

5676

5970/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 277700

10-20 p.m  
14/08/2022

*Certified that the Endorsement Sheet's and the Signature Sheet's attached to this document are part of the document.*

Additional District Sub-Registrar  
Raniganj, Paschim Bardhaman

167AN8620022

17 AUG 2022

GRN: 19-202223-009323937-1

Query No.- 2002346623/2022

**DEVELOPMENT AGREEMENT**

*Handwritten signature/initials.*

1400 02/07/22 5000/-  
 No. Date Value  
 Purchaser's Name... Bidyut Baran Mandal  
 Address... Andal More  
 Vender's Sign... Ajoy Kumar Chand  
**AJOY KUMAR CHAND**  
 STAMP VENDER  
 A. D. S. R. Office, Raniganj  
 Lic. No. 1 of 1989  
 Purchased On...  
 At the Assesol Treasury...

28 JUL 2022

1 Bidyut Baran madd

 1182

1 Bidyut Baran Mandal

 1183

SHIVAM BUILDERS AND DEVELOPERS  
 Subhadip Mandal  
 Partner

 1184

SHIVAM BUILDERS AND DEVELOPERS  
 Sikha Mondal  
 Partner

 1185

Pinku Mandal  
 S/o Late Tapan Mandal  
 Andal More  
 Post P.O. - Andal  
 713321



Additional District Sub-Registrar  
 Raniganj, Paschim Bardhaman

12 AUG 2022

THIS DEVELOPMENT AGREEMENT is made on this the 12<sup>th</sup> day of August 2022.

BETWEEN

SRI BIDYUT BARAN MANDAL [PAN- AJRPM8638E] S/o Late Nidan Bandhu Mandal by faith- Hindu by nationality- Indian by Occupation- Service, resident of Andal More, P.O. & P.S.- Andal, , A.D.S.R. Office- Raniganj, Sub-Division- Durgapur, Dist- Paschim Bardhaman, PIN- 713321 HEREINAFTER referred as the LAND OWNER (which term or expression shall unless excluded by or repugnant to the subject or context mean and include his heirs, executors, legal representatives, administrators and assigns) of the **FIRST PARTY/ ONE PART.**

AND

SHIVAM BUILDERS & DEVELOPERS [PAN-ACMFS6428A] a partnership firm having its registered & principal office at Andal More, P.O. & P.S.- Andal, A.D.S.R. Office- Raniganj, Sub-Division-Durgapur, Dist- Paschim Bardhaman, PIN-713321 Represented by its partners (1) Sri Subhadip Mondal S/o Sri Kalobaran Mondal (2) Smt. Sikha Mondal W/o Sri Kalobaran Mondal by faith Hindu, by nationality Indian, both are by occupation -Business, both are resident of Andal More, P.O. & P.S.- Andal, A.D.S.R. Office- Raniganj, Sub-Division- Durgapur, Dist- Paschim Bardhaman, PIN-713321 HEREINAFTER referred to as the **DEVELOPER** ( which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its heirs, executors, administrator, legal representative and assigns ) of the **SECOND PARTY/ SECOND PART.**

WHEREAS Bidyut Baran Mondal S/o Late Nidan Bandhu Mondal purchased 17 (seventeen) decimal of land situated at Mouza – Andal, J.L.No.- 52, Kh. No. 92, R.S. Plot No. 2802/6238, from Smt. Rama Rani Gupta by way of registered deed of Sale vide Sale Deed No. 4541 for the year 2000 duly registered at office of the A.D.S.R. Raniganj, Dt.- Paschim Bardhaman within the limit of the Andal Gram Panchayet. But due to mistake in Plot No. in the aforesaid deed a Declaration was executed on 30/05/2012 by the seller in favour of Bidyut Baran Mondal mentioning the actual Plot No. 2802~~vide~~ Deed No. 2797 for

the year 2012 registered before the Office of D.S.R.-I, Burdwan and the Land Owner recorded his name in L.R. Record under L.R. Khatian No.- 3405 and seized owned and possessed of and/or otherwise well and sufficiently entitled with free from all encumbrances as fully described in the FIRST SCHEDULE written herein below.

AND WHEREAS the land owner desire to develop the said property by construction of a multistoried building up to maximum limit of floor consisting of so many flats and garage etc, by the Andal Gram Panchayet and /or any other concerned Authority /Authorities but due to paucity of fund the land owner could not be able to take any steps for the said development and as such the land owner is searching a developer for the said development works.

AND WHEREAS the land owner herein approached his said intention to the developer (i.e. Shivam Builders & Developers ) herein to develop the " said property" by construction a multi-storied building at Developer's cost and expenses on the sanction plan so to be sanctioned and/or permissible up to maximum limit of floors consisting of so many flats, garages etc. by the Andal Gram Panchayet on condition that the Land owner will get three flats in the Project and cash of Rs.60,00,000/-(sixty lakh) only as fully stated hereunder/ written herein below and the developer accepted and agreed to the above proposal of the land owner subject to condition that the Developer herein shall realize all the above costs of building including all other miscellaneous cost, expenses and benefits by selling the ALLOCATION OF THE DEVELOPER as fully described herein below and all money accrued therein shall be the sole property of the Developer without any claim on the part of the land owner and as such both the parties herein to avoid any future dispute to prepare and execute this written agreement on terms and conditions having been settled by and between the parties after mutual discussion.

*Mangrajan (Date)*  
**OWNER'S ALLOCATION:** Shall mean that is the Land owner shall be entitled three flats i.e. 1B in First Floor, 2B in Second Floor and 3F in Third Floor and also a Car Parking and cash of Rs.60,00,000/- (sixty lakh) only shall be provided by the Developer.

DEVELOPER'S ALLOCATION: Shall mean the total G+4 constructed area to be sanctioned by the Andal Gram Panchayet to be constructed by the Developer shall absolutely belongs to the Developer except land owner's allocation together with the absolute right on the part of the Developer to enter Agreement for sale, transfer, Lease or rent with regard thereto or in any way to deal with the same subject to payment and prior to sell and / handing over possession to any intending purchaser/purchasers. But the developer have/had no right to raise further construction on the roof of the proposed building without prior permission/consent of the land owner.

The owner shall execute General Power Of Attorney in favour of the Developer for complying all that matter, things, in the name of Owner/s as mentioned in this Agreement.

PLAN: Shall mean the plan sanctioned by the Andal Gram Panchayet and the drawing and specifications of the building prepared by the Architect and sanctioned by the Developer/s with the consent of the owner from the Andal Gram Panchayet in accordance with the terms and conditions relating to this Agreement and according to law relating thereto.

BUILDING: Shall up to maximum limit of G+4 floors consisting of so many flats, garages etc to be constructed according to the plan including any modification thereof sanctioned by the Andal Gram Panchayet and to be constructed on the "said property" more fully and specially described in the Schedule written here under .

BUILT-UP AREA / COVERED: Shall in relation to the unit /flat shall mean the plinth area of that Unit/Flat (including the area of bathrooms, balconies, terrace if any appurtenant thereto & also the thickness of the Walls (external or internal), the columns & pillars therein provided that if any wall, column or pillar be or pillar shall be included in each such unit/flat)

*Manager of the (Building)*  
COMMON EXPENSES: Shall include all expenses for the management, maintenance and upkeep the Unit/Flat and the buildings, the common portions therein and the premises and the expenses for common purpose of the Unit/Flat and shall be payable proportionately by the occupier/purchaser/share in periodically as maintenance charges.

COMMON PORTIONS: Shall mean the common areas and installations in the building and the premises which are mentioned described enumerated, provided and given in the Schedule hereunder written and /or given.

DEVELOPER: Shall mean SHIVAM BUILDERS & DEVELOPERS a firm having its registered office at Andal More, P.O. & P.S.- Andal, District- Paschim Bardhaman, West Bengal and its successors, successors-in-interest & assigns.

DEVELOPMENT AGREEMENT: Shall mean the date of Execution of Agreement between the Land Owner herein & the Developer herein relating to the Development, promotion, construction, Erection & building of Buildings at & upon the said premises and shall include all modifications, alterations & changes, if any, made therein & all extensions, if any, thereof from time to time.

PROJECT: Shall mean the work of development undertake and to be done by the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension there of till such development, erection, promotion, construction and building at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Parking Space/s/and other be taken over by the Unit/Flat and occupiers.

PREMISES: Shall mean ALL THAT piece and parcel of land measuring about an area measuring area 17 (seventeen) Decimal under Mouza- Andal, J.L. No. 52 and Khatian No.- 92, L.R. Khatian No.- 3405 Comprised in R.S. Plot No.-2802 under the jurisdiction of Andal Gram Panchayet Dist- Paschim Bardhaman more fully and particularly mentioned, described, explained, enumerated and provided in the Schedule hereunder written and/or given.

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

UNIT/FLAT: Shall mean any Unit/Flat in the Building lying erected at and upon the premises and the right of common use of the common portions appurtenant to the

concerned unit/flat and wherever the context so intends or permits shall include the undivided proportions share and/or portion attributable to such Unit/Flat.

DATE OF POSSESSION: Shall mean the date on which the purchaser/s herein take/s actual physical possession of the said Unit/Flat after discharging all his/her liabilities and obligations within 36 months from the date of Ground Breaking.

PANCHAYET: Shall mean the Andal Gram Panchayet and shall also include other concerned authorities that may recommend,

DEVELOPER'S ADVOCATE : Shall mean Advocate of Durgapur Court City Centre, Durgapur-16 Dist.- Paschim Bardhaman, who has prepared these present and who shall prepare all legal documentations regarding the development, construction, building promotion & erection & sale, transfer, grant, conveyance, demised, devise & provide of the premises, its parts & parcels and the Buildings & the Unit/s/Flat/s therein, Including the Deed of Conveyance/s thereof.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AND AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. That the Owner hereby declare and represents that he is the owner of the schedule land and the Developer satisfied on pursuing the Deed and document related to the schedule Land .
2. That the Owner hereby further declares and represents that he being the Owner of the schedule land is entitled to enter into this Agreement with the Developer.
3. That the Owner hereby grant to the Developer the exclusive right to built up and exploit residential purposes the said premises for the mutual benefit and consideration of both Owner and Developer on the terms and conditions hereunder.
4. That the Developer shall at his own cost and expenses obtain the sanctioned plans and/or modify or alternate the plans when to be necessary, for construction of a building or buildings on the said premises sanctioned from ANDAL GRAM PANCHAYET.( HEREINAFTER REFERRED TO AS THE PLAN TO BE

*Signature*  
(Admin)

APPROVED/SANCTIONED IN SUCH MANNER AS THE DEVELOPER MAY DEEM FIT AND PROPER).

5. That out of the total built up area as to be approved/ sanctioned by the Andal Gram Panchayet and construction of building by the Developer in accordance with the sanctioned plan. That the Developer/Promoter will construct and complete the building on their own cost from time to time within the time stipulated time (as mentioned in the Para 17) according to the choice and convenience of the developer for and on behalf of the Developer and /or its nominee or nominees as per the plan as stated hereinafter.
6. That the said building would be constructed with good materials and with good workmanship and design and accordance to the specifications attached herein under or with such additions and/or alternations there in as be desired by the Developer and with the approval /sanctioned by the authority.
7. That the Owner has agreed simultaneously with the execution of these presents to deliver vacant possession to construct the building of the said premises to the Developer .
8. That the land owner granted exclusive right on the handing over the physical possession of the said property to the developer on condition that the said development work will be done at Developer's cost & expenses by construction of proposed multi-stored building up to maximum limit of floors consisting of so many flats, garages, etc. on the said "Premises" so desire by the Developer in pursuance to the sanction plan so to be sanction from time to time along with any subsequent modification, addition, renovation thereof so to be approved by the Andal Gram Panchayet and/or any other concerned authority/authorities from time to time subject to condition that the Developer shall recover all the said development cost & expenses of the Building as well as the price of the said premises by sale, Mortgage, Lease etc. and/or in other mode of transfer in whatever manner including the terms of transfer of property Act 1982 of its allocation as fully & particularly described in

*Amritha*  
*1/1/14*



the SCHEDULE written herein below and in such every transfer the land owners personally shall signed, execute and/or register as well as sign all necessary paper documents, agreement for sale & all deed of conveyance as vendors in said transfer in pursuance of direction of the Developer. But the Land owner shall not invest any money for the aforesaid development project till full completion and given possession of the flat to the Land Owner .

9. That the Land Owner is now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises as sole & absolute owner with free from all encumbrance having marketable title thereof and without receiving any notice for acquisition and requisition from any authority having been beyond the ceiling limit under the urban land ceiling and regulation Act 1976 and being not attached with any suit decree or other of any Court of Law or due to Income Tax or Revenue or any public demand whatsoever. In spite of that if there is any dispute in respect of the said property then the Land Owner shall have full responsible & and shall dissolved the same at his own cost and expenses as early as possible with the help of the developer from the date of arising out the said dispute.
10. That the Land Owner in pursuance of this agreement has handed over the peaceful Physical vacate possession of the said premises for the said development projects to the Developer simultaneously with the execution of this agreement and the same shall remain with the developer till the completion of the project and to give over the possession with registered deed of conveyance(s) by each of unit owners thereof and the developer by this agreement shall have every right and power to start all kind of development works of the project on and from the date of signing of this agreement, and to enter upon the said property either as on or along with others to look after and to control all the affairs of the proposed development works and for that purpose to demolish any structure attending thereon if any, and to erect new building and structure by virtue of the sanction building plan and to supervise the development work in respect of the new construction and to carry out

*Amrinder Singh  
20/11/14*

the construction through contractors, sub-contractors, architects, and surveyor's as may be require by the said developer for construction of the proposed building and structure of the property in accordance with the plan and specification sanctioned by the Andal Gram Panchayet and/or appropriate authority.

11. That the Developer is entitled to sale and dispose of all or any of the flat or flats and parking space in respect of developer allocated portion that may be constructed on the said property on ownership basis and/or in any other manner that may be thought fit and proper by the said developer at the price or for the amount that the said developer think fit and proper according to this agreement.
12. That the Developer on his own risk and liability is entitled to collect and receive of earnest money and/or advance or part payment or full consideration from the prospective buyer's or lessees for booking and sell of such flats or flats, shop and parking space and also to receive and collect or demand the rent from the tenants of the building standing on the said plot and for that act or purpose to make sign and execute and/or give proper and lawful discharge for the same AND to execute from time to time agreement or agreements for sale and ownership basis of such flats, or garage conveyance in respect of the building that may be constructed on the said plot and also to execute and sign conveyance, transfer or surrender in respect of the said property or any part there of and present documents or document for registration and admit the execution of any such documents or document before the appropriate registering authority.
13. That the land owner on the day of signing of this agreement and/or thereafter as and when asked by the developer execute, register and grant to the developer and/or its nominee or nominees a registered general power of attorney authorizing the developer for the above said development work.
14. That by virtue of this agreement the developer is hereby empowered to raise the construction of the proposed new building on the above mentioned property investing in own finance and the developer may take construction loan in the name

*Amritha/An (dtd)*

of his firm SHIVAM BUILDERS & DEVELOPERS from any financial institutions or any bank for the said development work and in that event the Schedule land or land owner shall NOT LIABLE FOR THE SAID LOAN .

15. That the LAND OWNER personally or the developer shall be authorized in the name of the land owner, if necessary to apply for temporary and/or permanent connection for electricity, sewerage, drainage, water and /or other facilities, if needed for the construction of the building as well as completion of the projects at the costs of the developers.
16. That the developer shall be complete the construction of the said building at it's costs and expenses in pursuance of the sanctioned building plan from the authority concern, within 36 months from the date of Ground Breaking. That after the said stipulated period the Land Owner may cancel or resign from this agreement without giving any compensation or invested amount to the Developer.
17. That the stipulated time for construction is stated above shall be extended for further 6(Six) Months if the Developer is prevented to continue the Development work of the project by any unforeseen reason beyond the control of the developer and/or force majeure and in that case the time so to be expired should be extended further beyond the aforesaid contractual period without raising any objection from the part of the land owner.
18. That the land owner shall pay all taxes, fees, outgoing and etc. including arrears to the Govt., Panchayet and/or any other authority/ authorities, body, in respect of the said property till the date of signing of this agreement and thereafter all the taxes, rates, fees, outgoing etc. in respect of the said property shall be borne by the developer till the date of handing over the allocation to the respective flat owner .
19. That if at any point of time any dispute arises regarding the title and ownership of the said property of the land owner herein from any person(s) or any other, then the land owner at his own cost and expenses to clear the said property having establishing of right and marketable title in the name of land owner with free from

*Amrinder Singh  
(Sd/-)*

all encumbrances . Though the land owner admits that no suit and/ or proceeding and/or litigation are pending before any court of law of the said property or any part thereof . If fails, then he shall be liable to pay the costs and expenses which the Developer incurred for the said project till that date, to the developer.

20. That the land owner shall answer and comply with all requisitions made by the Advocate of the Developer for establishing of right, title, and interest of the land owners in respect of the said property.
21. That the Land owner shall not claim any other consideration in any manner save and except the land owner's three flats and total consideration cash as stated above or as written above and schedule herein below having considered as full and final consideration /or price of the said property and the Developer shall have exclusive right to sale Developer allocation of the project by construction of multistoried building up to maximum number of floors consisting of so many Flats, Garages, etc, so to be sanctioned by the Authorities from time to time to realize the Development cost and expenses including other miscellaneous expenses of the project and in that sale proceedings the landowner shall join therein as vendor.
22. That the respective flat owners of each of the flats bear the costs of preparation, stamping charges, Registration fees, remuneration of Advocate and/or other necessary charges/fees in connection with the registration of Agreement for sale and deed of conveyance to purchase their respective Flat/Flats.
23. That the Landowner during the continuance of the development work of the project shall not cause any impediment of hindrance or obstruction in whatsoever nature and/or manner in the construction of the proposed Building and /or project caused by the Developer.
24. That the DEVELOPER shall obtain the electric connection on entirety of the building (i.e. constructed building) from WBSEDCL and Water connection , but all the flat owners along with the land owner and/or each of their nominee, shall pay the proportionate amount of total cost to the Developer for the said electric and water

*Amrinder Singh  
(Chairman)*

connection including all expenses for electric meter and connection in their respective flat or flats.

25. That the Land owner and Developer shall jointly choice / fix the name of the Building and that will be final.
26. That the Land owner shall not sale, Lease, mortgage, Let out and/or charge the said schedule Land and/or any part thereof to any part thereof to any third party on and from the date of execution of this Agreement to till date of completion of the project including subsisting of this Agreement and also the Land owner shall not do any acts, deed or thing whereby the Developer may prevented from selling, assigning and /or disposing of any portion fallen under the Developer's allocation in the said proposed building . It is further declared by the Land owner that he did not sign and/or execute any Agreement in any manner with any third party in respect of the first schedule property and subsequently if any short of Agreement(s) / Deed (s) is/are found then the same will be treated as cancelled/Void .
27. That all unit/flat owner shall bear the proportionate panchayet taxes, fees and/or other outgoings in respect of the said building and premises including the service charge for common areas proportionately according to each of their occupied area from the date of taking possession of each of their respective unit/flat . But each of the unit owners prior to mutation of their respective flats before the Andal Gram Panchayet in their respective name shall pay the aforesaid taxes including common service and maintenance charges of the building to the Developer as suggested by the Developer till the date of formation of Association/ Society by all unit owners at their own cost and expenses of the said building.
28. That the Land owner including other flat owner will not use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade and activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the Building. The respective owners in each of their respective fields shall abide by all laws bye laws,

rules and regulation of the Government, Panchayet, statutory bodies and/or local bodies as the case may be. The respective owners shall keep the interior walls, sewers, drains, pipes and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or occupation of the building indemnified from and against the consequence of any branch.

29. That Unless and until the violation of this agreement, none of the party shall have no right or power to terminate this Agreement and any Power of Attorney (s) given in favour of the Developer till the completion of the aforesaid development project including to sale the Developer's allocation written in the schedule, herein below to all intending purchaser/purchasers .
30. That the Developer on his own risk and liability shall be entitled to make advertisement in all kinds of newspaper and/or in other manner which the Developer may deem fit and proper including the fixing hoarding/signboard on the said premises inviting the intending purchaser/purchasers to purchase the flats/garages/covered spaces fallen under the Developer allocation till the date of completion of the said development project as well as sell of all units.
31. That the Land owner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the landowner and the Developer in any manner, nor shall the parties hereto be constituted as Association of Persons.
32. That the Land owner shall produce for verification the Original copy of title Deed and all other relevant documents papers as and when required.
33. The Developer and land owner shall form scheme, rules, regulations and bye laws for the management and the administration of the said building and/or common parts thereof and all the units/flats owners shall abide by the same without raising

*Amey...*  
(Signature)

any objection till the date of frames of any further Rules, regulations etc. by the society/Association/organization to be formed by the land owner and other flat owners at their own cost and expenses.

34. That any notice require to be given by the Developer to the Land owner shall without prejudice to any other mode of service available be deem to have been served on the Land owner if delivered by hand and duly acknowledgement and shall likewise be deemed to have been served on the Developer by the land owner if delivered by hand and acknowledged or otherwise sent by Regd. Post with due acknowledgement by either of the party to the other at the address given in this deed.
35. That all dispute and differences arising out of this Agreement shall be referred to the Advocate being settled by the parties of this deed for arbitration who shall act as Arbitrator having power of summary procedure and may or may not keep any record of Arbitration proceeding and shall be governed by the provisions of Indian Arbitration and Conciliation Act 1996 (as amended up-to-date) with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
36. That the court under which jurisdiction the land is situated shall have the jurisdiction to entertain and determine all actions, suits and proceeding arising out of these presents between the parties hereto.
37. The Land Owner has every right to cancel and/or rescind this agreement after 60 months from the date of Ground Breaking, or from the date of plan (sanction) by the Andal Gram Panchayet. if the developer shall unable to complete the construction work for that owner has to give a two month clear notice to the Developer and in that event the Developer shall not claim any amount from the Land Owner on account of his investment in the said project.

THE FIRST SCHEDULE ABOVE REFERRED TO  
( DESCRIPTION OF LAND )

ALL THAT piece and parcels of Rayoti land measuring an area of 17 (seventeen) decimal comprising within appertaining to L.R. Khatian No.- 3405, Comprised in R.S. & L.R.Plot No.- 2802 Danga of Mouza- Andal, J.L.No.- 52, P.S.- Andal, A.D.S.R. Office- Raniganj & Sub-Division- Durgapur, District- Paschim Bardhaman within the limit of Andal Gram Panchayet.

BUTTED AND BOUNDED BY:

- ON THE NORTH : House of Nandi Babu  
ON THE SOUTH : House of Sandhya Rani Dolui  
ON THE EAST : Land of Shyam Narayan Jaiswal  
ON THE WEST : 20ft. Wide Kancha Road.

THE SECOND SCHEDULE ABOVE REFERRED TO  
(LAND OWNER'S ALLOCATION)

This Agreement in between Land owner and Developer is valid for construction of proposed building as per sanction plan by the authority concern.

That the landowner handed over the Land /Premises (describe in the first schedule) to the Developer and will be entitled to get three flats i.e. 1B in First Floor, 2B in Second Floor and 3F in Third Floor and also one Car Parking and cash of Rs.60,00,000/-(sixty lakh) only.

THE THIRD SCHEDULE ABOVE REFERRED TO  
(DEVELOPER'S ALLOCATION)

THE DEVELOPER SHALL GET / ENTITLED THE TOTAL CONSTRUCTED AREA except land owner's flat of the project (i.e. multistoried building up to maximum G + 4 number of floors consisting of so many flats, garages, open space etc. as sanctioned by the Authority concern.)

*Magnolia  
(Adv)*



It is hereby declared that passport size photograph and finger prints of both hands of Land owner & Developer are hereby attested in an additional page being nos. 1A and the same will be treated as a part of this deed.

IN WITNESSES WHEREOF the LANDOWNER and DEVELOPER read this instrument and being fully satisfied have set and subscribed their respective hands and seal in presence of undersigned witness on the day, month and year first above written.

WITNESS:

1. Binu Mondal  
S/o late Tapan Mondal  
Andal More,  
PO+PS-Andal.  
Pin- 713321

*Binu Mondal*  
SIGNATURE OF LAND OWNER

SHIVAM BUILDERS AND DEVELOPERS

*Subhadip Mondal*  
Partner

SHIVAM BUILDERS AND DEVELOPERS

*Sikha Mondal*  
Partner

2. Binani Sanyal  
Andal More PO+PS-Andal.  
Pin- 713321

SIGNATURE OF DEVELOPER

Drafted and prepared by me & I have read over & explained in mother tongue to all parties of this deed and all of them admit that the same has been correctly written as per their instruction & typed at my office.

*Md. Mansoor Alam*

(Adv)

AsL Const

En. No. F-1643/1614/64



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

**GRN Details**

<b>GRN:</b>	192022230093239371	<b>Payment Mode:</b>	Online Payment
<b>GRN Date:</b>	07/08/2022 17:38:26	<b>Bank/Gateway:</b>	ICICI Bank
<b>BRN :</b>	85609651	<b>BRN Date:</b>	07/08/2022 17:40:23
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2002346623/2/2022

[Query No\*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	SHIVAM BUILDERS AND DEVELOPERS
<b>Address:</b>	ANDAL MORE, ANDAL
<b>Mobile:</b>	9547043365
<b>Depositor Status:</b>	Others
<b>Query No:</b>	2002346623
<b>Applicant's Name:</b>	Mr P Mondal
<b>Identification No:</b>	2002346623/2/2022
<b>Remarks:</b>	Sale, Development Agreement or Construction agreement

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002346623/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	2002346623/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	60014
			<b>Total</b>	<b>62025</b>

**IN WORDS: SIXTY TWO THOUSAND TWENTY FIVE ONLY.**



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	2304000466/2022	Date of Application	12/08/2022
Query No / Year	23042002346623/2022		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr P Mondal		
Stampduty Payable	Rs.7,011/-		
Registration Fees Payable	Rs.60,014/-		
Applicant Name of the Visit Commission	Mr Pinku Mandal		
Applicant Address	Andal		
Place of Commission	ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321		
Expected Date and Time of Commission	12/08/2022 8:20 PM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 0/-, Total Fees Paid: 550/-		
Remarks			





Government of West Bengal

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

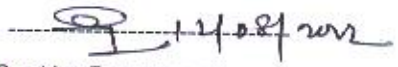
OFFICE OF THE A.D.S.R. RANIGANJ, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23042002346623/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BIDYUT BARAN MANDAL ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321	Land Lord			<i>Bidyut Baran Mandal</i> 12/08/2022
2	Mr SUBHADIP MONDAL ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321	Representative of Developer [SHIVAM BUILDERS AND DEVELOPERS]			<i>Subhadip Mondal</i> 12/08/2022
3	Mrs SIKHA MONDAL ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321	Representative of Developer [SHIVAM BUILDERS AND DEVELOPERS]			<i>Sikha Mondal</i> 12.8.22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PINKU MONDAL Son of Late TAPAN MONDAL ANDAL MORE, City:- P.O:- ANDAL, P.S:- Andal, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713321	Mr BIDYUT BARAN MANDAL, Mr SUBHADIP MONDAL, Mrs SIKHA MONDAL			 12/08/22

  
(Sankha Bandyopadhyay)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
RANIGANJ  
Paschim Bardhaman, West  
Bengal












## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যাহিত হইল। Bidyut Baron Mandal স্বাক্ষর

Passport size photograph & Finger print of both hands attested by me.

Signature Bidyut Baron Mandal

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যাহিত হইল।

Subhadip Mandal স্বাক্ষর

Passport size photograph & Finger print of both hands attested by me.

Signature Subhadip Mandal

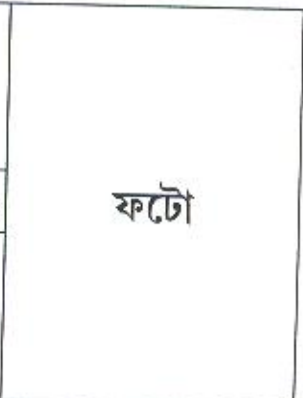
বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যাহিত হইল।

Sikha Mondal স্বাক্ষর

Passport size photograph & Finger print of both hands attested by me.

Signature Sikha Mondal

বাম হাত Left Hand						 ফটো
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যাহিত হইল।

Passport size photograph & Finger print of both hands attested by me.

স্বাক্ষর

Signature \_\_\_\_\_

## Major Information of the Deed

Deed No :	I-2304-05970/2022	Date of Registration	17/08/2022
Query No / Year	2304-2002346623/2022	Office where deed is registered	
Query Date	02/08/2022 8:25:34 AM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	P Mondal Andal,Thana : Andal, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8918756863, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 60,00,000/-]		
Set Forth value	Market Value		
	Rs. 52,02,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 60,014/- (Article:E, E, B)		
Remarks			

### Land Details :

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Andal, JI No: 52, Pin Code : 713321

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2802 (RS :-2802 )	LR-3405	Vastu	Danga	17 Dec		52,02,000/-	Width of Approach Road: 20 Ft.,
<b>Grand Total :</b>					<b>17Dec</b>	<b>0 /-</b>	<b>52,02,000 /-</b>	

### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr BIDYUT BARAN MANDAL (Presentant )</b>                      Son of Late NIDAN BANDHU MANDAL ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJxxxxxx8E, Aadhaar No: 73xxxxxxx5741, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022                      , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/08/2022                      , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Pvt. Residence</p>

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SHIVAM BUILDERS AND DEVELOPERS</b> ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 , PAN No.:: ACxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SUBHADIP MONDAL</b> Son of Mr KALOBARAN MONDAL ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx8N, Aadhaar No: 97xxxxxxx0466 Status : Representative, Representative of : SHIVAM BUILDERS AND DEVELOPERS (as partner)
2	<b>Mrs SIKHA MONDAL</b> Wife of Mr KALOBARAN MONDAL ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7B, Aadhaar No: 60xxxxxxx9608 Status : Representative, Representative of : SHIVAM BUILDERS AND DEVELOPERS (as partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PINKU MONDAL</b> Son of Late TAPAN MONDAL ANDAL MORE, City:- , P.O:- ANDAL, P.S:- Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321			

Identifier Of Mr BIDYUT BARAN MANDAL, Mr SUBHADIP MONDAL, Mrs SIKHA MONDAL

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr BIDYUT BARAN MANDAL	SHIVAM BUILDERS AND DEVELOPERS-17 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Andal, JI No: 52, Pin Code : 713321

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2802, LR Khatian No:- 3405	Owner:বিদ্যুত বরন মণ্ডল, Gurdian:নিদান বন্ধু, Address:অন্ডাল মোড় , Classification:ডাঙ্গা, Area:0.17000000 Acre,	Mr BIDYUT BARAN MANDAL



**On 12-08-2022**

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

Presented for registration at 22:20 hrs on 12-08-2022, at the Private residence by Mr BIDYUT BARAN MANDAL ,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 52,02,000/-

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

Execution is admitted on 12/08/2022 by Mr BIDYUT BARAN MANDAL, Son of Late NIDAN BANDHU MANDAL, ANDAL MORE, P.O: ANDAL, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Service

Indetified by Mr PINKU MONDAL, , Son of Late TAPAN MONDAL, ANDAL MORE, P.O: ANDAL, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

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

Execution is admitted on 12-08-2022 by Mr SUBHADIP MONDAL, partner, SHIVAM BUILDERS AND DEVELOPERS, ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321

Indetified by Mr PINKU MONDAL, , Son of Late TAPAN MONDAL, ANDAL MORE, P.O: ANDAL, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

Execution is admitted on 12-08-2022 by Mrs SIKHA MONDAL, partner, SHIVAM BUILDERS AND DEVELOPERS, ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321

Indetified by Mr PINKU MONDAL, , Son of Late TAPAN MONDAL, ANDAL MORE, P.O: ANDAL, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others



**Sankha Bandyopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RANIGANJ**  
**Paschim Bardhaman, West Bengal**

**On 16-08-2022**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 60,014/- ( B = Rs 60,000/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 60,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/08/2022 5:40PM with Govt. Ref. No: 192022230093239371 on 07-08-2022, Amount Rs: 60,014/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 85609651 on 07-08-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by by online = Rs 2,011/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/08/2022 5:40PM with Govt. Ref. No: 192022230093239371 on 07-08-2022, Amount Rs: 2,011/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 85609651 on 07-08-2022, Head of Account 0030-02-103-003-02



**Sankha Bandyopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RANIGANJ**  
**Paschim Bardhaman, West Bengal**

On 17-08-2022

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

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1400, Amount: Rs.5,000/-, Date of Purchase: 02/08/2022, Vendor name: Ajoy Kumar Chand
2. Stamp: Type: Court Fees, Amount: Rs.10/-



**Sankha Bandyopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RANIGANJ**  
**Paschim Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2304-2022, Page from 140450 to 140476  
being No 230405970 for the year 2022.



Digitally signed by Sankha  
Bandyopadhyay  
Date: 2022.08.18 13:28:29 +05:30  
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 2022/08/18 01:28:29 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RANIGANJ

West Bengal.

(This document is digitally signed.)