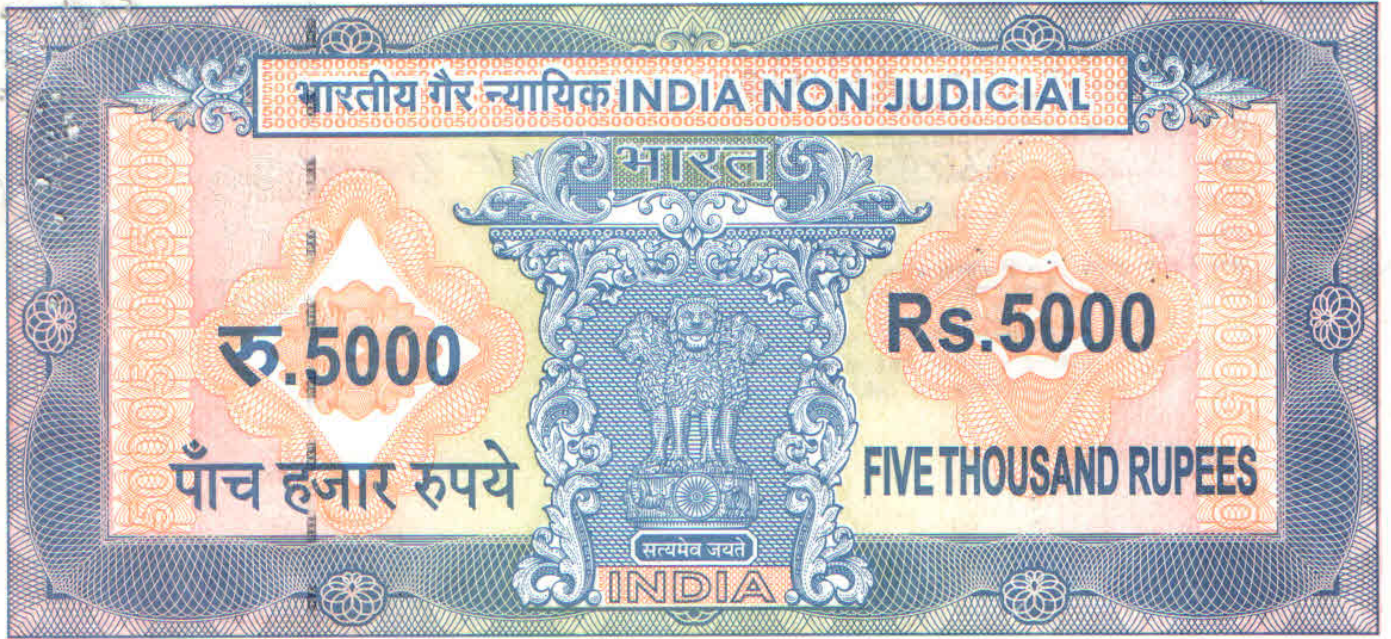


4188/2021

I-4298/21



अष्टिमबङ्ग पश्चिमबंगाल WEST BENGAL

G 718084

2002304383/21
 GEN: 1920-2122-0109790241

9/11/21
 1:30 pm

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

Addl. Dist. Sub-Registrar
 Kulti, Paschim Bardhaman

Hari Sachdev majer

SHIVDANI BUSINESS PRIVATE LIMITED.
 Director

Shri Satish Kumar

SHIVDANI BUSINESS PRIVATE LIMITED.
 Director

Muzari Bhowan

2002304383

Query No. 2002217044/2021

10 9 NOV 2021

AGREEMENT FOR DEVELOPMENT AND CONSTRUCTION OF MULTI STORIED BUILDING.

THIS Agreement for Development and Construction of Multi Storied Building is made on this the 29th day of October 2021.

BY AND BETWEEN

COURT FEE
 Rs. 0; Rs. 10; Rs. 20

23

Hari Sadhan Majee

SHIVDANI BUSINESS PRIVATE LIMITED.

SHRI RAM BURMAN,

Director

SHIVDANI BUSINESS PRIVATE LIMITED.

Murari Burman

Director

✓
SRI HARI SADHAN MAJEE (PAN :- ADQPM7783B & Aadhaar No. 513525456716), son of ^{Lt.} Sasthi Pada Majee, by faith Hindu, by occupation- others, sex-male, resident of New Road, Neamatpur, P.O.Sitampur, P.S. Kulti, Pin-713359, Dist- Paschim Bardhaman, W.B., hereinafter called the **FIRST PARTY/OWNER** (which expression shall unless excluded by or repugnant to the context include his heirs, legal representatives, successors, administrators and assigns) of the ONE PART.

AND

SHIVDANI BUSINESS PRIVATE LIMITED (PAN :- ABFCS8764C) being a Company, having its Registered Office at Ground Floor, Shivdani Apartment, 1 No. Mohishila Colony, Asansol, P.O. Asansol, P.S. Asansol (S) Dist. Paschim Bardhaman (W.B), Pin. 713303, represented by its Directors namely ^{EE} (1) **SHRI RAM BURMAN** (PAN :- DHWPB4054D) & (Aadhar No. 560085151250) and ^{EE} (2) **SRI MURARI BURMAN** (PAN :- ASAPB1346A) & (Aadhaar No. 736382875343) Both are sons of Late Shivdani Burman, citizen of India, both by faith Hindu, both by occupation Business, both are resident of J.K Nagar, Munda Para, Bidhan Bag, P.O. Jemari, P.S. Raniganj, Dist. Paschim Bardhaman (W.B) hereinafter called the **SECOND PARTY/ DEVELOPER**. (which expression shall unless excluded by or repugnant to the context include its/their heirs, legal representatives, successors, administrators and assigns) of the OTHER PART. PIN:- 713337

WHEREAS the land or immovable property comprised in L.R. Khatian No-1136, R.S & L.R Plots No. 37, area-7 decimal, within Mouza Neamatpur, J.L. No. 52, P.S. Kulti, Dist. Paschim Bardhaman originally belongs to Sri Hari Sadhan Majee, i.e.; the First party/Owner and his name

Hari Sachan rajya

SHIVDANI BUSINESS PRIVATE LIMITED.

SHR. RAMBLY RAMANI,

Director

SHIVDANI BUSINESS PRIVATE LIMITED.

Murari Bhatnagar

Director

stand recorded or published in the Settlement Record of Right in L.R. Porcha, the schedule property free from all liens, mortgages and or any encumbrances.

WHEREAS THE FIRST PARTY/OWNER is absolute owner of the schedule property and the same is free from all manners of defects or encumbrances.

AND WHEREAS the Second Party/Developer has vast experience in developing lands and construction of Multi-Storied building.

AND WHEREAS the First Party/ Owner has approached to the Second party/Developer with an offer to develop the said land as per Plan Sanctioned by the owner for construction of a Multi-Storied building on the schedule property.

AND WHEREAS Second Party/Developer has agreed to construct/develop the said land of the owners after demolishing the existing structures thereon for the purpose of construction a Multi-Storied building with Apartments or Flats system with the object of selling such apartments or flats to the intending purchasers.

AND WHEREAS according to approached of the First Party/Owner, the Second Party/Developer accept the approached with some conditions.

AND WHEREAS the First Party/Owner has agreed to authorized the Second Party/Developer to the develop the said land mentioned in the

Hari Satham Raju

SHIVDANI BUSINESS PRIVATE LIMITED.

SHRI Ram Burman

Director

SHIVDANI BUSINESS PRIVATE LIMITED.

Murari Burman

Director

schedule for the purpose of construction a Multi-Storied building with the object of selling such apartments or flats to the intending purchasers.

AND WHEREAS the First Party/Owner agreed to provide all sorts of assistance to the Second Party/Developer by signing all papers and documents as and when required, in the manner of erection of such multi-storied building upon the schedule mentioned land by the Second Party/Developer.

AND WHEREAS both the parties enter into this Agreement on the following terms and conditions as mutually settled and decided between the parties which are to be strictly followed and observed by the parties.

AND WHEREAS in terms of such mutual agreement, the First Party/Owners engaged the Second party/Developer authorized to erect the said multi-storied building upon the schedule property.

AND WHEREAS with a view to enabling the Second Party/Developer to raise the said multi-storied building it has become necessary for the First Party/Owner to execute this document for mutual convenience appointing and SHIVDANI BUSINESS PRIVATE LIMITED, represented by its Directors, Viz, Shri Ram Burman & Sri Murari Burman to exercise the following powers in connection with the schedule mentioned land for the First Party/Owner, on his behalf in the matter of raising the said multi-storied building on the schedule property.

Hani Sachan *ogje*

SHIVDANI BUSINESS PRIVATE LIMITED.

SHRIRAM BANERJEE

Director

SHIVDANI BUSINESS PRIVATE LIMITED.

Murari Bhowan

Director

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS-

1. That the First Party/Owner with the execution of this Development & Construction Agreement engaged the Second party/Developer, so as to enable the Second Party/Developer to raise the proposed multi-storied building upon the said land comprising various self contained flats/shops/parking space etc.
2. That the Second Party/Developer shall raise/erect the said construction of the multi-storied building upon the schedule property mentioned in schedule below with the help of good quality of building materials at its own cost and expenses and by taking assistance of engineering expert and the Second party/Developer shall remain fully responsible and liable for any losses and damages caused in the said building at any time for any constructional defect. If any mishap be occurred at the time of construction of the said building, the Second Party/Developer shall remain liable for such accident/mishap and the First Party/Owner shall be in no way held responsible for the same.
3. That the Second party/Developer shall raise/erect the said construction of the proposed multi-storied building as per sanctioned building plan, also the Second Party/Developer prior to commencement of the said constructions shall get necessary renewal building plan if required, approved/sanctioned by the authority of Asansol Municipal Corporation or of any other authority by its own fund and thereafter erect the said multi-storied building in accordance with and in due compliance with the said sanctioned building plan as well as of the provisions of West Bengal Apartment (Regulation of Construction & Transfer) Act. 1972 and the rules

Heml Sakham Majhi

SHIVDANI BUSINESS PRIVATE LIMITED.

SHRI Rohan Bhatnagar

Director

SHIVDANI BUSINESS PRIVATE LIMITED.

Munari Bhatnagar

Director

framed there under. In this connection the First Party/Owner shall provide all sorts of assistance to the Second Party/Developer by signing all necessary papers, documents, plan, application, forms etc as and when required.

4. That the First Party/Owner would hand over vacant possession of the said land and existing building to the Second Party/Developer and entrust the work and the right to develop the said property.
5. That the First Party/Owner hereby gives license and permission to the Second party/Developer to enter upon the land with full right and authority with men and materials to commence carry on and complete development and construction thereon of the multi-storied building in accordance with the sanctioned building plan.
6. That the First Party/Owner having agreed to entrust to the Second Party/Developer, the development of the said land and construction of the said multi-storied building on and over the schedule property mentioned in schedule below and in connection herewith, authorizing the Second Party to exercise the rights, power, privileges on behalf of the First Party/Owner on the basis of this Agreement for construction executed by the First Party/Owner in favour of the Second Party/Developer after mutual understanding, the Second party/Developer paid total amount of Rs.50,00,000/- (Rupees Fifty Lakhs) only on entire property to the First Party/Owner of the schedule land/property.

Heml Sachan Majhi

SHIVDANI BUSINESS PRIVATE LIMITED.

S H R I R A M B H A R A

Director

SHIVDANI BUSINESS PRIVATE LIMITED.

Murari Bismah

Director

Be it mentioned herein that the amount of Rs. 50,00,000/- (Rupees Fifty Lakhs) given by the Second Party to the First Party are as follows-

A sum of Rs.1,50,000/- (Rupees one lakh fifty thousand) paid in cheque being cheque no. 656883 dated. 28/10/2021 of Indian Bank, Asansol Branch the time of registration of this Agreement. ✓

A sum of Rs.11,00,000/- (Rupees eleven lakhs) paid after 6 (six) months from the date of Sanctioned of building plan. (1st 25% out of total amount completed)

A sum of Rs.12,50,000/- (Rupees twelve lakhs fifty thousand), the 2nd 25% of the total aforesaid amount paid after 12 (twelve) months from the date of Sanctioned of building plan.

A sum of Rs.25,00,000/- (Rupees twenty five lakhs), the rest and final amount paid within or before 18 (eighteen) months from the date of Sanctioned of building plan. ✓

7. The First Party/Developer has also agreed and covenanted to allot/provide to the first party/owner the following contents.

- (i) One four wheeler garage in common parking area to the First Party/Owner in ground floor of the said proposed building/apartment mentioned in schedule 'B' below to be constructed as per specification given below by the Second Party/Developer at its own cost and expenses, project will be completed within thirty six months from the date of hand over the possession of the schedule land. ✓

Hani Sachan rajje

SHIVDANI BUSINESS PRIVATE LIMITED.

SHR. RAM Bhusan,

Director

SHIVDANI BUSINESS PRIVATE LIMITED.

Murari Bhusan

Director

9. That the Second Party/Developer shall be responsible for any construction raised/made illegally in deviation of the site plan or of the building plan or of the said Act and the First Party/Owners shall have nothing to do with the same.
10. That the second party/developer shall have right to sell and transfer all flats/shops/parking space etc. of the said proposed multi-storied building to the intending purchasers/transferees at such price or prices as will be settled between the Second Party and the intending purchasers/transferees and the Second Party/Developer shall have the absolute right to collect/receive/enjoy and appropriate the entire sale proceeds/consideration money advance money etc. thereof exclusively and the First Party/Owner shall have no right to claim any share in said amount/s accrued from such sale/advance.
11. That the Second Party/Developer shall take all steps and measures for having electric meter, line, connection and municipal water connection in the said proposed multi-storied building from the authority concerned.
12. That the Second Party/Developer shall complete the constructions of the said multi-storied building within 36 (thirty six) months from the date of handover the possession.
13. That the First Party/Owner shall pay and clear all arrear of Govt. Rent (Khajna) electric bill, Municipal Tax, etc. upon signing of this document.
14. That the Second Party/Developer shall have every right to receive loan from any Govt. Semi-Govt., Financial Institution, Bank Invest Company,

Hani Sachan *ogje*

SHIVDANI BUSINESS PRIVATE LIMITED.

SHRIRAM BHOWMIR

Director

SHIVDANI BUSINESS PRIVATE LIMITED.

Murari Bhowm

Director

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS-

1. That the First Party/Owner with the execution of this Development & Construction Agreement engaged the Second party/Developer, so as to enable the Second Party/Developer to raise the proposed multi-storied building upon the said land comprising various self contained flats/shops/parking space etc.
2. That the Second Party/Developer shall raise/erect the said construction of the multi-storied building upon the schedule property mentioned in schedule below with the help of good quality of building materials at its own cost and expenses and by taking assistance of engineering expert and the Second party/Developer shall remain fully responsible and liable for any losses and damages caused in the said building at any time for any constructional defect. If any mishap be occurred at the time of construction of the said building, the Second Party/Developer shall remain liable for such accident/mishap and the First Party/Owner shall be in no way held responsible for the same.
3. That the Second party/Developer shall raise/erect the said construction of the proposed multi-storied building as per sanctioned building plan, also the Second Party/Developer prior to commencement of the said constructions shall get necessary renewal building plan if required, approved/sanctioned by the authority of Asansol Municipal Corporation or of any other authority by its own fund and thereafter erect the said multi-storied building in accordance with and in due compliance with the said sanctioned building plan as well as of the provisions of West Bengal Apartment (Regulation of Construction & Transfer) Act. 1972 and the rules

Hem Sachan Majhi

SHIVDANI BUSINESS PRIVATE LIMITED.

SHELA BUDHRA

Director

SHIVDANI BUSINESS PRIVATE LIMITED.

Murari Budhwan

Director

- c) That the SECOND PARTY/DEVELOPER shall bear all the cost and expenditure towards the payment of private security agency for adequately securing the building materials, things and goods lying upon the schedule property and belonging to the Developers from commencement till the completion other entire project.
- d) That the cost and expenditure in respect of the building security and for regular maintenance of septic Tanks, underground water reservoir, overhead tank, sewerage, drain pipe and water pipes or other plumbing's shall be borne by the SECOND PARTY/DEVELOPER till the completion of the entire project and thereafter such recurring costs and expenditure shall be proportionately shared by all the owners, occupiers of the building or the Association/Society of the building, whensoever formed, including the Owners and the Developer, in respect of the portions of the building they will occupy.
- e) That all common space, passages, pathways, stair- case, underground water reservoir, overhead tank, shall be jointly used by the SECOND PARTY/DEVELOPER and/or by the people lawfully occupying and possessing the residential cum commercial Apartment/Building.
- i. That the common vacant land left by the owner and Developer is completely non saleable property. No one can sale or purchase the same.
- f) That the first party/Owner shall render and extend all sorts of co-operation and assistance to the SECOND PARTY/DEVELOPER in the matter or in course of commencement, progress of the construction of residential cum

Hami Sachan Majhi

SHIVDANI BUSINESS PRIVATE LIMITED.

SHIVDANI BUSINESS PRIVATE LIMITED.

Director

SHIVDANI BUSINESS PRIVATE LIMITED.

Murari Biswas

Director

commercial Apartment/building in and upon the schedule mentioned property.

- g) That the FIRST PARTY/OWNER shall not interfere with the construction work being execute by the SECOND PARTY/DEVELOPER, provided by second party use "A" one grade building materials for the construction and best workmanship.
- h) That the both parties shall be entitled to enter into agreement/s for sale with their prospective purchaser/s in respect of any unit or residential Flat and commercial or semi-commercial units of the proposed Multi- storied building (taking under their allocation) an accept all the advance/earnest money towards the consideration price and shall give effectual discharge for the same unto its intending purchaser/s.
- i) That this agreement shall remain in full force unless it is rescinded, altered modified or extended by mutual deliberation of both the parties, however if any modification or addition or alteration is made the same shall be valid only when it is in written form and signed by both parties to this deed.
- j) That each of the party to this deed shall be entitled to specific performance of act in accordance to the terms, conditions or stipulations made or that has been recorded in conformity to the recital made herein above and both of the parties shall be civilly liable, in terms of this agreement, within the jurisdiction of the Courts at Asansol, Dist. Paschim Bardhaman.
- k) That this deed constitutes legal, valid and binding obligations on the part of both the parties and their respective heirs, successors or survivors and it

Hemant Sachdev

SHIVDANI BUSINESS PRIVATE LIMITED

SHRUTI BUDHIA

Director

SHIVDANI BUSINESS PRIVATE LIMITED

Muskan Budhia

Director

further constitute the entire agreement between the parties named above and it revokes and cancels all previous discussions etc, between the parties, if any, concerning the matters contained herein, whether written, oral or implied AND this agreement shall be equally binding upon the legal heirs and successors or assigns of both the parties to this Deed.

Be it mentioned here that the first party/owner of the property shall have the occupancy one four wheeler parking space in the ground floor out of the entire property mentioned in the schedule and the principal owner does here by decline to make any further claim in respect of right of easement or roof right and the owner/first party does have empower the attorney/Developer to sell the rest constructed area along with the parking space, shop, Flat within the said multi-storied building which shall remain unhindered by the principal owner.

SCHEDULE PROPERTY ABOVE REFERRED TO

Within the District of Paschim Bardhaman, Sub-Division and Addl. Dist. Sub-Registry office Kulti, P.S. Kulti, **Mouza – Neamatpur**, ward No. 61 under Asansol Municipal Corporation, J.L. No. 52, ALL THAT landed property, measuring an area **7 (seven) decimals** bearing under L.R Khatian No. 1936, R.S & L.R Plot No. **37 (Thirty seven)**, classification of land – **Baid, Proposed land used for Vastu.**

The aforesaid property is its entirety is bounded in the following manner :-

On the North :-	House of Subal Chandra Majee & others
On the South :-	Land of Goutam Chakraborty & Brothers
On the East :-	Land of Mathur Chandra Majee
On the West :-	Road

IN WITNESS WHEREOF both the parties put their signatures to this Deed of Agreement on the date, month and year written and the outset.

WITNESSES-

1. Santosh Singh
S/o. Dwarika Singh
Gospalpur
PO+PS- Asansol
713354
Paschim Bardhaman

2. Tapan vs Acharyu
S/o Late. S.K. Acharyu
Soipur Road Kulti
Kulti. Dist-P. Bardhaman.
PIN- 71343.

Hari Sacham Majee

Signature of the First Party/Owners/Executants

SHIVDANI BUSINESS PRIVATE LIMITED.

SHRI RAO BURMAN,

Director

SHIVDANI BUSINESS PRIVATE LIMITED.

Mwari Burman

Director

Signature of the Second Party/Developer/Attorney

NOTE:- In this Deed Query no. has been wrongly written so I have change New Query.

Drafted and prepared by me.

Rajesh vs. Shukla

Advocate

Asansol Court

WA/357/12

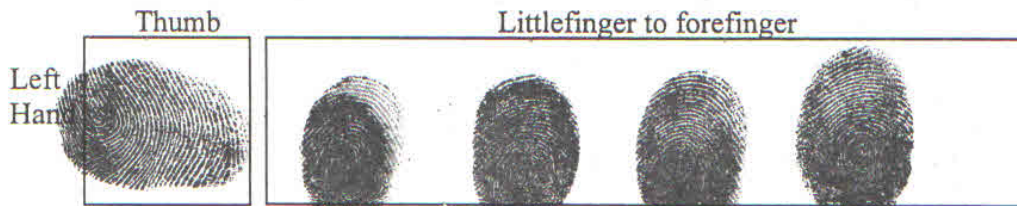
Hari Sacham Majee



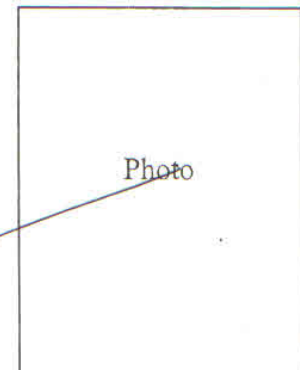
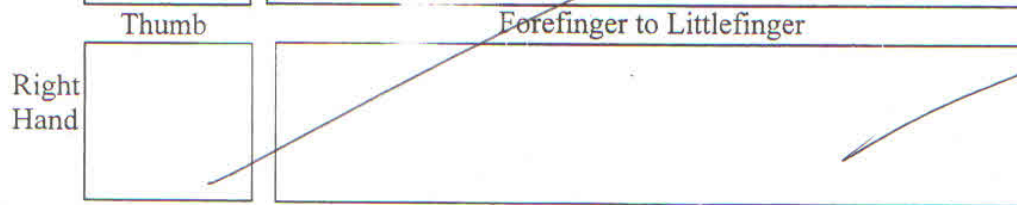
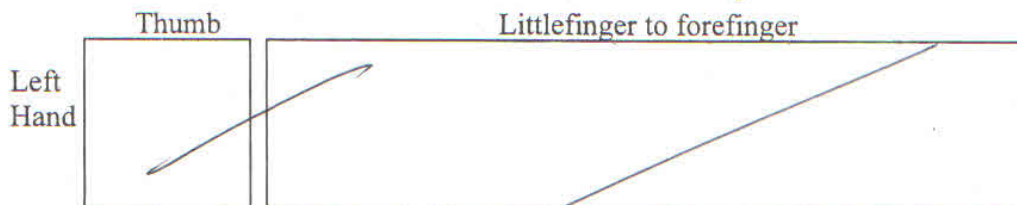
Finger Print attested by me : SHRI RAM BHUSAN



Finger Print attested by me : Mucari Bwiman



Finger Print attested by me : Hami Sadham majee



Finger Print attested by me :



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

GRN Details

GRN: 192021220109790241 **Payment Mode:** Online Payment
GRN Date: 09/11/2021 10:11:38 **Bank/Gateway:** State Bank of India
BRN : IK0BJEQBK1 **BRN Date:** 09/11/2021 10:11:42
Payment Status: Successful **Payment Ref. No:** 2002304383/2/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: R K SHARMA
Address: BURNPUR
Mobile: 7908682058
Contact No: 07908682058
Depositor Status: Advocate
Query No: 2002304383
Applicant's Name: Mr Rajesh Kumar Sharma
Identification No: 2002304383/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002304383/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2002304383/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	1521
Total				3542

IN WORDS: THREE THOUSAND FIVE HUNDRED FORTY TWO ONLY.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADQPM7783B



नाम /NAME

HARI SADHAN MAJEE

पिता का नाम /FATHER'S NAME

SASTHI PADA MAJEE

जन्म तिथि /DATE OF BIRTH

05-02-1968

हस्ताक्षर /SIGNATURE

Hari Sadhan Majee

RB Mas

आयकर आयुक्त, प.बं.-II

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

Hari Sadhan Majee



भारत सरकार
GOVERNMENT OF INDIA



मंतोष सिंह
Santosh Singh
जन्म तिथि/ DOB: 09/02/1979
पुरुष / MALE



8863 8529 9979

Santosh Singh



भारतीय विशिष्ट पहचान प्राधिकरण
AUTHORITY OF INDIA

पता:

आत्मज: द्वारका सिंह, एस-
12, सत्संग हाउसिंग
कॉम्प्लेक्स, गोपालपुर,
आसंसोल (एम कोर्प.),
बर्द्धमान,
वेस्ट बंगाल - 713304

Address:

S/O: Dwarka Singh, S-12,
SATSANG HOUSING COMPLEX,
GOPALPUR, Asansol (m Corp.),
Bardhaman,
West Bengal - 713304

8863 8529 9979



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABFCS8764C

नाम / Name	SHIVDANI BUSINESS PRIVATE LIMITED		
सिगमन/गठन की तारीख Date of Incorporation / Formation	09/04/2021		
			<p>Signature Not Verified</p> <p>Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance Date: 2021.04.09 12:03:25 GMT+05:30 Reason: NSDL ePAN Sign Location: Mumbai</p>

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करा के भुगतान, आकलन, कर मांग, देका बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आदान-प्रदान व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B) of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". स्थायी लेखा कार्ड में एन्हांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रोइड मोबाइल ऐप द्वारा पढ़नीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

SHIVDANI BUSINESS PRIVATE LIMITED.

Shai Ram Bhaman

Director

SHIVDANI BUSINESS PRIVATE LIMITED.

Muzari Bhaman

Director

SHIVDANI BUSINESS PRIVATE LIMITED.

Muzari Bhaman

Director

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DHWPB4054D

नाम / Name

SHRI RAM BURMAN

पिता का नाम / Father's Name

SHIVDANI BURMAN

जन्म की तारीख / Date of Birth

01/01/1987



हस्ताक्षर / Signature



04102017

SHRI RAM BURMAN

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MURARI BURMAN

SHIVDANI PRASAD BURMAN

09/05/1987

Permanent Account Number

ASAPB1346A

Signature



19122013

Murari Burman

 **भारत सरकार**
GOVERNMENT OF INDIA




শ্রী রাম বর্মন
Shri Ram Burman
জন্মতারিখ/ DOB: 01/01/1987
পুরুষ / MALE



5600 8515 1250

আধার-সাধারণ মানুষের অধিকার

SHRI RAM BURMAN

 **भारतीय विशिष्ट पहचान प्राधिकरण**
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: **Address:**
জে.কে.নগর মুন্ডা পাড়া, বিধান J.K.NAGAR MUNDA PARA, BIDHAN
বাগ, জেমারি (জ.কে. নগর BAG, Jemahari, Bardhaman,
টাউনশিপ) (সিটি), বর্ধমান, West Bengal - 713337
পশ্চিমবঙ্গ - 713337

5600 8515 1250

Aadhaar-Aam Admi ka Adhikar



भारत सरकार
Government of India



हरी साधन माजी
Hari Sadhan Majee
जन्म तिथि/ DOB: 05/02/1968
पुरुष / MALE



5135 2545 6716



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O सस्ती पद माजी, नई रोड
एनईएएमएटीपीयूआर,
केयूएलटीआई, औंडीहा, बर्द्धमान,
वेस्ट बंगाल - 713359

Address:
S/O Sasthi Pada Majee, NEW
ROAD NEAMATPUR, KULTI,
Amdiha, Barddhaman,
West Bengal - 713359

5135 2545 6716

मेरा आधार, मेरी पहचान



1947



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www.uidai.gov.in

Hari Sadhan Majee

Major Information of the Deed




Deed No :	I-2324-04298/2021	Date of Registration	09/11/2021
Query No / Year	2324-2002304383/2021	Office where deed is registered	
Query Date	08/11/2021 10:14:44 AM	2324-2002304383/2021	
Applicant Name, Address & Other Details	Rajesh Kumar Sharma Asansol Court,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 7908682058, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 1,50,000/-]		
Set Forth value	Market Value		
Rs. 50,00,000/-	Rs. 50,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 1,521/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: Chittaranjan Road, Mouza: Neamatpur, JI No: 52, Pin Code : 713359

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-37 (RS :-37)	LR-1936	Bastu	Baid	7 Dec	50,00,000/-	50,00,000/-	Width of Approach Road: 20 Ft.,
Grand Total :					7Dec	50,00,000 /-	50,00,000 /-	

Land Lord Details :



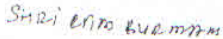



SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Hari Sadhan Majee (Presentant) Son of Late Sasthi Pada Majee Executed by: Self, Date of Execution: 29/10/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office			
		09/11/2021	LTI 09/11/2021	09/11/2021

New Road Neamatpur Kulti, City:- Kulti, P.O:- SITARAMPUR, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx3B, Aadhaar No: 51xxxxxxxx6716, Status :Individual, Executed by: Self, Date of Execution: 29/10/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Shivdani Business Private Limited Ground Floor Shivdani Apartment 1 No Mohishila Colony Murgasole, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 , PAN No.:: ABxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name Shri RAM BURMAN Son of Late SHIVDANI BURMAN Date of Execution - 29/10/2021, , Admitted by: Self, Date of Admission: 09/11/2021, Place of Admission of Execution: Office</p>			<p>Signature  09/11/2021</p>
<p>J.k Nagar Munda Para Bidhan Bag, City:- Raniganj, P.O:- Jemari, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713337, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DHxxxxxx4D, Aadhaar No: 56xxxxxxxx1250 Status : Representative, Representative of : Shivdani Business Private Limited (as DIRECTOR)</p>				
2	<p>Name Mr MURARI BURMAN Son of Late SHIVDANI BURMAN Date of Execution - 29/10/2021, , Admitted by: Self, Date of Admission: 09/11/2021, Place of Admission of Execution: Office</p>			<p>Signature  09/11/2021</p>
<p>J. K Nagar Munda Para Bidhan Bag, City:- Raniganj, P.O:- Jemari, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713337, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx6A, Aadhaar No: 73xxxxxxxx5343 Status : Representative, Representative of : Shivdani Business Private Limited (as DIRECTOR)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Santosh Singh Son of Mr Dwarka Singh Gopalpur, City:- Not Specified, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304			
	09/11/2021	09/11/2021	09/11/2021
Identifier Of Mr Hari Sadhan Majee, Shri RAM BURMAN, Mr MURARI BURMAN			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Hari Sadhan Majee	Shivdani Business Private Limited-7 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: Chittaranjan Road, Mouza: Neamatpur, JI No: 52, Pin Code : 713359

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 37, LR Khatian No:- 1936	Owner:হরিসাধন মাজি, Gurdian:স্বর্ভিষদ , Address:নিজ , Classification:বাইদ, Area:0.07000000 Acre,	Mr Hari Sadhan Majee

Endorsement For Deed Number : I - 232404298 / 2021

On 09-11-2021

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

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

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

Presented for registration at 13:30 hrs on 09-11-2021, at the Office of the A.D.S.R. KULTI by Mr Hari Sadhan Majee ,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 50,00,000/-

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

Execution is admitted on 09/11/2021 by Mr Hari Sadhan Majee, Son of Late Sasthi Pada Majee, New Road Neamatpur Kulti, P.O: SITARAMPUR, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by Profession Others

Indetified by Mr Santosh Singh, , , Son of Mr Dwarka Singh, Gopalpur, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

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

Execution is admitted on 09-11-2021 by Shri RAM BURMAN, DIRECTOR, Shivdani Business Private Limited (Private Limited Company), Ground Floor Shivdani Apartment 1 No Mohishila Colony Murgasole, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr Santosh Singh, , , Son of Mr Dwarka Singh, Gopalpur, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Execution is admitted on 09-11-2021 by Mr MURARI BURMAN, DIRECTOR, Shivdani Business Private Limited (Private Limited Company), Ground Floor Shivdani Apartment 1 No Mohishila Colony Murgasole, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303

Indetified by Mr Santosh Singh, , , Son of Mr Dwarka Singh, Gopalpur, P.O: Asansol, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,521/- (B = Rs 1,500/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2021 10:15AM with Govt. Ref. No: 192021220109790241 on 09-11-2021, Amount Rs: 1,521/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BJEQBK1 on 09-11-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 987, Amount: Rs.5,000/-, Date of Purchase: 26/10/2021, Vendor name: Ajit Kumar Mukherjee

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2021 10:15AM with Govt. Ref. No: 192021220109790241 on 09-11-2021, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BJEQBK1 on 09-11-2021, Head of Account 0030-02-103-003-02

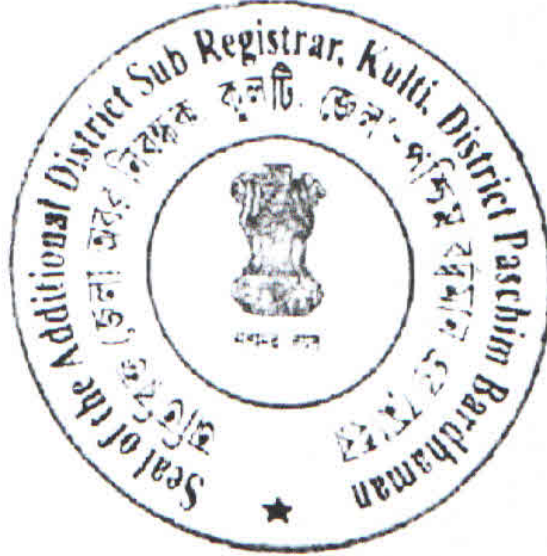
Tanmoy Sarkar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2324-2021, Page from 98857 to 98885

being No 232404298 for the year 2021.



Digitally signed by Tanmoy Sarkar
Date: 2021.11.09 17:38:59 +05:30
Reason: Digital Signing of Deed.

(Tanmoy Sarkar) 2021/11/09 05:38:59 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
West Bengal.

(This document is digitally signed.)