

SLNO. 1001006247/19

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 061391

20/9/19

NO-208153/19

Classified and non negotiable
admission to all banks
The signature must be the
endorsement of the individual
with the date and amount

Registered U.S.T. (N)
of Registration Act
1998 (Public) Madras

25 SEP 2019

Budipta Bose
Bijoy Kr. Das.
Manojan Mr. Bose.

Anshendu Sarkar
Subrata Samkar.
Swayam Kumar Jena.

DEVELOPMENT AGREEMENT

THIS INDENTURE OF DEVELOPMENT AGREEMENT MADE
THIS 20th Day of September, 2019 A.D.

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20 SEP 2019

ক্র: 11731 টাকা 500/-
 তারিখ: 20 SEP 2019
 নাম: Grand Space Infra for part.
 স্মারক: Aliguni, highway Road
 পোস্ট: Midnapore
 ঠিকানা: Midnapore
 স্বাক্ষর: [Signature]

Sudipta Bose

20 SEP 2019

ডেপুটি ম্যাজিস্ট্রেট
 এ. ডি. এম. সার্বভৌম
 20 SEP 2019

500 x 10 500

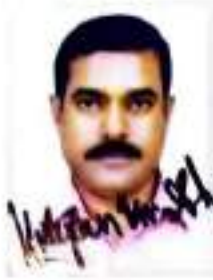
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[Signature]
 20 SEP 2019

ডেপুটি ম্যাজিস্ট্রেট
 এ. ডি. এম. সার্বভৌম

20 SEP 2019



BETWEEN

M/s **K.B.Enterprise**, Vill- NH 60, Talkui, Post – Abas, Dist- Paschim medinipur, PIN – 721101 Having PAN Number- **AAKFK2005M** represented by its partners:-

1. **SRI KALYAN KUMAR DHARA**, S/O- Late Shyam Charan Dhara, by religion- Hindu, occupation- Business, of Hanspukur, Rajabazar, P.O.& P.S.- Midnapore, Dist – Paschim Medinipore, Pin-721101. Having PAN Number-AFWPD0205L.
2. **SRI BIJOY KUMAR DAS**, , S/O- Late Purna Chandra Das, by religion- Hindu, occupation- Business, of Chirimarsai, P.O.& P.S.- Midnapore, Dist – Paschim Medinipore, Pin-721101. Having PAN Number-AFCPD0394P.

Hereinafter called the **OWNER FIRST PARTY** which expression unless repugnant to the context shall mean and include their respective representatives, heirs, assigns, administrators and executors

AND

GRAND SPACE INFRA, a PARTNERSHIP FIRM having registered office at ALIGUNJ, LIBRARY ROAD, Post – Midnapore, Dist-PASCHIM MEDINIPUR, PS KOTWALI, PIN -721101. Having PAN Number- **AAOFG0646C** represented by its partners:-

Bijoy K. Das.
Kalyan Mr. Das.
Sudipta Bose

Anshendu Samal
Swapam Kumar Jena.
Subrata Samal.

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Ardhendu Sarkar



Swapan Kumar Jena



Sudipta Bose

1. **SHRI ARDHENDU SARKAR**, Son of Shri Amalendu Sarkar, By Caste: Hindu, Occupation: Business, of Kotwalibazar P.O. & P.S.-Medinipur, District:-Paschim Midnapore, PIN-721101. Having PAN Number:- **ASTPS6660H**
2. **SHRI SWAPAN KUMAR JANA**; Son of Late Tarak Bramha Jana, By Caste: Hindu, Occupation: Business, Of Mahul Apartment Block B, Flat 4 D Aligunj, P.O. & P.S.-Medinipur, District:-Paschim Midnapore, PIN-721101; Having PAN Number:- **AGMPJ8204F**.
3. **SHRI SUDIPTA BOSE**; Son of Shri Tulsi Charan Bose, By Caste: Hindu, Occupation: Business, Of Colonelgola, P.O. & P.S.-Medinipur, District:-PaschimMidnapore, PIN-721101; Having PAN Number:- **AGRPB9616J**
4. **SHRI SUBRATA SARKAR**; Son of Bhujanga Bhusan Sarkar, By Caste: Hindu, Occupation: Retired Person, Of Mirbazar, P.O. & P.S.-Medinipur, District:-PaschimMidnapore, PIN-721101, Having PAN Number:- **AKAPS8095B**.
5. **SRI BIJOY KUMAR DAS**, , S/O- Late Purna Chandra Das, by religion- Hindu, occupation- Business, of Chirimarsai, P.O.& P.S.Midnapore, Dist – Paschim Medinipore, Pin-721101. Having PAN Number:- **AFCPD0394P**. Hereinafter called the **DEVELOPER SECOND PARTY** which expression unless repugnant to the context shall mean and

Bijoy Kr. Das.
 Wajayan Mr. Aarai.
 Sudipta Bose

Ardhendu Sarkar
 Swapan Kumar Jena
 Subrata Sarkar

include their respective representatives, heirs, assigns, administrators and executors

That the OWNERS FIRST PARTY are the owners of their land measuring 0.2285 Acre ,i.e. 22.85 D ecimal which equals to 9954 Square feet as within Mouza- Habibpur, J.L. No-188 as in schedule below hereinafter referred as 'Said Property'. The 'Said Property' previously belonged to Smt. Bandana Mukherjee, wife of Late Animesh Chandra Mukherjee, Sm.Aparupa Mukherjee, daughter of Late Animesh Chandra Mukherjee, Sm. Anjali Mukherjee, daughter of Late Aparesh Mukherjee, Smt. Ranu Mukherjee, wife of Late Aparesh Mukherjee & Sm. Rinki Mukherjee, daughter of Late Aparesh Mukherjee, and Sm. Anjali Mukherjee, daughter of Late Aparesh Mukherjee .

The aforesaid property measuring 0.2285 Acres was transferred in favour of **K.B ENTERPRISE** with heritable right and absolute right to transfer and delivered possession in their favour vide Sale Deeds as detailed below:

Schedule-I

DEED NO.	SELLER	PLOT NO.		AREA IN	
		R.S	L.R	SQ.FT.	ACRE
I-1913/2017	Smt. Bandana Mukherjee	339,340(P)	1173 (P)	3830.00	0.0879
I-5017/2017	Smt. Aparupa Mukherjee	340,339(P)	1173 (P)	3063.00	0.0703
I-1795/2019	Smt.Ranu Mukherjee Sm. Rinki Mukherjee	340(P), 339(P) 338(P)	1173 (P)	2042.00	0.0469
I-4428/2019	Sm. Anjali Mukherjee	340, 338 (P)	1173 (P)	509.50	0.0117
I-4431/2019	Sm. Anjali Mukherjee	340(P)	1173 (P)	509.50	0.0117

Thereafter , the owner First Part , as a tenant of West Bengal paid rents to the State of West Bengal against receipt and paid necessary taxes to the Municipality and they also applied for mutation in their favour to Midnapore Municipality. The OWNERS FIRST PARTY are in exclusive possession in assertion of their right, title and interest therein.

Bijoy K. Das
Subrata Bose
Wijayan W. Anon

Anandhendu Sarakar
Swapan Kumar Jena
Subrata Sarakar

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THAT the OWNERS FIRST PARTY intended to develop the property as in Schedule-I below through Grand Space Infra, a registered Partnership Firm having specialisation in undertaking the work of construction of high rise buildings, as they do not have sufficient fund for the purpose of Development and promoting and they requested the DEVELOPER SECOND PARTY being the Developer and Promoter, for the purpose by investing their money and the DEVELOPER SECOND PARTY have agreed to develop the land through the construction of multi-storied residential and commercial building on the land measuring 0.2285 Acre (9954 Sq.ft) under Habibpur Mouza- Post-Midnapore which is under the **holding Nos. 1821 Old Holding No. 3/366 Ward No.-8** of Midnapore Municipality and the Record of Right for Rayat ownership issued by the B.L.&L.R.O, Midnapore in favour of the Owner first part vide **L.R.Khatian no.2172** in the Mouza – Habibpur, J.L.No.- 188 and the nature of land being 'Vastu' by obtaining permissions from the competent authorities and agreed to undertake the work on the terms and conditions as specifically mentioned below. **L.R KHATIAN 2172**

Accordingly, both the parties hereby agree to the following terms and conditions for construction of the multi-storied building for residential / commercial construction:-

Definition Clause:-

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

- i) Owner: The owner shall mean the owner above named and their heirs, executors, administrators, legal representatives and assignees.
- ii) Developer: Shall mean GRAND SPACE INFRA, a PARTNERSHIP Firm and its successors in office, administrators, representative, nominees and assignees as the case may be.
- iii) Building shall mean the residential / commercial multi-storied building or buildings to be constructed on the 'Said Property' with all necessary structures as required by the Developers and with additional structures like pump house, generator room, etc. in accordance with the plan to be sanctioned by Midnapur Municipality

Bijoy Kr Das.
Nityan Mishra. Sudipta Bose

Aradhendu Samanta
Swapan Kumar Jena
Subrata Samanta.

and other appropriate authorities for construction on the said plot of land and shall include the four wheeler parking space and two wheeler parking space and other space intended for the building to be enjoyed by the occupants. As per such terms and conditions, Owner and Developer shall include their respective transferees and nominees.

- iv) Architect, Surveyor, Civil Engineer etc. Shall be engaged by the DEVELOPER SECOND PARTY.
- v) Premises: Shall mean all that piece and parcel of land measuring 0.2285 Acre more clearly described above.
- vi) Common Facilities and Amenities: Shall include staircase, landing, passage including front, side and rear space, ways, pump room, Ducts, Drain side spaces, driveways etc. Which shall be required for the establishment and management of the building as shall be determined by the Architect of the building.
- 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) **Housing complex**: Shall mean the Premises with all the buildings and the common parts and the Common Portions and other erections at the premises jointly and/or severally.
- ix) Flats shall mean the super built up area (saleable area) consisting of bed room, living room, bathroom, kitchen, balcony etc.

Total amount of dues to the Owner First party to the extent of 40 percent of total sale proceeds of the saleable super-built up area comprising of Covered area plus service area measuring 20 percent of the aforesaid covered area in respect of residential flats and only Carpet areas in respect of Commercial space and four-wheeler parking space be settled in any one of the following manners :

- x) Fully in cash
- xi) Fully in terms of Saleable super built up area as detailed in **Annexure - I**
- xii) Partly in terms of an agreed undivisible portion(s) of constructed structure of any kind as per **Annexure - I** and the residual balance

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*Bijoy Kr. Das
Sudipta Bose*

*Ardhanari Sankar
Anupam Kumar Jais
Surbanta Samal*

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- amount through Account payee Cheque to be issued in favour of the Owner First party by the Developer Second Party.
- xiii) **Developers allocation** shall mean the rest of the saleable area after allotting the mutually agreed portion(s) in favour of the Owner First Part as detailed in **Annexure - I** 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.
- xiv) **Bank** shall mean the organization facilitating all sorts of financial transactions concerned with advancing loans in favour of the Developer second part and accepting deposits etc. for and on behalf of the Developer second part. Further agreed that in the event of mortgaging the said plot of land with the Bank for sanction of requisite amount of loan in favour of the developer Second part for undertaking the work of construction, the Owner first Part will tender necessary 'No- Objection' accordingly.
- xv) **Transferee** shall mean the unit owner, persons, firm, company and association of persons to whom any flat or space in the said building shall be transferred by the Developer Second Part without any interference by the Owner First Part.
- xvi) **Common Areas and Installations:** shall mean and include the common areas, installations and facilities provided in for common use of the co-owners.
- 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. The entire constructed area of the property shall be initially treated to be the developer's allocation.
- xviii) **Common Purposes:** shall mean and include corridors, staircase, ways passages, shafts, drain, septic tanks, electrical room, watchman room, Ducts, Pump Room, Common Toilets, Entrance, Lift 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 installation.

Signature of Mr. Das
Bijoy K. Das
Sudipta Bose

Andhendu Sarokan
Sudipta Kumar Jena
Sudipta Sarokan

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- xix) **Carpet Area:** According to the context shall mean the actual available floors 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.

TERMS AND CONDITIONS:-

1. That the DEVELOPER SECOND PARTY is satisfied about the absolute ownership of OWNERS FIRST PARTY in respect of the land as stated in 'Schedule-I' and the DEVELOPER SECOND PARTY have agreed to construct the commercial and residential building on the said property and to invest their money for the said purpose.
2. That the OWNERS FIRST PARTY have duly handed over the possession of the land in question as specified in the 'Schedule -I' to the DEVELOPER SECOND PARTY for construction of multi-storied building(s) and to enable the Developer to carry out the work of construction.
3. That the land in question has not been transferred either by way of sale or gift or mortgaged by the OWNERS 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 Government of West Bengal or any concern under any provisions of law. The OWNERS FIRST PARTY will be liable to compensate the DEVELOPER SECOND PARTY adequately in the event of any sort of dispute regarding the title of ownership found in future.
4. That the Owners First Party shall not be liable for any Goods and Service Tax (GST)
5. In respect of Developer's construction/allocation and the Developer shall have to undertake all such Tax-liabilities including the expenses of suits, proceedings cost, charges and expenses, if there be any. However, the Owner First Party shall not be liable for meeting any obligations towards the labour/workman/employees engaged in the work of construction/project.
6. The Owner First Party shall have exclusive liability under the Income Tax Act, 1961 in respect of their allocated share.
7. That the DEVELOPER SECOND PARTY with the right to construct the multi-storied building for both commercial and residential purposes shall

Attestation Mr. Das

Bijoy K. Das.
Sudipta Bose

Aradhendu Sanjivan Sanjivan Kumar Jena.
Sudipta Bose

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take hand-over of possession of the land as in the "Schedule-I" with all rights of constructing permanent structures thereon at their own expenses exclusively.

8. That the DEVELOPER SECOND PARTY shall have the right to engage Architect Civil Engineer for the purpose of drawing and preparing plans, designs, drains, elevations of the proposed building complex with the specifications of the work to be undertaken and also reserve the right of procuring various materials of standard quality as thought fit without any external interference.

9. That all expenses to be incurred for the completion of the proposed project in all respects with or without basement shall be borne by the builder / DEVELOPER SECOND PARTY. Except the owner's allocation as mentioned below in **Clause No. 13**, the OWNERS FIRST PARTY will not be entitled to claim any money or flat or building or any other part of construction or vacant land or roof right etc or any other benefit either in terms of money or kinds.

10. That the DEVELOPER SECOND PARTY shall submit the building plan prepared by the said Architect Civil Engineer to the Municipal Authority and any other competent authority, as required and the same will be submitted in the name of Developer Second Party. The OWNERS FIRST PARTY shall have no objection in the matter of signing all relevant papers to be submitted by the DEVELOPER SECOND PARTY. For proper processing of the sanction of Building Plans, the Owner First Party will have the liability of tendering their signature as and when required. All the costs and expenses relating to the above shall be borne and shall be paid by the DEVELOPER SECOND PARTY. The OWNERS FIRST PARTY will also execute required **Power of Attorney** in favour of the DEVELOPER SECOND PARTY in connection with the project.

11. That the DEVELOPER SECOND PARTY shall submit necessary prayer for 'No Objection' from Fire Brigade under the West Bengal Fire Services Act, Rules & Regulations (If required). The DEVELOPER SECOND PARTY shall sign in all such prayers under the seal of their Partnership Firm and the OWNERS FIRST PARTY shall have no objection in this regard. All the costs and expenses relating to the above shall be borne and shall be paid by the DEVELOPER SECOND PARTY.

Gijoy K. Das .
Sudipta Bose

Anshu Sankar
Swapan Kumar Jena
Sudipto Sarker

12. In case of any legal dispute regarding the plot of land raised by anybody after the execution of the development agreement in respect of the instant property, the DEVELOPER SECOND PARTY will have the right to counter any of such legal proceedings in any Court of law or before any other authority. The OWNERS FIRST PARTY will execute separate Power of Attorney for that purpose and for other purposes in favour of the DEVELOPER SECOND PARTY.

13. That the parties will take their share of consideration money cetera as follows:-

- i) Further agreed mutually that, the amount, extended up to 40 percent of Owner First Party's allocation will be paid off in several parts with the progress of confirmed sales of the constructed parts under the project either in terms of cash or kind or both as desired by the Owner First Party. In that event, the entire sale proceeds will be deposited to an ESCAW account to be opened as per rules of HIRA, 2016 and the same will be operated jointly by the nominated / designated representatives of both the parties. The total sale proceeds due to each of the two parties will be finally shared in agreed ratio in utilisation of the available fund standing to the credit of the aforesaid account only after the completion of audit by a qualified Auditor.
- ii) Apart from the owner's allocated area, the rest portion of the constructed and saleable areas shall be the Builder's allocation and the DEVELOPER SECOND PARTY shall have every right to transfer the same and to receive the entire consideration money in respect thereof on the basis of the agreement and the Power of Attorney.
- iii) 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.
- iv) If due to any unlawful act or obstruction on the part of the OWNERS FIRST PARTY, the execution of agreements with the purchasers or execution of Deed of Sale in favour of the

Sriyapan Kumar Singh.
Anshendu Sarkar

Budipta Bose
Bijoy Kr. Das.
Subrata Sarkar

Sriyapan Mr. Anand

purchasers or the construction work is stopped, then the OWNERS FIRST PARTY shall be liable to pay the entire development cost along with damages and compensation to the DEVELOPER SECOND PARTY.

- v) The OWNERS 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.
- vi) The Developer shall have the right to undertake the work of construction as per the plan sanctioned by the competent Authorities. The OWNERS FIRST PARTY shall not have any roof right or any right of construction over any portion of the property in any manner. However the OWNERS FIRST PARTY by virtue of their ownership of flats shall be entitled to use the roof as common area along with other co-owners or other intending purchasers of the flats.
- vii) The owners shall not be liable in respect of mode of proposed construction to be constructed as per Municipal rules/regulations or otherwise.
- viii) That at the time of execution of agreement with the prospective buyers by the DEVELOPER SECOND PARTY, the OWNERS FIRST PARTY shall not be able to raise any objection.
- ix) That in developing the land and construction of the proposed building, the DEVELOPER SECOND PARTY shall be entitled to do the following acts and the OWNER FIRST PARTY do hereby authorise the DEVELOPER SECOND PARTY in this respect and also appoints and nominates them as their Constituted Attorney to do and perform 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 application before the development authority, Municipality, Fire Brigade, B.L. & L.R.O., D.L. & L.R.O and

Wajgan Mr. Aboon.

Bijoy Kr. Das.

*Anandendu Sarakkar
Swapom Kumar Jena.*

*Sudipta Bose
Subrata Sarker*

before other authorities for necessary permissions. The OWENRS 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 OWENRS 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 the consideration money.
- g) To execute Deeds of transfer and to receive consideration money.
- h) To handover the title of 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.
- x) That the OWENRS 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 the Land Acquisition Act 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 any order of prohibition made by taxation authority or any other Govt. Body or authority or authorities.
- xi) That the DEVELOPER SECOND PARTY shall develop the said property in their name.. There shall be a maximum of six floors i.e. G+5 subject to sanction by the appropriate authorities i.e. Municipality and other authorities.
- xii) That all costs, charges and legal expenses incidental to this Development Agreement including stamp duty and registration charges shall be borne by the Developers or its nominees.

Nayan Mr. Abar.

Bijoy Kr. Das.
Sudipta Bose

Anshendu Sarkar
Swapan Kumar Jena.
Subrata Samal

- xiii) 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.
- xiv) 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. as per specifications set out in the plan approved by Development Authority or Municipality. But such specifications will be finally decided by the architect as per requirement of the building.
- xv) As it is necessary to arrange funds for completing the project and the owners have agreed to mortgage the landed properties as in schedule-I by pledging the original title deeds with the financing bank or financial institution form which finances is to be taken and for that purpose the OWNERS FIRST PARTY do hereby empower the DEVELOPER SECOND PARTY by a registered power of Attorney to do all such acts of pledging the title deeds to create mortgage and to take finance in the name of the firm and also undertake the liability to repay the entire sum of loan 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 the flats as agreed upon in total finished condition only after the full settlement of the dues of the bank/ Financial institutions providing finance for the aforesaid project. In case of failure to clear up the dues of the Bank, the Developer undertakes to indemnify the owner regarding his payment of money and also by providing his allocations elsewhere and in such circumstances the DEVELOPER SECOND PARTY shall be at liberty to deal with the entire property with the bank or others on condition that the Developer shall ensure and provide the same owner's allocation elsewhere in the locality of Midnapore.
- xvi) The 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.

Bijoy K. Das.
Srikanth Kumar Jans.
Subrata Senan
Sudipta Bose
Anubandhu Santhar
Vijayan M.
A. Das.

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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.

xxviii) That this 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 OWNERS AND THE DEVELOPERS.

xxix) That the Owners handing over the complete possession of the said property to the developers, subject to the condition that the proposed building and the disposal of the units shall be done in terms of the present agreement and without any hindrance from the part of the Owners or their agents or men or anybody claiming under them.

xxx) That the owners 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 remains, outside the project areas.

xxxi) Each term of this agreement will form the consideration of the other.

xxxii) That the landowners will hand over the copy of following documents to the developer in respect of the properties as in schedule below:

- i) All title Deeds along with Chain Deeds.
- ii) All Mutation Certificates and Receipts
- iii) All Rent Receipts and Tax Receipts.
- iv) All R.O.R
- v) All other relevant papers in connection with the instant property as in schedule -I

xxxiii) That in case of any dispute or difference arising out of any issue relating to the land or construction of the proposed building thereon covered by this agreement or relating to the

Bijoy K. Das
 Swapna Kumar Jang
 Subrata Saman
 Anandhendu Sankar
 Nityan W. Sharma
 Sudip to Bose

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 Arbitration of two Arbitrators each, to be appointed by the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration and conciliation Act, 1996.

- xxxiv) That only the Court at Midnapore within District Paschim Medinipur shall have the exclusive jurisdiction to try any legal dispute in between the parties.
- xxxv) That the original Development Agreement shall remain with the Developer.

In witness where of this Development Agreement is executed on this day, month and year stated at the outset by the parties after reading and going through the entire agreement and after understanding its contents in physically fit and mentally alert condition.

Wajidur Mr. Akbar

Bijoy K. Das

Subrata Bose

*Anandhendu Sarakar
Swapan Kumar Jena
Subrata Sarakar*

SCHEDULE-'I'

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

Within Dist-Paschim Medinipur, P.S.-Kotwali, Mouza- Habibpur, J.L.No.188

Khatian No.- 2172 L.R. Plot NO - 1173

Holding No.- 1821

Measuring- 21.09 Decimal By R.O.R

Available Area- 22.85 Decimal

Shown specifically in the map annexed -1

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: Semi glazed tile flooring with Glazed Tiles upto lintel inside wall or bath and toilet with 4 (four) water point with shower and Anglo Indian Pan. Concealed pipeline.
5. Kitchen : Marble flooring, Granite stone gas table top (cooking table), Glazed tiles upto lintel 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 point of 15 ampere in hall.
7. Door & Windows: Flush door (commercial) with fittings and wood primer finish, Aluminium window fitted with M.S.grill and glass panes one in each room.
8. Grill : Outside window grill covered by 4 mm. Square bar box type or other type of design.
9. Stair : kota finish
10. Stair Railing : square bar
11. Lift : 4 passenger lift of good quality (Branded)
12. Painting of walls: Internal walls and ceiling shall have wall putty finish. The external paint should have two coat snowcem with cement primer only.
13. Electrical Equipments : All Electrical fitting of ISI mark with shock proof.
14. Overhead Tank : Overhead tank should be provide on the roof of stair along with CPVC pipeline.

Wijayan W. Suman.

Bijoy K. Das.

Anandhu de Sankar
Ganapathi Kumar Jamb.

Sudipta Bose

Subrata Senar.

- 15. Water : 24 Hours water to be supplied through common overhead water tank operated by electric motor. There is sinking deep tube well for supply of water to the overhead tank.
- 16. Plaster : Putty finished inside walls and weather coat finished outside walls.
- 17. Other : Electrical wiring and switches, electrical fitting like tube light in common areas.

In witness whereof we, the Parties, do hereby subscribe our hands and seals on the 20th day of September, 2019 in physically fit and mentally alert condition.

Signature of Mr. Das.

Bijoy Kr. Das.

Signature of the OWNERS FIRST PARTY

*Swapam Kumar Jome.
Subrata Sarkar
Sudipta Bose
Anshendu Sarkar*

Signature of the DEVELOPER SECOND PARTY

*Bijoy Kr. Das.
Signature Mr. Das.*

*Swapam Kumar Jome.
Subrata Sarkar
Sudipta Bose*

WITNESS & IDENTIFIER:-

1. SIGNATURE:- *Jayanta Hota*
Name :- **Sri Jayanta Hota**
S/O:-Late Niranjan Hota
religion :-Hindu,Occupation:- Business
of – Ballavpur, P.O.& P.S.- Midnapore ,
Dist:- Paschim Medinipur, Pin-721101.

WITNESS:-

*Kishal Chowdhury.
Rangamati
Midnapore (W)*

Anshendu Sarkar

[Handwritten mark]

Drafted by & prepared by :-

Haripada Manna
Adrolika

WBF 935/917/81

Gudges Comy, Midnapore

Typed By :-

Somnath Mishra

Somnath Mishra

Ballavpur:: Midnapore

Waman Mr. Anwar

N:B:- This Deed of Development Agreement contains 1 stamp papers, 19 demy papers in total 20 papers only and two witness, as per Government order 3 sheets of plain paper including for Parties ten fingers prints being enclosed. These pages are to be counted as part of this Development Agreement Deed.

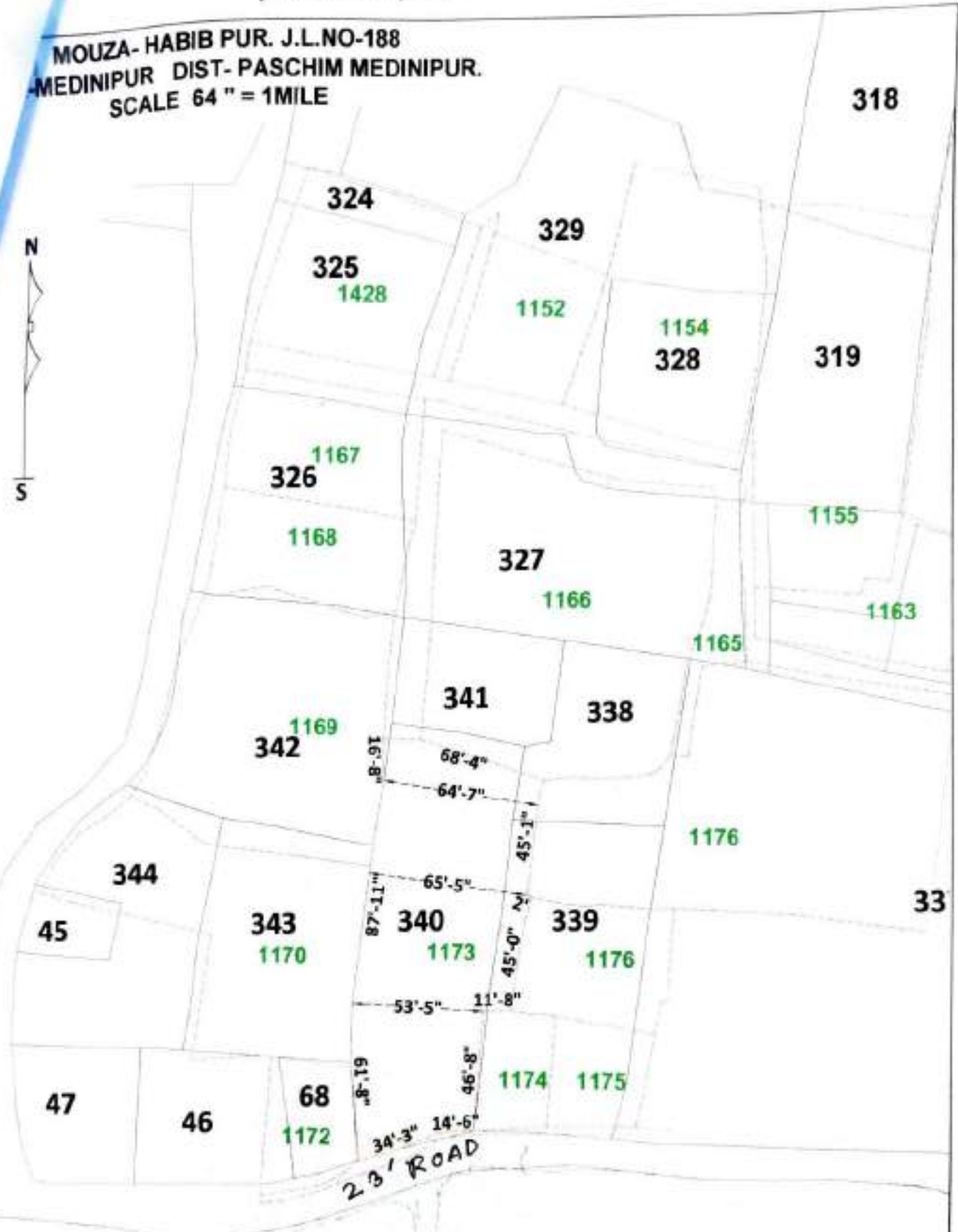
Anshendu Sankar
Swapom Kumar Jena
Subrata Sankar
Bijoy Kr. Das.
Sudipta Bose
Waman Mr. Anwar.

Swapom Kumar Jena.
Subrata Sankar

Anshendu Sankar
Bijoy Kr. Das.
Sudipta Bose

ANNEXTURE - I

MOUZA - HABIB PUR. J.L.NO-188
MEDINIPUR DIST- PASCHIM MEDINIPUR.
SCALE 64" = 1 MILE

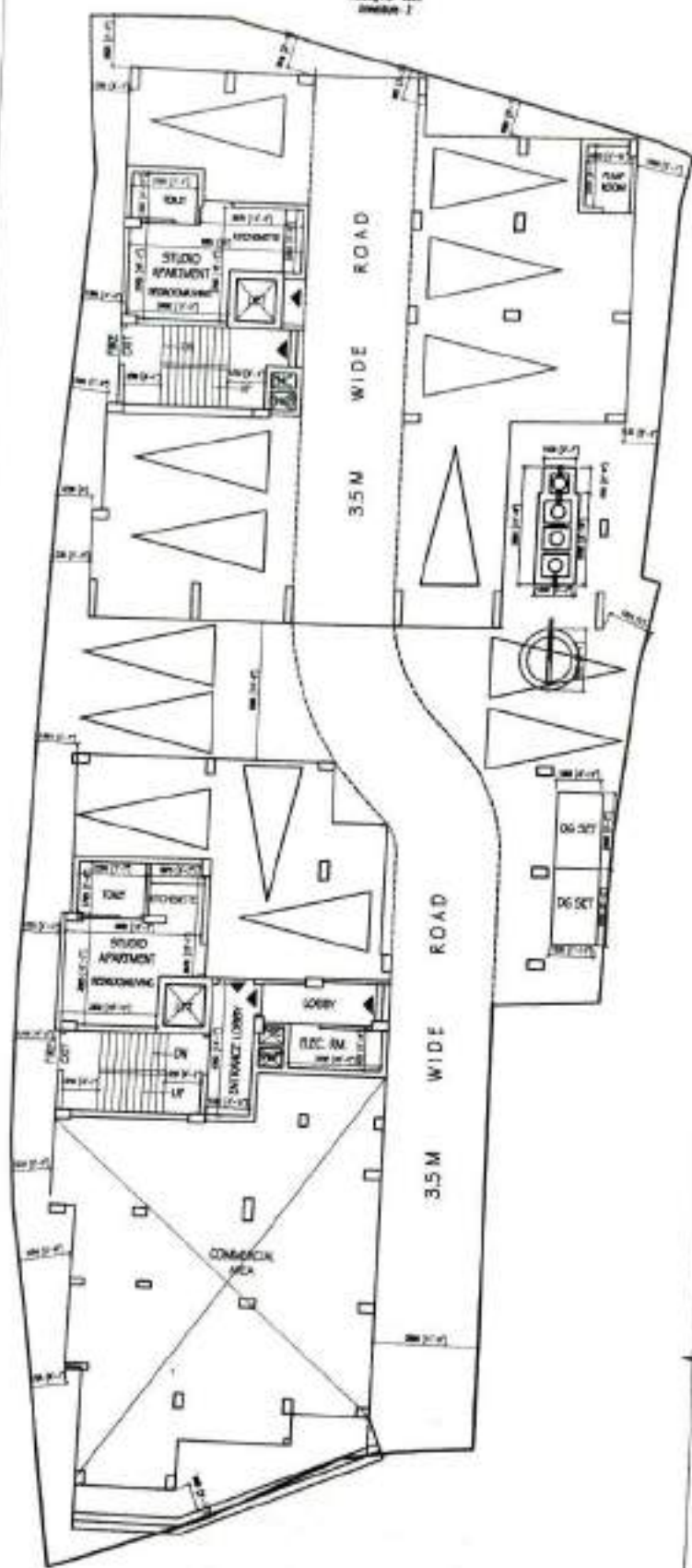


Kalyan M. Das.
Bijoy K. Das.
Sudanta Sarma
Sapan Kumar Jena.

L.R. SHOWN THUS-
R.S. SHOWN THUS-

Sudipta Bose
Anshendu Sarma

Dr. Pankaj Mehrotra, P.I. (Civil), New Delhi, U.P. No. 18
Scale No - 1117
Rolling No - 1823
Session - 7



GROUND FLOOR PLAN

Prof. Dr. Pankaj Mehrotra
Bijoy Kr. Das
Sunil Kumar Sarkar
Swapnil Kumar Jaiswal
Anandendu Sarkar
Sudipta Bose

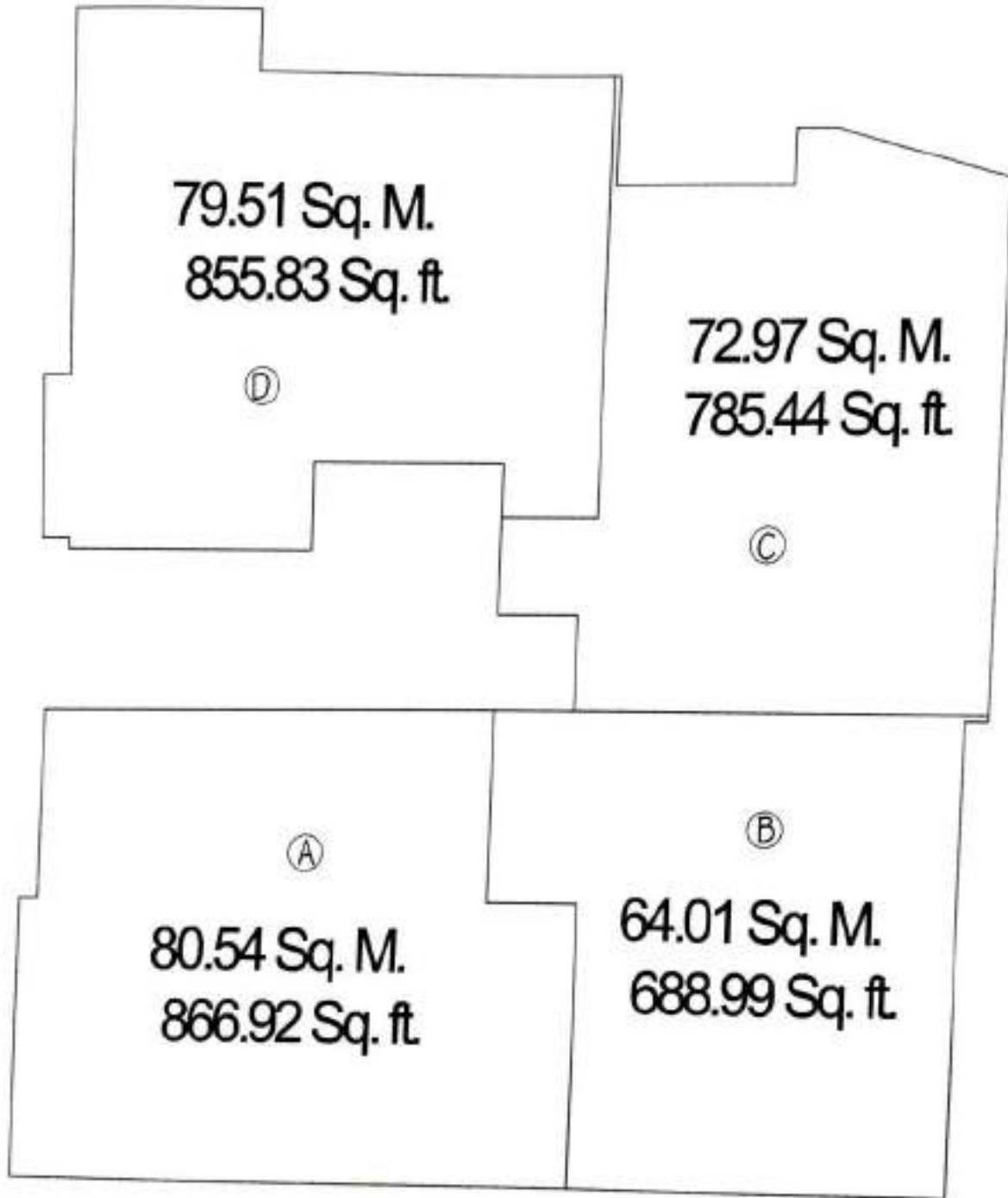
Dist-Paschim Medinipur, P.S.-Kotwali, Mouza- Habibpur, J.L.No.188

Khatian No.- 2172

Holding No.- 1821

Annexure -2

Block - B



Sudipta Bose

Wife of Mr. Anwar - Bijoy Ki. Das - Subrata Sankar - Swapan Kumar Jena - Anshendu Sankar

70.53 Sq. M.
759.17 Sq. ft

Ⓓ

67.25 Sq. M.
723.98 Sq. ft

Ⓒ

76.52 Sq. M.
823.65 Sq. ft

Ⓐ

64.86 Sq. M.
698.14 Sq. ft

Ⓑ

Dist-Paschim Medinipur, P.S.-Kotwali, Mouza- Habibpur, J.L.No.188

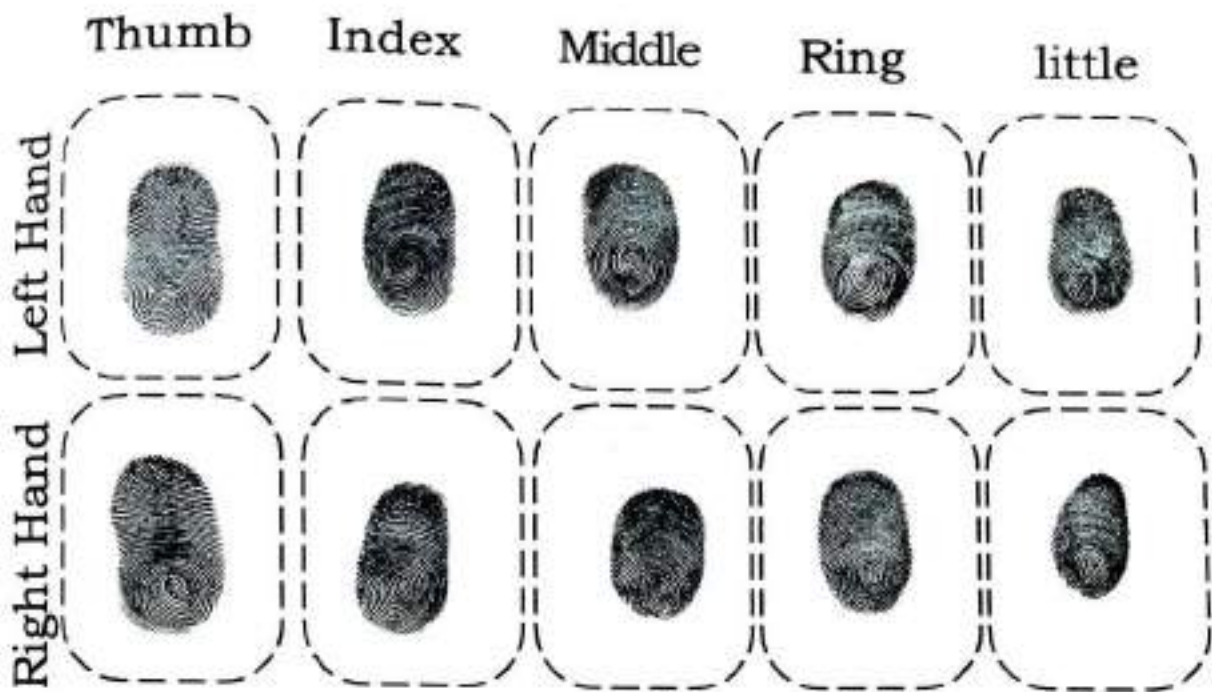
Khatian No.- 2172

Holding No.- 1821

Annexure - 2

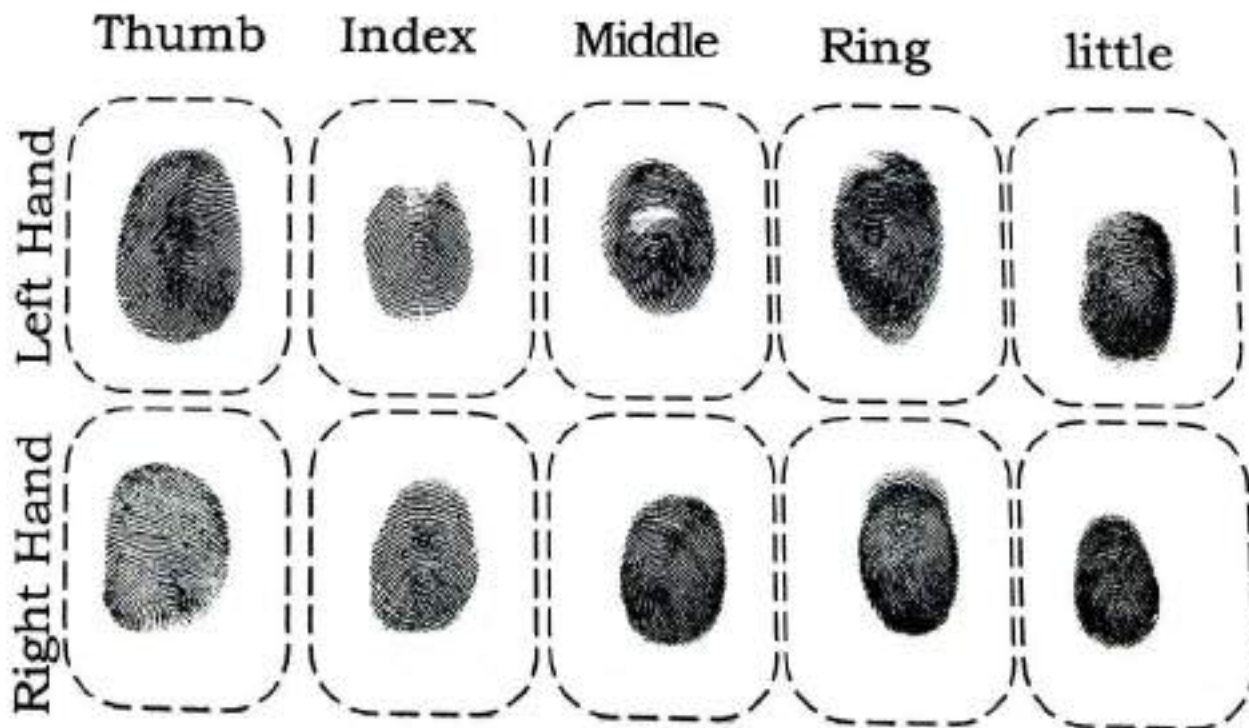
BLOCK-'A'

Witness Mr. Anwar. Bijoy Kumar Das. Subrata Samal.
Sudipta Bose Swapan Kumar Jena.
Anandhendu Sarthak



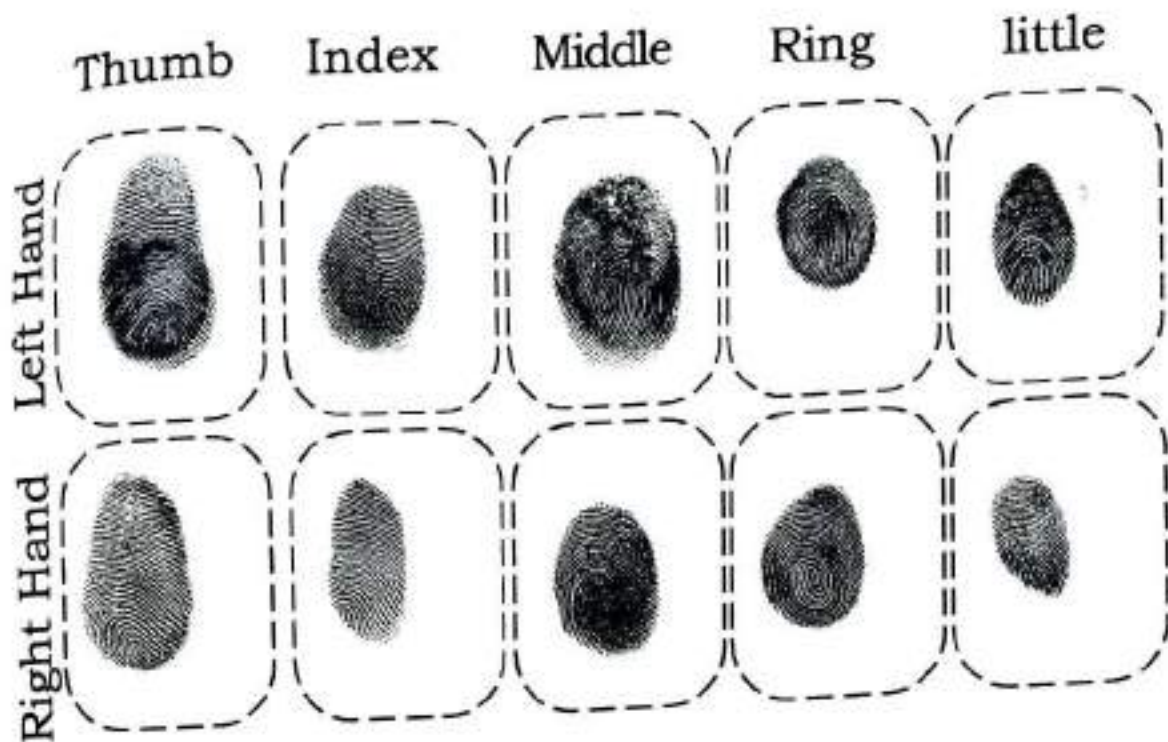
Snapan Kumar Samr.

All the Above My 10 fingers impressions are Attested



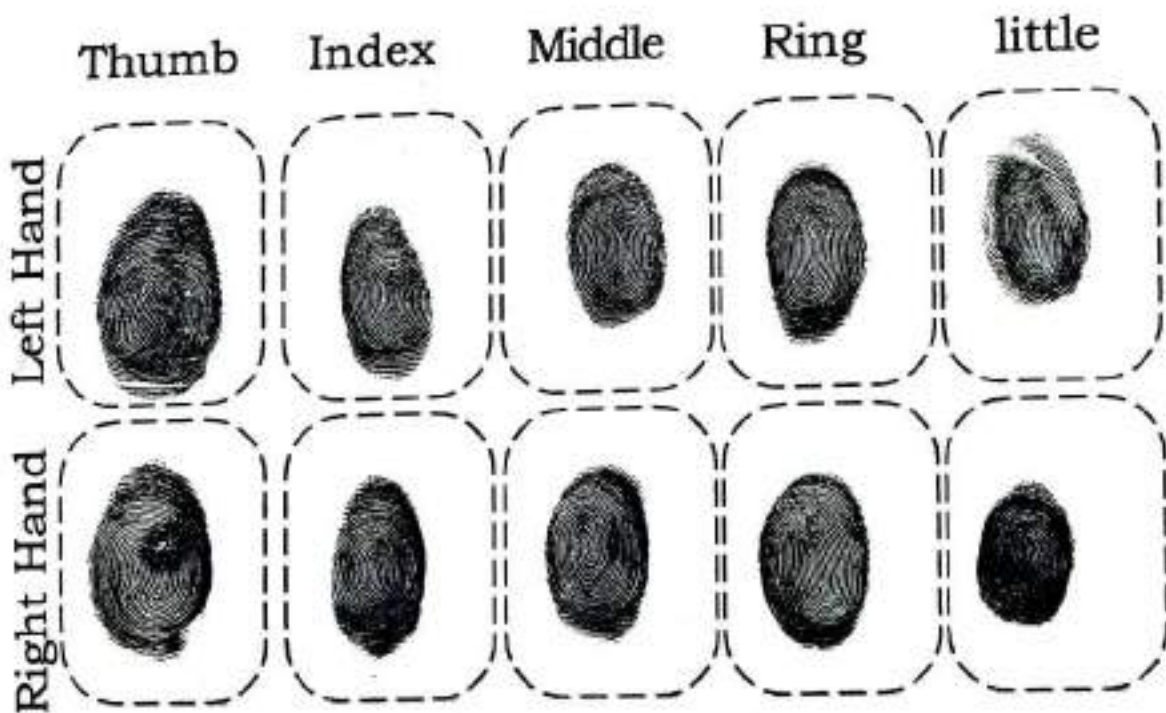
Volypan Mr. Shree .

All the Above My 10 fingers impressions are Attested



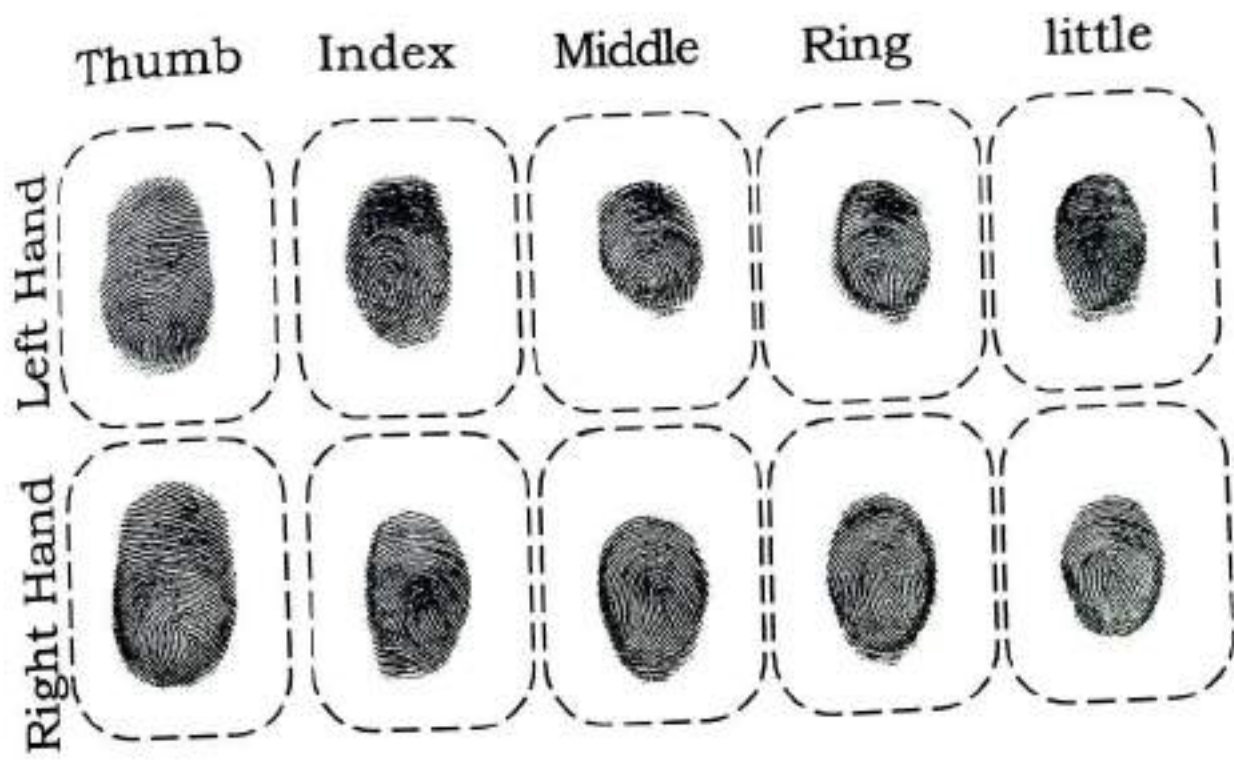
Aradhendu Sarkar

All the Above My 10 fingers impressions are Attested



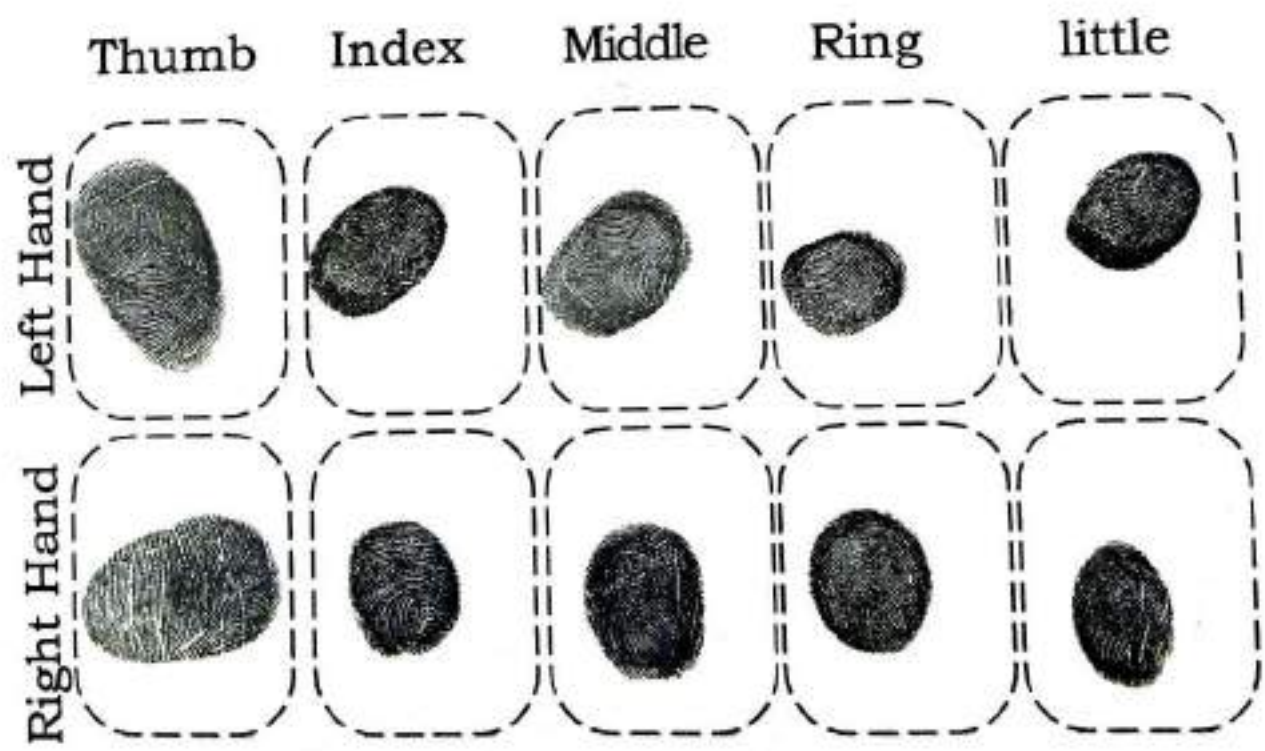
Sudipta Bose

All the Above My 10 fingers impressions are Attested



Bijoy Kr. Das.

All the Above My 10 fingers impressions are Attested



Subrata Sankar.

All the Above My 10 fingers impressions are Attested

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

K B ENTERPRISE



01/02/2010

Permanent Account Number

AAKFK2005M

25032010

K. B. ENTERPRISE

Bijoy Kr. Das.
PARTNER

K. B. ENTERPRISE

Kalyan Kr. Das
PARTNER

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEWPD0205L



नाम /NAME

KALYAN KUMAR DHARA

पिता का नाम /FATHER'S NAME

SHYAM CHARAN DHARA

जन्म तिथि /DATE OF BIRTH

23-01-1969

हस्ताक्षर /SIGNATURE

Kalyan kr. Dhara

B. Das

असुकर आयुक्त, प.प्र.-111

COMMISSIONER OF INCOME-TAX, W.B. - III

For Registration
Purpose Only

Kalyan kr. Dhara



ভারত সরকার

Government of India



কল্যান কুমার ধারা
Kalyan Kumar Dhara
জন্মতারিখ / DOB : 23/01/1969
পুরুষ / Male



6339 8518 4432

আধার - সাধারণ মানুষের অধিকার



আধার

ভারত সরকার
প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

S/O শ্যাম চরন ধারা,
রাজাবাজার, হান্সপুকুর, মেদিনীপুর
(এম), মেদিনীপুর, পশ্চিম
মেদিনীপুর, পশ্চিমবঙ্গ, 721101

Address:

S/O Shyam Charan Dhara,
RAJABAZAR, Hanspukur,
Midnapore, Midnapore, West
Midnapore, West Bengal, 721101

6339 8518 4432



1947
1800 306 1947



help@uidai.gov.in



www.uidai.gov.in

For Registration
Purpose Only

Shyam K. Dhara

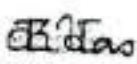
PERMANENT ACCOUNT NUMBER
AFCPD0394P

WITH NAME
BIJOY KUMAR DAS

पिता का नाम / FATHER'S NAME
PURNA CHANDRA DAS

जन्म तिथि / DATE OF BIRTH
20-10-1972

SIGNATURE
Bijoy K. Das


 अंकित संख्या, प. 4-111
 COMMISSIONER OF INCOME-TAX, W.B. - 81

इस कार्ड के रद्दी / किस जगह पर कृपया जारी करने
 वाले अधिकारी को सूचित / वापस कर दें
 संयुक्त आयकर आयुक्त (प्रणाली एवं तकनीकी)
 ई-7
 बीएनटी स्क्वायर,
 कोलकाता - 700 069

In case this card is lost/found, kindly inform/return to
 the issuing authority :-
 Joint Commissioner of Income-tax (Systems & Technical),
 E-7,
 Chowringhee Square,
 Calcutta- 700 069

For Registration
 Purpose Only
Bijoy K. Das.



भारत सरकार
GOVERNMENT OF INDIA



बिजय कुमार दास
Bijoy Kumar Das
जन्मतिथि/ DOB: 20/10/1972
पुरुष / MALE



2758 3887 1028

आमार आधार, आमार परिचय



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

एम/३: पुन चन्द्र दास,
चिरमार्सै, कोटवालि,
मेदिनीपुर (एम), पश्चिम
मेदिनीपुर,
पश्चिम बंग - 721101

Address:

S/O Purna Chandra Das,
CHIRMARSAI KOTWALI,
Medinipur (M), Paschim
Medinipur
West Bengal - 721101

2758 3887 1028

MERA AADHAAR, MERI PEHACHAN

For Registration
Purpose Only

Bijoy Kr. Das.

आयकर विभाग

INCOME TAX DEPARTMENT

GRAND SPACE INFRA



भारत सरकार

GOVT. OF INDIA



23/02/2015

Permanent Account Number

AAOFG0646C

18032015

For Registration
Purpose Only

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ASTPS6660H



नाम /NAME

ARDHENDU SARKAR

पिता का नाम /FATHER'S NAME

AMALENDU SARKAR

जन्म तिथि /DATE OF BIRTH

03-01-1970

हस्ताक्षर /SIGNATURE

Ardhendu Sarkar

Ardhendu Sarkar

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खो / भिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी बक्सावर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

For Registration
Purpose Only



ভারত সরকার
Government of India

অর্ধেন্দু সরকার

Ardhendu Sarkar

পিতা: অমালেন্দু সরকার

Father: AMALENDU SARKAR

জন্মতারিখ DOB: 03/01/1970

লিঙ্গ: Male

5324 3823 8418



- সাধারণ মানুষের অধিকার



স্বাধীনতা, জীবন, পরিচয়, প্রাধিকার

Unique Identification Authority of India

ঠিকানা: কটওয়ালী বাজার
মিদিনীপুর জেলা, মিদিনীপুর
পশ্চিম মিদিনীপুর, পশ্চিমবঙ্গ

Address: KOTWALI BAZAR
Midnapore, Midnapore, West
Midnapore, West Bengal
721101

5324 3823 8418



1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

For Registration
Purpose Only

आयकर विभाग
INCOME TAX DEPARTMENT

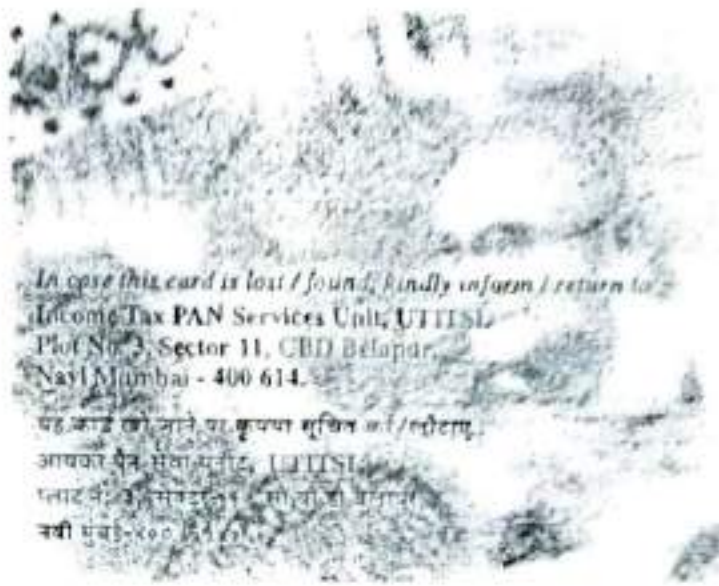


भारत सरकार
GOVT. OF INDIA

SWAPAN KUMAR JANA
TARAK BRAHMA JANA

15/07/1964
Permanent Account Number
AGMPJ8204F

Swapan Kumar Jana
Signature



*In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTIISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.*

*यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं,
आयकर पैन सेवा यूनिट, UTIISI,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.*

**For Registration
Purpose Only**
Swapan Kumar Jana

Swapan Kumar Jana



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India



E-Aadhaar Letter

एनिकाइडेंटिफिकेशन नंबर Enrolment No. 11111814300025

Swapan Kumar Jana (इसका कुचाल नाम)

उपना

50 Labi Tarak Brahma Jana, MOHLL APARTMENT
FLAT - 4D BLOCK - B ALIGANI ROAD MRBAZAR
Medinipur (M), Paschim Medinipur
West Bengal - 721101

- आधार पहचान कार्ड बनाने के लिए आवश्यक है।
- आधार कार्ड बनाने के लिए आवश्यक है।
- यह एक इलेक्ट्रॉनिक दस्तावेज़ है।

आधार नंबर Your Aadhaar No.

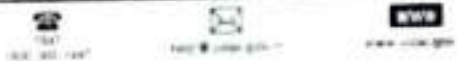
8906 2738 3836



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

आधार-पाठाने अनुमति अधिकार



Signature of Swapan Kumar Jana

- आधार एक पहचान कार्ड है।
- आधार कार्ड बनाने के लिए आवश्यक है।
- आधार कार्ड बनाने के लिए आवश्यक है।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



इसका कुचाल नाम
Swapan Kumar Jana
अवधि: DOB 15-07-1964
पुरुष / MALE



ठिकाना

50 Labi Tarak Brahma Jana
MOHLL APARTMENT FLAT -
4D BLOCK - B ALIGANI
ROAD MRBAZAR MEDINIPUR (M)
Paschim Medinipur
West Bengal - 721101

Address

50 Labi Tarak Brahma Jana
MOHLL APARTMENT FLAT -
4D BLOCK - B ALIGANI
ROAD MRBAZAR MEDINIPUR (M)
Paschim Medinipur
West Bengal - 721101

8906 2738 3836

8906 2738 3836

आधार-पाठाने अनुमति अधिकार

Aadhaar-Aam Admi ka Adhikar

For Registration Purpose Only
Swapan Kumar J

धरि, अरु अरु / PERMANENT ACCOUNT NUMBER

AGRPB9616J



नाम / NAME
SUDIPTA BOSE

पिता का नाम / FATHER'S NAME
TULSI CHARAN BOSE

जन तिथि / DATE OF BIRTH
22-08-1975

हस्ताक्षर / SIGNATURE

Sudipta Bose

Sudipta Bose

अध्यक्ष आयुक्त, प.सं.-III
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खो / गिर जाने पर तुरन्त जारी करने वाले अधिकारी को सूचित / पत्र लिख कर डॉ. संयुक्त आयुक्त आयुक्त (पदाधि एवं तकनीकी), पी-7, चौरींगेट स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical), P-7, Chowringhee Square, Calcutta- 700 069.

For Registration
Purpose Only

Sudipta Bose

भारत सरकार

आयुक्त मंत्रालय



व्यक्ति का नाम

SUDIPTA BOSE

आधार संख्या: 7266 1121 1322

लिंग: MALE



7266 1121 1322

आधार संख्या अधिकारी

भारतीय विशिष्ट पहचान प्राधिकरण

आयुक्त मंत्रालय, नई दिल्ली

ठिकाना:

Address

आनंदबाबा, मेदिनीपुर, पश्चिम
मेदिनीपुर
पिन कोड: 721101

Old No. 6/3A, Midnapore, West
Midnapore
West Bengal - 721101

7266 1121 1322

आधार संख्या अधिकारी - Aam Aadhar Aarthikar

For Registration
Purpose Only

Sudipta Bose

PERMANENT ACCOUNT NUMBER

AKAPS8095B



নাম / NAME

SUBRATA SARKARSUI

পিতা का नाम / FATHER'S NAME

BHUIJANGABHUSAN SARKAR

জন্ম তারিখ / DATE OF BIRTH

26-01-1953

স্বাক্ষর / SIGNATURE

Subrata Sarkar

Subrata Sarkar

অফিসার অফিস প.স. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(प्रशासित एवं तकनीकी),
पी-7,
चौदरी रोडघर,
कलकत्ता - 700 069.

In case this card is lost/ found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

For Registration Purpose Only
Subrata Sarkar
Subrata Sarkar



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB / 32 / 223 / 537082
পরিচয় পত্র



Elector's Name : Subrata Sarkar
নির্বাচকের নাম : সুব্রত সরকার
Father / Mother / Husband's Name : Bhujanga Bhushan Sarkar
পিতা/মাতা/স্বামীর নাম : ভূজঙ্গ ভূষন সরকার
Sex : Male
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 44
১.১.১৯৯৫ এ বয়স : ৪৪

Address

Ward : 7
P.S. : Kotoali
Mun : Midnapur Sadar
Dist : Midnapur
ঠিকানা :
ওয়ার্ড : ৭
কনো : কোতোয়ালী
মৌজা : মেদিনীপুর সদর
জেলা : মেদিনীপুর

Facsimile Signature
Election Registration Officer
নির্বাচন - নিবন্ধন অধিকারিক
For 223 - Midnapur Assembly Constituency
২২৩ - মেদিনীপুর বিধানসভা নির্বাচন কেন্দ্র

Place : Midnapur
স্থান : মেদিনীপুর
Date : 20.4.1995
তারিখ : ২০.৪.১৯৯৫

For Registration Purpose Only
Subrata Sarkar
Subrata Sarkar

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-007596443-1

Payment Mode Online Payment

GRN Date: 20/09/2019 15:12:45

Bank: State Bank of India

BRN: IK0AFWWXE6

BRN Date: 20/09/2019 15:13:14

DEPOSITOR'S DETAILS

Id No. : 10011000208153/8/2019
(Query No./Query Year)

Name : Sudipta Bose

Contact No. :

Mobile No. : +91 9434012696

E-mail :

Address : Colonelgola

Applicant Name : Mr S P Mishra

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	10011000208153/8/2019	Property Registration- Stamp duty	0030-02-103-003-02	35020
2	10011000208153/8/2019	Property Registration- Registration Fees	0030-03-104-001-18	53
Total				35073

In Words : Rupees Thirty Five Thousand Seventy Three only

(V)

ভারত সরকার

Government of India



জয়ন্ত হোতা

JAYANTA HOTA

পিতা : নিরঞ্জন হোতা

Father : NIRANJAN HOTA

জন্মতারিখ / DOB : 05/01/1970

পুরুষ / Male



9752 9064 3547

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: মেদিনীপুর, বরভূঞা,
মেদিনীপুর (গ্রাম), মেদিনীপুর, পশ্চিম
মেদিনীপুর, পশ্চিমবঙ্গ, 721101

Address: MEDINIPUR,
BALLAVPUR, Midnapore,
Midnapore, West Midnapore,
West Bengal, 721101

9752 9064 3547

1947
1600 300 1947

help@uidai.gov.in

www.uidai.gov.in

Jayanta Hota

Deed No :	I-1001-06415/2019	Date of Registration	25/09/2019
Query No / Year	1001-1000208153/2019	Office where deed is registered	
Query Date	20/09/2019 1:00:40 PM	D.S.R. - I PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	S P Mishra Ballavpur, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, PIN - 721101, Mobile No. : 9434217616, 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/-	Rs. 2,01,08,000/-		
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: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Road: Habibpur Municipal Road, Mouza: Habibpur, , Ward No: 1, Holding No:1821 JI No: 188, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1173	LR-2172	Commercial	Vastu	22.85 Dec	1/-	2,01,08,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
Grand Total :					22.85Dec	1 /-	201,08,000 /-	



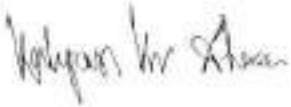


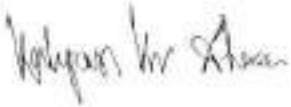


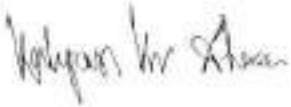











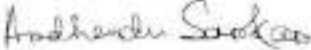


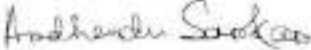


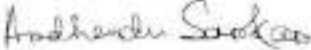









Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	K B Enterprise N H -60 Talkui, P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 PAN No.:: AAKFK2005M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative Executed by: Representative



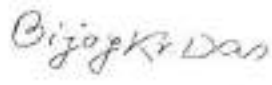


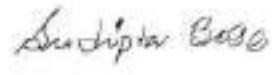


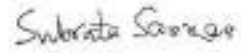
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Grand Space Infra Aliganj Library Road, P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101, PAN No.:: AAOFG0646C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :


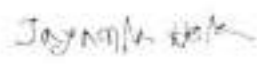
Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Kalyan Kumar Dhara Son of Late Shyam Charan Dhara Date of Execution - 20/09/2019, , Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office </td> <td>  Sep 20 2019 3:28PM </td> <td>  LTI 20/09/2019 </td> <td>  20/09/2019 </td> </tr> </tbody> </table> <p>Rajabazar Hanspukur, P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 63xxxxxxx4452 Status : Representative, Representative of : K B Enterprise (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Kalyan Kumar Dhara Son of Late Shyam Charan Dhara Date of Execution - 20/09/2019, , Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office	 Sep 20 2019 3:28PM	 LTI 20/09/2019	 20/09/2019
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Mr Kalyan Kumar Dhara Son of Late Shyam Charan Dhara Date of Execution - 20/09/2019, , Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office	 Sep 20 2019 3:28PM	 LTI 20/09/2019	 20/09/2019						
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Name	Photo	Finger Print	Signature						
Mr Bijoy Kumar Das Son of Mr Purna Chandra Das Date of Execution - 20/09/2019, , Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office	 Sep 20 2019 3:27PM	 LTI 20/09/2019	 20/09/2019						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Ardhendu Sarkar (Presentant) Son of Mr Amalendu Sarkar Date of Execution - 20/09/2019, , Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office </td> <td>  Sep 20 2019 3:27PM </td> <td>  LTI 20/09/2019 </td> <td>  20/09/2019 </td> </tr> </tbody> </table> <p>Kotwalibazar, P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ASTPS6660H, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Grand Space Infra (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Ardhendu Sarkar (Presentant) Son of Mr Amalendu Sarkar Date of Execution - 20/09/2019, , Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office	 Sep 20 2019 3:27PM	 LTI 20/09/2019	 20/09/2019
Name	Photo	Finger Print	Signature						
Mr Ardhendu Sarkar (Presentant) Son of Mr Amalendu Sarkar Date of Execution - 20/09/2019, , Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office	 Sep 20 2019 3:27PM	 LTI 20/09/2019	 20/09/2019						
4	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Swapan Kumar Jana Son of Late Tarak Bramha Jana Date of Execution - 20/09/2019, , Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office </td> <td>  Sep 20 2019 3:30PM </td> <td>  LTI 20/09/2019 </td> <td>  20/09/2019 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Swapan Kumar Jana Son of Late Tarak Bramha Jana Date of Execution - 20/09/2019, , Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office	 Sep 20 2019 3:30PM	 LTI 20/09/2019	 20/09/2019
Name	Photo	Finger Print	Signature						
Mr Swapan Kumar Jana Son of Late Tarak Bramha Jana Date of Execution - 20/09/2019, , Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office	 Sep 20 2019 3:30PM	 LTI 20/09/2019	 20/09/2019						

Mahul Apartment Aliganj, Block/Sector: B, Flat No: 4 d, P.O:- Midnapur, P.S:- Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN - 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGMPJ8204F, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Grand Space Infra (as Partner)

5	Name	Photo	Finger Print	Signature
	Mr Bijoy Kumar Das Son of Late Purna Chandra Das Date of Execution - 20/09/2019, , Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office	 Sep 20 2019 3:28PM	 LTI 20/09/2019	 20/09/2019
Chirimarsai, P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFCPD0394P, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Grand Space Infra (as Partner)				
6	Name	Photo	Finger Print	Signature
	Mr Sudipta Bose Son of Mr Tulsi Charan Bose Date of Execution - 20/09/2019, , Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office	 Sep 20 2019 3:26PM	 LTI 20/09/2019	 20/09/2019
Colonelgola, P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGRPB9616J, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Grand Space Infra (as Partner)				
7	Name	Photo	Finger Print	Signature
	Mr Subrata Sarkar Son of Mr Bhujanga Bhusan Sarkar Date of Execution - 20/09/2019, , Admitted by: Self, Date of Admission: 20/09/2019, Place of Admission of Execution: Office	 Sep 20 2019 3:25PM	 LTI 20/09/2019	 20/09/2019
Mirbazar, P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: AKAPS8095B, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Grand Space Infra (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature

Mr Jayanta Hota Son of Late Niranjan Hota Ballavpur, P.O:- Midnapur, P.S:- Medinipur, District-Paschim Midnapore, West Bengal, India. PIN - 721101		
2009/2019	2009/2019	2009/2019

Identifier Of Mr Kalyan Kumar Dhara, Mr Bijoy Kumar Das, Mr Ardhendu Sarkar, Mr Swapan Kumar Jana, Mr Bijoy Kumar Das, Mr Sudipta Bose, Mr Subrata Sarkar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	K B Enterprise	Grand Space Infra-22.85 Dec

Land Details as per Land Record

District Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Road: Habibpur Municipal Road, Mouza: Habibpur, Ward No: 1, Holding No:1821 JI No: 188, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1173, LR Khatian No:- 2172	Owner: কে বি এটারপ্রাইজ এর পাঠে, Gurdian পট্টনারদন, Address: হাঁসপুকুর Classification: বাড়ি, Area: 0.21090000 Acre,	K B Enterprise

Endorsement For Deed Number : I - 100106415 / 2019

On 20-09-2019

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

Presented for registration at 15:15 hrs on 20-09-2019, at the Office of the D.S.R. - I PASCIM MIDNAPORE by Mr Ardhendu Sarkar.

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 2,01,08,000/-

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

Execution is admitted on 20-09-2019 by Mr Kalyan Kumar Dhara, Partner, K B Enterprise (Others), N H -60 Talkui, P.O:- Midnapur, P.S:- Medinipur, District-Paschim Midnapore, West Bengal, India, PIN - 721101

Identified by Mr Jayanta Hota, , Son of Late Niranjan Hota, Ballavpur, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Execution is admitted on 20-09-2019 by Mr Bijoy Kumar Das, Partner, K B Enterprise (Others), N H -60 Talkui, P.O.- Midnapur, P.S:- Medinipur, District-Paschim Midnapore, West Bengal, India, PIN - 721101

Identified by Mr Jayanta Hota, , Son of Late Niranjan Hota, Ballavpur, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Execution is admitted on 20-09-2019 by Mr Ardhendu Sarkar, Partner, Grand Space Infra (Others), Aliganj Library Road, P.O:- Midnapur, P.S:- Medinipur, District-Paschim Midnapore, West Bengal, India, PIN - 721101

Identified by Mr Jayanta Hota, , Son of Late Niranjan Hota, Ballavpur, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Execution is admitted on 20-09-2019 by Mr Swapan Kumar Jana, Partner, Grand Space Infra (Others), Aliganj Library Road, P.O:- Midnapur, P.S:- Medinipur, District-Paschim Midnapore, West Bengal, India, PIN - 721101

Identified by Mr Jayanta Hota, . . Son of Late Niranjan Hota, Ballavpur, P.O: Midnapur, Thana: Medinipur, . Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Execution is admitted on 20-09-2019 by Mr Bijoy Kumar Das, Partner, Grand Space Infra (Others), Aliganj Library Road, P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101

Identified by Mr Jayanta Hota, . . Son of Late Niranjan Hota, Ballavpur, P.O: Midnapur, Thana: Medinipur, . Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Execution is admitted on 20-09-2019 by Mr Sudipta Bose, Partner, Grand Space Infra (Others), Aliganj Library Road, P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101

Identified by Mr Jayanta Hota, . . Son of Late Niranjan Hota, Ballavpur, P.O: Midnapur, Thana: Medinipur, . Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Execution is admitted on 20-09-2019 by Mr Subrata Sarkar, Partner, Grand Space Infra (Others), Aliganj Library Road, P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101

Identified by Mr Jayanta Hota, . . Son of Late Niranjan Hota, Ballavpur, P.O: Midnapur, Thana: Medinipur, . Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2019 3:13PM with Govt. Ref. No: 192019200075964431 on 20-09-2019, Amount Rs: 53/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AFWWXE6 on 20-09-2019, 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 by online = Rs 35,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2019 3:13PM with Govt. Ref. No: 192019200075964431 on 20-09-2019, Amount Rs: 35,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AFWWXE6 on 20-09-2019, Head of Account 0030-02-103-003-02

Kripasindhu Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

On 25-09-2019

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1 Stamp. Type: Impressed, Serial no 11731, Amount: Rs.5,000/-, Date of Purchase: 20/09/2019, Vendor name: Soumen Kumar Day

Kripasindhu Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1001-2019, Page from 128181 to 128228
being No 100106415 for the year 2019.



Digitally signed by KRIPASINDHU RAY
Date: 2019.09.26 19:30:27 +05:30
Reason: Digital Signing of Deed.

(Kripasindhu Ray) 9/26/2019 7:30:19 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE
West Bengal.

(This document is digitally signed.)