City:- , P.O:- Abash, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: btxxxxxx3d, Aadhaar No: 58xxxxxxxx2633 Status : Representative, Representative of : RAJESHWARI DEVELOPER (as Partners)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Aparna Ghoshal Wife of Shri Shibu Ghoshal Date of Execution - 17/10/2023, , Admitted by: Self, Date of Admission: 17/10/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured Oct 17 2023 3:24PM LTI 17/10/2023 </td> <td>  17/10/2023 </td> </tr> <tr> <td colspan="4"> Talkui, City:- , P.O:- Abash, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: cxxxxxxx4r, Aadhaar No: 52xxxxxxxx0909 Status : Representative, Representative of : RAJESHWARI DEVELOPER (as Partners) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Smt Aparna Ghoshal Wife of Shri Shibu Ghoshal Date of Execution - 17/10/2023, , Admitted by: Self, Date of Admission: 17/10/2023, Place of Admission of Execution: Office		 Captured Oct 17 2023 3:24PM LTI 17/10/2023	 17/10/2023	Talkui, City:- , P.O:- Abash, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: cxxxxxxx4r, Aadhaar No: 52xxxxxxxx0909 Status : Representative, Representative of : RAJESHWARI DEVELOPER (as Partners)			
Name	Photo	Finger Print	Signature										
Smt Aparna Ghoshal Wife of Shri Shibu Ghoshal Date of Execution - 17/10/2023, , Admitted by: Self, Date of Admission: 17/10/2023, Place of Admission of Execution: Office		 Captured Oct 17 2023 3:24PM LTI 17/10/2023	 17/10/2023										
Talkui, City:- , P.O:- Abash, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: cxxxxxxx4r, Aadhaar No: 52xxxxxxxx0909 Status : Representative, Representative of : RAJESHWARI DEVELOPER (as Partners)													

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Pijus Kanti Ghosh Son of Shri Chandra Sekhar Ghosh Sekhpura, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101		 Captured 17/10/2023	 17/10/2023

Identifier Of Shri Anup Kumar Singh, Shri Shibu Ghoshal, Smt Aparna Ghoshal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Anup Kumar Singh	RAJESHWARI DEVELOPER-6.6 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 847, LR Khatian No:- 2714	Owner:অনুপ কুমার সিংহ, Gurdian:সুব্রেন্দ্র নাথ সিংহ, Address:নিজ , Classification:ভাহিসুহাভনগতিত, Area:0.06600000 Acre,	Shri Anup Kumar Singh

Endorsement For Deed Number : I - 100303486 / 2023

On 17-10-2023

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

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

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

Presented for registration at 13:35 hrs on 17-10-2023, at the Office of the A.D.S.R. MIDNAPORE by Shri Anup Kumar Singh ,Executant.

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 1,34,32,039/-

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

Execution is admitted on 17/10/2023 by Shri Anup Kumar Singh, Son of Late Surendra Nath Singh, Saratpally, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business

Identified by Shri Pijus Kanti Ghosh, , Son of Shri Chandra Sekhar Ghosh, Sekhpura, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Christian, by profession Business

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

Execution is admitted on 17-10-2023 by Shri Shibu Ghoshal, Partners, RAJESHWARI DEVELOPER, Talkui, City:- , P.O:- Abash, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102

Identified by Shri Pijus Kanti Ghosh, , Son of Shri Chandra Sekhar Ghosh, Sekhpura, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Christian, by profession Business

Execution is admitted on 17-10-2023 by Smt Aparna Ghoshal, Partners, RAJESHWARI DEVELOPER, Talkui, City:- , P.O:- Abash, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721102

Identified by Shri Pijus Kanti Ghosh, , Son of Shri Chandra Sekhar Ghosh, Sekhpura, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Christian, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2023 3:01PM with Govt. Ref. No: 192023240263466778 on 17-10-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 0846435729820 on 17-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 13215, Amount: Rs.5,000.00/-, Date of Purchase: 17/10/2023, Vendor name: Soumen Kr Dey
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2023 3:01PM with Govt. Ref. No: 192023240263466778 on 17-10-2023, Amount Rs: 15,020/-, Bank: SBI EPay (SBlePay), Ref. No. 0846435729820 on 17-10-2023, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1003-2023, Page from 65926 to 65955
being No 100303486 for the year 2023.



Ashim Das

Digitally signed by ASHIM DAS
Date: 2023.10.30 16:11:12 +05:30
Reason: Digital Signing of Deed.

(Ashim Das) 30/10/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
West Bengal.