

SLNB-725/2024

I-709/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL Q. 2000 280953/2024 L 514973

08.02.2024
07.15 PM

I certify that the document is submitted to Registration. The signature sheet and the document sheet attached with this document are the part of the document.

[Signature]
District Registrar
15/02/24

Prabon Kumar Sheeh
Rashmi Sheeh

RSV CONSTRUCTION
Vedant Sheeh
[Partner]

DEED OF DEVELOPMENT AGREEMENT

THIS THE AGREEMENT made at Purulia Town in the District of Purulia West Bengal this the 8th day of February 2024 (English Calendar)

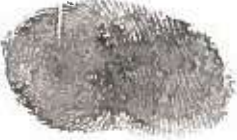
32907 08.02.2024
Prabin Kumar Shah
Barabari Barabari



স্বাক্ষর: _____
তারিখ: _____
নং স্মারক: _____

Pranab K. Manda
S.V. Purulia

Prabin Kumar Shah -



V.C.T.G. NO-245

Prabin Kumar Shah.



V.C.T.G. NO-246

Rashmi Shah



V.C.T.G. NO-247

Vedangsh Shah.



V.C.T.G. NO-248

Pubhka Devi Suhasaria

W/O - Lt. Jugal Kishore Suhasaria -

UPon babu lane

P.O. + P.S. + Dist. - Purulia (W.B.)



3
Additional District
Sub-Registrar

- 8 FEB 2024

Purulia (W.B.)

Prabin Kumar Shah
Rashmi Shah

RSV CONSTRUCTION
Vedansh Shah [Partner]

BETWEEN

(1) PRABIN KUMAR SHAH (PAN ALKPS4497E & Adhaar No.- 677778876243,) son of Late Sawarmall Shah, (2) RASHMI SHAH (PAN ALKPS4501P & Adhaar No. 700421693171,) wife of Prabin Kumar Shah, both are by faith Hindu, Indian Citizen, Business by occupation, Both are residents of Mahalla Sadar Para, Upen Babu Lane, within Purulia Municipal Ward No. 3, P. O. Purulia, P. S. Purulia (*Sadar*) District Purulia, West Bengal, Pin – 723101 herein after referred as OWNERS (which term or expression shall unless excluded by or repugnant to the context be deemed to include his successor/successors, successors – in – interest and assigns) of the one part:

AND

RSV CONSTRUCTION (PAN ABHFR2459Q), a Partnership Firm having its Head Office at L. Dey Road, Opposite Gymnastic Club, Mahalla Nadih, Purulia Municipal Ward No. 06, P. O. Dulmi - Nadiha, P. S. Purulia (*Sadar*) District Purulia, West Bengal, Pin – 723102 represented by its one of the Partners Vedansh Shah (PAN AYMP3619R & Adhaar No. 553648122061), son of Prabin Kumar Shah, by faith Hindu, Indian Citizen, by occupation Business resident of Mahalla Sadar Para, Upen Babu Lane, within Purulia Municipal Ward No. 3, P. O. Purulia, P. S. Purulia (*Sadar*) District Purulia, West Bengal, Pin – 723101 (which term or expression shall unless excluded by or repugnant to the context be deemed to include its successors, successors – in – Office and assigns) herein after referred as DEVELOPER of the Other Part:

WHEREAS the property i.e. vacant land under R. S. Khatian No. 835 being R. S. Plot No. 2457 and R. S. Plot No. 2455 (part) of Mouza Nadiha, under Purulia (*Sadar*) Police Station within Purulia Municipality being Purulia Municipal Ward No. in the District of Purulia, West Bengal measuring total an area of 9 (Nine) Cottahs 11 (Eleven) Chhataks more fully described in the Schedule below of this Deed and for the sake of brevity herein after referred as "Schedule Property" previously owned, held and possessed by Smt. Santi Devi wife of Brajagopal Mukherjee having valid right, title, interest therein which she acquired by purchase through registered deed of sale being Deed No. 8606 for the year 1958 for value from rightful owners, accordingly the "Schedule Property" duly recorded under her R. S. Khatian being R. S. Khatian No. 835 of Mouza Nadiha under Purulia Police Station in the District of Purulia

AND

WHEREAS said Smt. Santi Devi in course of her possession over the "Schedule Property" having valid right, title, interest therein for her convenience and benefit desired to sell the "Schedule Property" for a valuable consideration, accordingly she sold the "Schedule Property" to (1) Smt. Rajkumari Shah wife of late Sawarmall Shah i.e. the mother of OWNER No. 1, Prabin Kumar Shah the OWNER No. 1 and (3) Rashmi Shah the OWNER No. 2 for a valuable consideration through registered deed of sale being Deed No. 5620 for the year 2007 duly registered in the Office of District Sub – Registrar, Purulia and delivered possession thereof by putting said Purchasers namely (1) Smt. Rajkumari Shah wife of late Sawarmall Shah i.e. the mother of OWNER No. 1, Prabin Kumar Shah the OWNER No. 1 and (3) Rashmi Shah the OWNER No. 2 in possession thereof

AND

WHEREAS by purchase through the said registered deed of sale being Deed No. 5620 for the year 2007 said purchasers namely (1) Smt. Rajkumari Shah wife of late Sawarmall Shah i.e. the mother of OWNER No. 1, Prabin Kumar Shah the OWNER No. 1 and (3) Rashmi Shah the OWNER No. 2 duly acquired valid right, title, interest and possession in the "Schedule Property" in equal share i.e. 1/3rd each, accordingly started to possess the "Schedule Property" having valid right, title, interest therein as per their calculated 1/3rd share each therein.

Prabin Kumar Shah
Rashmi Shah

RSV CONSTRUCTION
Vedant Shah
Partner

AND

WHEREAS the Prabin Kumar Shah the OWNER No. 1 is the son of said Raj Kumar Shah and Raj Kumari Shah in course of her possession in the "Schedule Property" having $1/3^{\text{rd}}$ share therein or to the extent of 3 (Three) Katthas 165 (One Hundred Sixty-Five) Square Feet land in the "Schedule Property" in consideration of natural love and affection upon her son Prabin Kumar Shah the OWNER No. 1 duly gifted her entire interest/share i.e. to the extent of 3 (Three) Katthas 165 (One Hundred Sixty-Five) Square Feet land in the "Schedule Property" to OWNER No. 1 through registered deed of Gift being Deed No. 140203285 for the year 2015 (A. D. S. R., PURULIA) which the OWNER No. 1 duly accepted, accordingly the Donor Raj Kumari Shah duly delivered possession to Donee the OWNER No. 1 by putting him in possession over the gifted property which is part of the "Schedule Property".

AND

WHEREAS the OWNER No. 1 has acquired $2/3^{\text{rd}}$ share (i.e. $1/3^{\text{rd}}$ by purchase being Deed No. 5620 for the year 2007 and $1/3^{\text{rd}}$ by way of gift being Deed No. 140203285 for the year 2015) and OWNER No. 2 has acquired $1/3^{\text{rd}}$ share (i.e. $1/3^{\text{rd}}$ share by purchase being Deed No. 5620 for the year 2007), according OWNERS are in possession in the "Schedule Property" as per their calculated share/interest in the "Schedule Property" having valid right, title, interest therein.

AND

WHEREAS the OWNER No. 1 in course of his possession in the "Schedule Property" as per his calculated $2/3^{\text{rd}}$ share therein duly mutated his name in Revenue Records, accordingly the interest/share of the OWNER No. 1 in the "Schedule Property" duly recorded in Record of Right framed and published under the provisions of West Bengal land Reforms Act being Khatian No. 7144 of Mouza Nadiha being J. L. No. 003, Thana Purulia – I, District Purulia and on Application of the OWNER No. 1 before appropriate authority the character of land in which OWNER No. 1 entitled to in the "Schedule Property" duly converted/changed from 'GORA' class of land to 'Flat' vide Case No. CN/2023/1401/371.

AND

WHEREAS the OWNER No. 2 in course of her possession in the "Schedule Property" as per her calculated $1/3^{\text{rd}}$ share therein duly mutated her name in Revenue Records, accordingly the interest/share of the OWNER No. 2 in the "Schedule Property" duly recorded in Record of Right framed and published under the provisions of West Bengal land Reforms Act being Khatian No. 7145 of Mouza Nadiha being J. L. No. 003, Thana Purulia – I, District Purulia and on Application of the OWNER No. 2 before appropriate authority the character of land in which OWNER No. 2 entitled to in the "Schedule Property" duly converted/changed from 'GORA' class of land to 'Flat' vide Case No. CN/2023/1401/372.

AND

WHEREAS the "Schedule property" is the exclusive property of the OWNERS and the OWNERS possess the same having valid right, title, interest therein by mutating their names in Revenue Records as well as at Purulia Municipality being Holding No. 75A & 77A of Purulia Municipal Ward No. 06 (Six)

Prabir Kumar Shah
Rashmi Shah

RSV CONSTRUCTION
Vedant Shah
Partner

AND

WHEREAS Owners possess the "Schedule property" exclusively in assertion of their right, title, interest therein as per their calculated share which is free from all encumbrances, charges and lis pendents.

AND

WHEREAS the OWNERS for their benefit are desirous to raise multistoried commercial cum residential building (B + G + 4) over the "Schedule property", accordingly submitted proposed multistoried commercial cum residential building (B + G + 4) plan before appropriate authority of Purulia Municipality which duly sanctioned being Memo No. 2764 dated 13. 03. 2023.

AND

WHEREAS the OWNERS due to their personal difficulties and inconvenience unable to raise multistoried commercial cum residential building (B + G + 4) over the "Schedule property" hence desired to develop the "Schedule property" by raising multistoried commercial cum residential building (B + G + 4) therein through DEVELOPER.

AND

WHEREAS THE DEVELOPER knowing the desire of the OWNERS has proposed and requested the OWNERS to permit him to develop the "Schedule property" by raising/constructing multistoried commercial cum residential building (B + G + 4) thereon as per the Plan which has been sanctioned by Purulia Municipality being Memo No. 2764 dated 13. 03. 2023 and to put up building / buildings thereon at his own costs and expenses, which the OWNERS have agreed to do on certain terms and conditions, mutually and voluntarily agreed upon by and between the OWNERS and DEVELOPER.

AND

WHEREAS the OWNERS and DEVELOPER hereto are desirous of recording the said terms and conditions in the manner stated here in below.

NOW THIS DEED OF AGREEMENT WITNESSETH and it is agreed by and between the parties hereto as follows :

1. That the Owners shall allow the developer i.e. the said RSV CONSTRUCTION to promote, develop and construct multistoried commercial cum residential building (B + G + 4) as per sanctioned plan being Memo No. 2764 dated 13. 03. 2023 over the "Schedule property" which has been more fully and particularly mentioned and described in the Schedule hereunder written strictly in accordance with the plan out of his own fund and entirely at his own cost and expenses and the OWNERS shall in no manner contribute and/or arrange anything either monetary or otherwise for any sort of a constructional and/or other allied works. The entire responsibilities of the said building pertaining to any damage in the near future will be sole risk of the DEVELOPER i.e. RSV CONSTRUCTION.

2. That the DEVELOPER shall build a multistoried commercial cum residential building (B + G + 4) comprising of exclusive self contained residential units as well as commercial units as per sanctioned plan. It is also agreed that parties by mutual agreement in writing with such terms and conditions as embodied in the agreement may extend the constructed area of the building by raising further story over the building subject to sanction of Municipal laws and building rules and/or law in force.

Desham Kumaraswamy
Rashmi Shah

RSV CONSTRUCTION

Vedam Ravi Shankar
Partner

3. That the DEVELOPER has agreed to bear and shall remain bound to bear the entire costs and expenditure to complete the construction of the said proposed multistoried commercial cum residential building (B + G + 4) including water reservoir, overhead water tank, electrical wiring etc. which is more fully and particularly mentioned and described in the Schedule 'B' stated hereunder.

4. The OWNERS and DEVELOPER decided that after construction of the multistoried building the OWNERS shall sell the units of the building with due confirmation of the DEVELOPER through registered instrument and the DEVELOPER shall be confirming party of each registered instrument and the OWNERS and the DEVELOPER will share the sale proceeds in the manner stated hereunder.

Out of the sale proceeds of each unit of the multistoried commercial cum residential building (B + G + 4) the OWNERS jointly shall get 40% share of the Sale proceeds i.e. OWNER No. 1 shall get 30% of the sale proceeds and OWNER No. 2 shall get 10% of sale proceeds and the DEVELOPER shall get 60% share of the sale proceeds which shall be divided among the partners of the DEVELOPER as per terms and conditions embodied in the Deed of Partnership and the sale proceeds shall be the set forth value and/or consideration money as stated in the registered instrument. Either of the parties of this Deed shall not be entitled to claim share of sale proceeds as per value which is for the purpose of stamp duty and/or registration fee of the instrument.

5. The either Owners or Developer and/or either party of this deed may retain any part or unit of the building subject to paying the amount of share to the other party in terms of share as stated above and to give proper effect of retention the other party shall execute and caused to be registered appropriate instrument as per necessity of the party who retain the same.

6. It is mutually agreed and decided by and between the parties i.e. OWNERS and DEVELOPER that the OWNERS shall remain bound to pay to the DEVELOPER the proportionate cost for Installation of Transformer and cost for Electric Connection.

IN ALTERNATIVE

It is mutually agreed and decided by and between the parties i.e. OWNERS and DEVELOPER that the DEVELOPER shall bear the cost for Installation of Transformer and cost for Electric Connection and the OWNERS shall not be liable to pay the same as per their share or proportionate cost of installation of Transformer and/or cost of Electric Connection

7. That the OWNERS do hereby authorize and empower the Developer to construct building on the "Schedule property" as per sanctioned plan and in compliance of the other statutory provisions to be obtained by the Developer entirely at its own costs and expenses and to do all other and/or further allied, incidental and consequential works in connection with the proposed building and the said premises/land.

8. That the Developer shall have the right to engage Architects, contractor, qualified Engineers, Supervisors and right to enter into contracts entirely at his own cost, risk and expenses or construct the building on the "Schedule property" which shall entirely be remain under the exclusive physical control and possession of the Developer, till the completion of the construction process.

6
Pradip Kumar Shaha
Rashmi Shaha

RSV CONSTRUCTION
Vedangsh Shaha
Partner

11. That the Developer shall comply with the building rules and/or other regulations of all the concerned authorities and shall confirm to and strictly abide by the provisions or any bye-laws or rules for the time being in force and will keep the OWNERS absolutely indemnified against all fines, penalties and losses incurred by reason of breach of any such bye-laws rules and regulations etc.
12. The OWNERS give license and permission to the DEVELOPER to enter upon the schedule property with full right and authority to commence, carry on and complete development work in accordance with the permission and agreement herein mentioned.
13. That the Developer having financial resources at his disposal shall at its own costs and expenses provide all bricks, cement, stones tiles slates lime iron timber and glass and all other materials/building materials of standard quality for the purpose of completing the said building according to the sanctioned plan and shall entirely bear all expenses to be incurred payment of labour and other charges.
14. That the OWNERS shall render all moral assistance to the DEVELOPER during the period of construction to facilitate the smooth carrying out of the aforesaid construction work uninterruptedly.
15. That the OWNERS shall not be liable and responsible in case the DEVELOPER fails to comply with any statutory rules and regulations in respect of the construction and allied works or deviate from the sanctioned plan issued by the Purulia Municipality in respect of Construction of the multistoried commercial cum residential building (B + G + 4) over the 'Schedule Property'.
16. After execution of this the instant Deed of agreement and caused it to be registered the DEVELOPER shall from time to time keep the OWNERS through OWNER NO. 1 constantly informed regarding the progress of the construction work.
17. That the OWNERS hereby authorize and empower the DEVELOPER to receive sale proceeds and/or consideration money and/or part of consideration money for sale of the UNIT of multistoried commercial cum residential building (B + G + 4) and after execution and registration of the Deed of Sale and/or Instrument shall pay the same to the OWNERS as per their share as stated herein above by Bank at earliest opportunity preferably within seven days from the date of registration of the Deed of Sale and/or Instrument.
18. That the OWNERS hereby undertake not to raise any unreasonable objection or create any irrelevant interference or interruption during the period of this agreement and while the Developer will be lawfully going on with the works of construction in proper manner with standard materials.
19. That the OWNERS undertake as to sign on all papers or documents required for modification or specification in the plan for facilitating the lawful and proper construction and will have no right to raise any unreasonable objection in this matter and for this purpose the OWNERS shall delegate appropriate authority/power to their attorney.
20. That it is hereby recorded that the Developer shall have the right to arrange proposed purchasers /customers of the UNITS of the building and finalize the same at his option subject to finalize the value and/or consideration money and/or required earnest money with the OWNERS.

Prabhu Kumar Shah
Rashmi Shah

RSV CONSTRUCTION
Vedangth Shah
Partner

It is the intention of the parties that either of the parties shall not raise any unreasonable and/or irrational demand or put proposal in course of settlement or finalize consideration money or earnest money. It is also intention of the parties that if any differences arose between the parties in course of finalize the consideration money in that event the higher value proposed by the party of this deed shall be final.

21. That the parties hereto have entered into this agreement purely for the purpose of construction of the said multistoried building over the "Schedule property" and nothing contained herein shall be deemed to the construct as partnership between the parties in any manner whatsoever.

24. That the Developer shall lawfully complete the entire constructional and allied work within the time limit of Three Year from the date of execution and registration of this agreement. The Developer may be further allotted a grace period of One Year and within which time it shall compulsorily complete the entire construction process and on failure of the Developer to complete construction within this period unless prevented by *vis major* and/or social and/or political disturbance and/or natural calamity the OWNERS at their option may rescind this agreement.

25. Notwithstanding anything contained in proceeding clause with regards to time limit the same can reasonably be extended in case of any calamity or natural disaster beyond the control of the Developer.

26. That if the Developer performs its part of the contract, then the OWNERS shall have no right to cancel this agreement under any circumstances whatsoever and the term conditions stipulations and restriction contained herein shall be binding upon all the heirs/successors of the OWNERS in case of the death.

28. That the OWNERS will pay arrears of municipal taxes in respect of the said premises up to the date of execution and registration of this agreement and thereafter the taxes and other statutory imposition shall be proportionately shared between the OWNERS and DEVELOPER.

29. That if the before completion of the construction but after the construction is made or raised or is in progress the said property or any part thereof is effected by any notice or notices of requisition or assignment of the government or any public body and is intended so to be acquired by the government or any public body for public purpose at any time, then the Developer will at his option, shall be entitled to rescind this agreement and in that out of the compensation amount OWNERS shall be entitled to the value of land plus other benefits attached to the land and the DEVELOPER shall be entitled to the value of constructed area plus other benefits attached to the constructed area.

31. That the OWNERS agree to indemnify the Developer against all actions, suits, proceedings and claims that may arise out of the title of the OWNERS over the said property.

32. That either of the Parties shall not be entitle to sign and /or transfer this agreement to any other person firm/ or corporation body and the OWNERS shall not be entitled to transfer the "Schedule property" to any other person firm/ or corporation body in any manner and in any form.

Rashmi Kumar Shah
Rashmi Shah

RSV CONSTRUCTION
Vedant Shah
(Partner)

33. That the Developer shall take all necessary permission from each and every department including Income Tax Department at his own cost and expenses and the parties shall be liable for payments of taxes in respect of their share after completion of the new building.

34. That the OWNERS hereby agree and confirm that the OWNERS herein shall execute and convey all such deeds documents, conveyance without any objection in favour of the intending or prospective purchaser/purchasers of the proposed building to be constructed by the Developers or admit execution of the deed in the jurisdiction office of the registered herein the Developer shall act as a confirming party.

35. That the Developer shall at his own cost and expense and without creating any financial or other liability of the OWNERS, construct and complete the building and various unit and /or apartments therein in accordance with building plan.

36. That the DEVELOPER before entering into the Schedule property for developing the property by erecting building therein, shall make proper arrangement and shall take all necessary steps to that effect. It is specifically mentioned here that both the parties mutually and voluntarily agreed that neither of the parties is Consumer of the other and either of the parties of this Deed shall not be entitled to lay their claim/grievances being the Consumer of other. It may be noted here that the word "Consumer" shall mean under the context of Consumer Protection Act in force or such other law in that regard if the Consumer Protection Act substituted or repealed.

37. That it is hereby mutually agreed and decided that if any dispute crops up in between the OWNERS and DEVELOPER, in that event dispute to be reconciled amicably and if amicable reconciliation failed the parties mutually appoint such person or persons for reconciliation.

38. That the OWNERS hereby declare –

- (a) That the OWNERS are entitled to enter into this agreement with the DEVELOPER and they have full right and absolute authority to sign and execute the same.
- (b) That the OWNERS shall not agree, commit or contract or entered into any agreement for sale or lease of the schedule property or any part thereof to any person or persons other than the DEVELOPER and that they have not created any mortgage, charge or any other encumbrances on the Schedule property as mentioned till this date of Agreement and also will not enter in to such agreement so long the agreement will be in existence.
- (c) That the OWNERS have not done any act, deed, matter or thing whereby or by reason whereof, the development of the schedule property and/or any part of the same may be prevented or affected in any manner whatsoever.

Rabon Kumar Shah

Rashmi Shah

RSV CONSTRUCTION

Vedant Shah
Partner**SCHEDULE**

District Purulia, P. S. Purulia (SADAR), Mouza Nadiha, J. L. No. 292/3, Municipal Ward No. 6, by the side of Chaibasa Raod, Holding No. 75A & 77A, R. S. Khatian No. 835, R. S./L. R. 2455 (part) 00 Cotthas 04 Chhatak and R. S. /L. R. Plot No. 2457 measuring an area of 09 Cottahs 07 Chhataks, present classification Flat, recorded under L. R. Khatian No. 7144 and 7145.
Total area 09 Cotthas and 11 Chhataks.

Bounded by :

North – Smt. Surama Sen,

South – 13 feet wide Road,

East – Pond locally known as Bibir Bandh.

West – Chaibasa Road,

Specification of the materials to be used for construction of Multistoried Building.**BUILDING**

R. C. C. framed multistoried building with ISI Mark iron-rods and Cement.

WALLS

Standard quality and size of Bricks – 1st class *CHIMNI* and/or Fly Ass hollow brick.

WINDOW –

Standard quality of Alluminium Sliding window with integrated grills painted with Synthetic enamel paint and 3 mm glass.

DOORS –

Wooden frames and solid flash door shutters with outside teak and knight latch on main Door.

FLOORING –

Fully Coloured floor tiles. Only Bath Room & Kitchen use Ceramic anti skit tiles.

WATER ARRANGEMENT –

Municipality/PHE supply water shall be stored into underground reservoir and shall be pumped into overhead tank of the building as well as Bore-Well. Water pipes will be of ISI Mark.

KITCHEN –

Black Stone Slab Platform. Sink made of Black Stone / Marble Stone with 2 feet wall tiles on the kitchen platform.

TOILETS –

Toilets of Indian white coloured pan (Branded) white Basin (Branded) shower 6 feet high, white glaze tiles. All ISI mark pipes (conseal) & CP fittings will provide ESSCO.

ELECTRICITY –

Fuly concealed wiring of two light points, one Fan point, one plug point and two light points in each bedrooms. Three light points and two plug points in living room and dinning room. One TV connection point and one Freeze connection point. Electric cables, switches, MCB will be of ISI Mark.

STAIR CASE / LANDING –

Kota stones with Lift Facility.

ROOF –

Covered with shed to reduce heat.

RSV CONSTRUCTIO
 Vedangsh Shah
 (Partner)

The writings of this deed read over and explained to the parties and IN WITNESS WHEREOF the parties after understanding the meaning and purports of the writings of this deed voluntarily and out of their free will executed these presents on this 8th day of February 2024 (English Calendar) in presence of their witnesses.

SIGNATURE OF OWNERS

Prabir Kumar Shah
 Rashmi Shah

WITNESSES:

① Purnika Devi Suhasaria

W/O - Lt. Jugal Kishore Suhasaria

Upen Babu Lane

Post Dist. & PS - Purulia (W.B.)

UID → 4738 6817 9467

② Priti Sal.

W/O - Dinesh Kumar Sal.

Upen Babu Lane

Post Dist. & PS - Purulia (W.B.)

SIGNATURE OF DEVELOPER

RSV CONSTRUCTIO
 Vedangsh Shah
 Partner

WITNESS

Drafted by

Goutam Pandey

Goutam Pandey (deed writer)

At Purulia

Licence no. 111/Purulia

Photo with Signature & Finger's impression of the Parties

 <i>Prabin Kumar Shukla</i>					
	Left Hand				
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					
	Right Hand				
 <i>Rashmi Shah</i>					
	Left Hand				
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					
	Right Hand				
 <i>Vedant Shukla</i>					
	Left Hand				
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					
	Right Hand				

Prabin Kumar Shukla

Rashmi Shah

RSV CONSTRUCTION
Vedant Shukla

Partner









Government of West Bengal

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

OFFICE OF THE A.D.S.R. PURULIA, District Name :Purulia

Signature / LTI Sheet of Query No/Year 14022000280953/2024

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Prabin Kumar Shah Sadar Para Upen Babu Lane, Purulia Municipal Ward No 3, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Land Lord			Prabin Kumar Shah 08/02/2024
2	Mr Rashmi Shah Sadar Para Upen Babu Lane, Purulia Municipal Ward No 3, City:- Purulia, P.O:- Purulia, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101	Land Lord			Rashmi Shah 8.2.24.
3	Mr Vedansh Shah Sadar Para Upen Babu Lane, Purulia Municipal Ward No 3, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Represent ative of Developer [RSV CONSTR UCTION]			Vedansh Shah 08/02/2024

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Pushpa Devi Suhasaria Wife of Late Jugal Kishore Suhasaria Upen Babu Lane, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101	Mr Prabin Kumar Shah, Mr Rashmi Shah, Mr Vedansh Shah			 8/2/24

(Ruhul Amin)

ADDITIONAL DISTRICT
SUB-REGISTRAROFFICE OF THE A.D.S.R.
PURULIA

Purulia, West Bengal



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



192023240376465298

GRN Details

GRN:	192023240376465298	Payment Mode:	SBI Epay
GRN Date:	08/02/2024 16:53:52	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7246986171629	BRN Date:	08/02/2024 16:54:17
Gateway Ref ID:	CHO9929160	Method:	State Bank of India NB
GRIPS Payment ID:	080220242037646528	Payment Init. Date:	08/02/2024 16:53:52
Payment Status:	Successful	Payment Ref. No:	2000280953/7/2024
			[Query No*/Query Year]

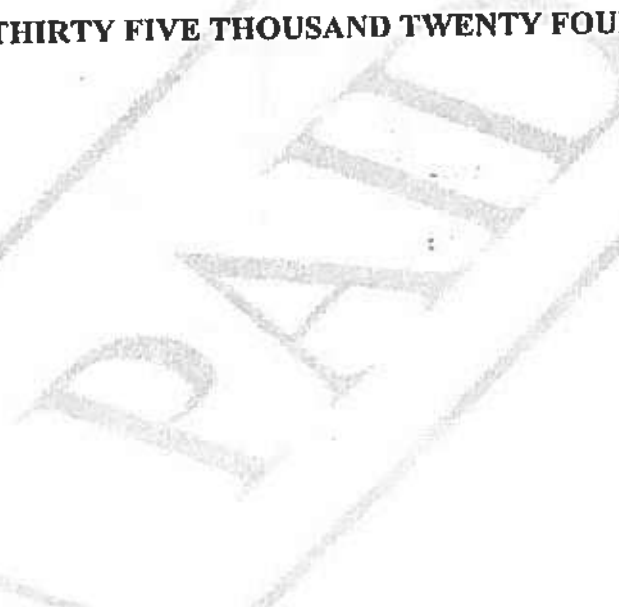
Depositor Details

Depositor's Name:	Mr VEDANSH SHAH
Address:	SADAR PARA, UPEN BABU LANE, PURULIA , WARD NO. 3, P.O.- PURULIA, P.S.- PURULIA TOWN, DIST.- PURULIA
Mobile:	9232663903
Period From (dd/mm/yyyy):	08/02/2024
Period To (dd/mm/yyyy):	08/02/2024
Payment Ref ID:	2000280953/7/2024
Dept Ref ID/DRN:	2000280953/7/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000280953/7/2024	Property Registration- Stamp duty	0030-02-103-003-02	35010
2	2000280953/7/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	35024

IN WORDS: THIRTY FIVE THOUSAND TWENTY FOUR ONLY.



Major Information of the Deed

Deed No :	I-1402-00709/2024	Date of Registration	15/02/2024
Query No / Year	1402-2000280953/2024	Office where deed is registered	
Query Date	31/01/2024 5:17:40 PM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Goutam Pandey Sarkar Para, Purulia, Thana : Purulia Town, District : Purulia, WEST BENGAL, Mobile No. : 9232683903, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 1,83,09,371/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Chaibasa Road, Road Zone : (Digudi More -- Nadiha Post Office) , Mouza: Nadiha, , Ward No: 6, Holding No:75A 77 A JI No: 3, Pin Code : 723102

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2455	RS-835	Commercial	Bastu	4 Chatak	4,72,500/-	Property is on Road Adjacent to Metal Road,

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Chaibasa Road, Road Zone : (Digudi More -- Nadiha Post Office) , Mouza: Nadiha, , Ward No: 6, Holding No:75A 77A JI No: 3, Pin Code : 723102

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-2457	RS-835	Commercial	Bastu	9 Katha 7 Chatak	1,78,36,871/-	Property is on Road Adjacent to Metal Road,
Grand Total :				15.9844Dec	0 /-	183,09,371 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Prabin Kumar Shah (Presentant) Son of Late Sawarmall Shah Sadar Para Upen Babu Lane, Purulia Municipal Ward No 3, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: abxxxxx7e, Aadhaar No: 67xxxxxxxx6243, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence

2	Mr Rashmi Shah Son of Mr Prabin Kumar Shah Sadar Para Upen Babu Lane, Purulia Municipal Ward No 3, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxx1p, Aadhaar No: 70xxxxxxx2171, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 . Adm/lted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Pvt. Residence
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Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RSV CONSTRUCTION L Dey Road, Opposite Gymnastic Club, Nadiha, Purulia Municipal Ward No 6, City:- Purulia, P.O:- Purulia, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102 , PAN No.:: abxxxxx8q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Vedansh Shah Son of Mr Prabin Kumar Shah Sadar Para Upen Babu Lane, Purulia Municipal Ward No 3, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ayxxxxx9r, Aadhaar No: 55xxxxxxx2061 Status : Representative, Representative of : RSV CONSTRUCTION (as Partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pushpa Devi Suhasaria Wife of Late Jugal Kishore Suhasaria Upen Babu Lane, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101			
Identifier Of Mr Prabin Kumar Shah, Mr Rashmi Shah, Mr Vedansh Shah			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Prabin Kumar Shah	RSV CONSTRUCTION-0.20625 Dec
2	Mr Rashmi Shah	RSV CONSTRUCTION-0.20625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Prabin Kumar Shah	RSV CONSTRUCTION-7.78594 Dec
2	Mr Rashmi Shah	RSV CONSTRUCTION-7.78594 Dec

Endorsement For Deed Number : I - 140200709 / 2024

On 31-01-2024

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,83,09,371/-



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

On 08-02-2024

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

Presented for registration at 19:15 hrs on 08-02-2024, at the Private residence by Mr Prabin Kumar Shah , one of the Executants.

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

Execution is admitted on 08/02/2024 by 1. Mr Prabin Kumar Shah, Son of Late Sawarmall Shah, Sadar Para Upen Babu Lane, Purulia Municipal Ward No 3, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 2. Mr Rashmi Shah, Son of Mr Prabin Kumar Shah, Sadar Para Upen Babu Lane, Purulia Municipal Ward No 3, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business

Indetified by Mr Pushpa Devi Suhasaria, , , Wife of Late Jugal Kishore Suhasaria, Upen Babu Lane, Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession House wife

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

Execution is admitted on 08-02-2024 by Mr Vedansh Shah, Partners, RSV CONSTRUCTION (Partnership Firm), L Dey Road, Opposite Gymnastic Club, Nadiha, Purulia Municipal Ward No 6, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102

Indetified by Mr Pushpa Devi Suhasaria, , , Wife of Late Jugal Kishore Suhasaria, Upen Babu Lane, Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession House wife



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

On 15-02-2024

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/02/2024 4:54PM with Govt. Ref. No: 192023240376465298 on 08-02-2024, Amount Rs: 14/-, Bank: SBI EPay (SBIEPay), Ref. No. 7246986171629 on 08-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,010/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 32909, Amount: Rs.5,000.00/-, Date of Purchase: 08/02/2024, Vendor name: Pranab Kumar Mandal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/02/2024 4:54PM with Govt. Ref. No: 192023240376465296 on 08-02-2024, Amount Rs: 35,010/-, Bank: SBI EPay (SBlePay), Ref. No. 7246986171629 on 08-02-2024, Head of Account 0030-02-103-003-02



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1402-2024, Page from 13720 to 13739
being No 140200709 for the year 2024.**



Kaushik Ray

Digitally signed by KAUSHIK RAY
Date: 2024.02.20 15:43:52 +05:30
Reason: Digital Signing of Deed.

**(Kaushik Ray) 20/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.**