

P-7697/12



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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13.12.19
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Wherein that the Document
is Admitted to Registration the
Sign like Sheet and the End
asserted with the
Documents are the Part of the
Document

[Signature]
A. D. R. ...
...

17 DEC 2019

DEVELOPMENT AGREEMENT

This Development Agreement made on the day, month and year as written
below.

[Signature]

Contd. Page-02

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BETWEEN

[1] Mrs. JAYANTI CHOUDHURY [Pan No-AJJPC7276Q] [Aadhaar No-241135880296] daughter of Late Gopal Chandra Bhattacharjee, wife of Arup Choudhury, by occupation: Housewife by faith: Hindu, by nationality: Indian, permanently residing at 30/13 Secondary Road, A-Zone, P.O-Durgapur-4, P.S- Durgapur, Dist-Paschim Bardhaman, West Bengal.

[2] Mr. MANAB BHATTACHARYYA [Pan No- AEIIPB4045B] [Aadhaar No-695606881736] son of Late Gopal Chandra Bhattacharyya, by occupation: Service, by faith: Hindu, by nationality: Indian, residing at Vill-Tetikhola, P.O-Durgapur-12, P.S- Newtownship, Dist-Paschim Bardhaman, West Bengal.

{ Hereinafter referred to and called as "LANDOWNERS" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives and assigns) of the ONE PART.

AND

SHIVALIK BUILDERS & DEVELOPERS [Pan No-ADSF6838B] being a Partnership Firm, having its registered office at 3/36, Maxmullar Path, City Centre, P.O-Durgapur-16, P.S- Durgapur, Dist-Paschim Barddhaman, West Bengal represented by all of its Partners

[1] Mr. SURENDRANATH BANERJEE [Pan No-ARNPB6827G] [Aadhaar No-540740535337] son of Sri Chandranath Banerjee, by occupation: Business, by faith: Hindu, by nationality: Indian, residing at Gopalmath Punabandh Plot, P.O-Durgapur-17, P.S-Durgapur, Dist: Paschim Barddhaman, West Bengal.

[2] Mr. APURBA SHYAM [Pan No-BATPS2762K] [Aadhaar No-757869704771] son of Sri Narayan Chandra Shyam by faith-Hindu, By Occupation-Business by nationality: Indian, residing at Vill+P.O-Bamunara, Via Durgapur-12, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal .

[3] Mr. BISWAJIT ROY [Pan No-ANYPR6230L] [Aadhaar No-638051005555] on of Sri Kalidas Roy, by occupation: Business, by faith: Hindu, by nationality: Indian, residing at 15/28, Nagarjun Road, B-Zone, P.O-Durgapur-5, P.S-Durgapur, Dist: Paschim Barddhaman, West Bengal.

[Hereinafter referred to and called as "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, legal representatives, administrators, executors and assigns) of the SECOND PART.

AND WHEREAS the schedule below land originally belongs to Hriday Ranjan Mukherjee whose name duly recorded in LR records rights and thereafter Hriday Ranjan Mukherjee transferred an area of 8 decimal by way of regd deed of sale being no-4949 of 1986 in favour of Satish Chandra Sen and name of Satish Chandra Sen duly recorded in LR records of rights under Khatian LR-650 and thereafter Satish Chandra Sen transferred an area of 4 decimal by way of regd deed of Sale being no-2969 of 1997 in favour of Gayatri Bhattacharya and her name was duly recorded in LR records of rights under khatian no-LR-1053 and after demise of Gayatri Bhattacharya his property devolves upon his legal heirs i.e. the present landowners and their names duly recorded in LR records of rights under Khatian no-LR-2006, 1973 and from the date of inheritance owning, possessing and seizing the schedule below property without any encumbrances from any persons.

AND WHEREAS the land owners desires to develop the "A" Schedule Property" by construction of multistoried building or as per sanction of Panchayat or Zilla Parishad up to maximum limit of floor as per sanction plan of the Jemua Gram Panchayat and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the Land owners could not be able to take any steps for the said development and as such the Land owners are searching a Developer for the said development works.

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

I-DEFINITION

1. **OWNERS/LANDLORDS:-** Shall mean Mrs. JAYANTI CHOWDHURY & Mr. MANAB BHATTACHARYA.
2. **DEVELOPER:-** Shall mean SHIVALIK BUILDERS & DEVELOPERS being a Partnership Firm, having its registered office at 3/36, Maxinullar Path, City Centre, P.O-Durgapur-16, P.S-Durgapur, Dist-Paschim Barddhaman, West Bengal.
3. **LAND:-** Shall mean land measuring an area of more or less Land measuring 4 Decimal comprising in Plot No-RS-67, Plot no-LR-278 under Khatian no-RS-82 Khatian no-LR-2006,1973 under Mouza-Tetikhola, J.L No-111, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.

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

6. PANCHAYAT:- Shall mean the Jemua Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
7. PLAN: Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. UNIT/FLAT: Shall mean any Unit/Flat in the Building/s 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 proportionate share and/or portion attributable to such Unit/Flat.
9. PROJECT: Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/ s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
10. FORCE MAJEURE: Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.
 - a. PURCHASER/S shall mean and include:
 - A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.
 - C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;

D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

E) If it be a Trust then its Trustees for the time being and their successor(s)-in-interest and assigns.

b. Masculine gender: Shall include the feminine and neuter gender and vice versa.

c. Singular number: Shall include the plural and vice-versa.

II- COMMENCEMENT: - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove at the commencement of this agreement.

III- EFFECTIVENESS: - This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.

IV: - DURATION: - This agreement is made for a period of 36 months from the date of sanction of Plan with a grace period of 6 month.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Jemua Gram Panchayat & Paschim Bardhaman Zilla Parishad over and above the First Schedule Land.

VI: - OWNER DUTY & LIABILITY:-

1. The owner will delivered the "A" schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That owner hereby declare that the Schedule mentioned land is free from all encumbrances and any question regarding land, the owner is answerable for the same and if any dispute found in future that shall be meet up by the Owner the cost of the same shall be bear by the Developer but same shall be deducted from the Owners Allocation.
3. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party and also shall supply all original sale deed , chain deed, LR Parcha Conversion Certificate,

4. The Owners hereby declared that :-
- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owners and any other party except **SHIVALIK BUILDERS & DEVELOPERS** EITHER for sale or for development and construction of housing complex and the said land is free from any encumbrance.
5. That the Owners have agreed that they are personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners.
6. That the Owners also agreed that they will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e receive sanctioned plan from the Jemua Gram Panchyat, Paschim Bardhaman Zilla Parishad such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed in favour of intending customer.

VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer "**SHIVALIK BUILDERS & DEVELOPERS**" is fully acquainted with, aware of the process/formalities related to similar project in Panchayat area.
2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owner do not have any liability and or responsibility to finance and execute the project or part thereof.

The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/alteration/ modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.

4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take all the necessary step to save the property from any kind of encroachment by the adjacent land owners.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall be complete the "Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within 36 months from the date of starting of plinth level construction.
8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

X-Cancellation :

1. The Owners have no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer but LANDOWNERS has every right to terminate this agreement in case of nonpayment of any amount.

2. XI-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Dispute- That all disputes and differences arising out of this agreement shall be referred to Arbitrator Advocate Jnanendra Nath Sinha for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.

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- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- k) The LANDOWNERS and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

FIRST SCHEDULE ABOVE REFERRED TO
(Description of Land)

All the piece and parcel of Danga Land measuring 4 Decimal comprising in Plot No-RS-67, Plot no-LR-278 under Khatian no-RS-82 Khatian no-LR-2006,1973 under Mouza-Tetikhola, J.L No-111, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal and the property is Butted and bounded as follows :

North : Land of Rajesh Roy.

South: 10 ft wide Road.

East : Land of Binod Dey.

West: Land of Tanumoy Pati.

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**SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNERS ALLOCATION)**

Landowner will get 1 nos of Flat @ super built up area 900 sq ft [more or less] alongwith 1 nos of Car Parking space together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below and Rs. 13,50,000/- [Rupees Thirteen Lakh & Fifty Thousand] only but in no case the landowners shall have any right to claim any other consideration in any manner whatsoever.

The Developer will pay in the hands of the landowner for the purpose of Development of the land are as follows :

Amount	Time of Payment
Rs. 3,00,000/-	At the time of registration of Development
Rs. 1,00,000/-	After Completion of 1 st roof casting or after 4 months from the date of registration of Development
Rs. 1,00,000/-	After Completion of 3rd roof casting or after 2 months from the earlier payment whichever is earlier.
Rs. 1,00,000/-	After Completion of 5th roof casting or after 2 months from the earlier payment whichever is earlier.
Rs. 1,00,000/-	After Completion of 7th roof casting or after 2 months from the earlier payment whichever is earlier.
Rs. 1,00,000/-	After Completion of 9th roof casting or after 2 months from the earlier payment whichever is earlier.
Rs. 2,00,000/-	After Completion of Brick Work or after 6 months from the earlier payment whichever is earlier.
Rs. 3,50,000/-	After Completion of Outside Plaster or after 6 months from the earlier payment whichever is earlier.

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

DEVELOPER'S ALLOCATION shall mean all entire building including common facilities common parties and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer except landowners allocation.

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It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNERS and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on this 13th day of December 2019 at ADSR Durgapur.

WITNESSES: -

1. Bhakta Pal.
S/o - Baidyanth Pal.
Durgapur Court -16
2. Sumanto Bhattacharya
S/o - Buddhadev Bhattacharya
Paragadeh Bazar,
713148

Jayanti Choudhury

Manab Bhattacharya

Signature of Landowners
SHIVALIK BUILDERS & DEVELOPERS SHIVALIK BUILDERS & DEVELOPERS
Surenchranath Banerjee Apurba Banerjee
Partner Partner

SHIVALIK BUILDERS & DEVELOPERS
Signature of the Developer Partner

Drafted and typed by me

Prasanta Bandyopadhyay
Advocate
B.N. NO-F-413/399 of 2011

FINGER-PRINT & PHOTOCOPY

						 Jayanti choudhury
Right hand	Little	Ring	Middle	fore	Thumb	
Left hand	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Jayanti choudhury

						 Manal Bhattacharyya
Left hand	Little	Ring	Middle	fore	Thumb	
Right hand	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Manal Bhattacharyya

						 Surendranath Banerjee
Left hand	Little	Ring	Middle	fore	Thumb	
Right hand	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Surendranath Banerjee

						 A
Left hand	Little	Ring	Middle	fore	Thumb	
Right hand	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Apurva Sanyal

FINGER PRINT & PHOTOCOPY

Left						
	Little	Ring	Middle	fore	Thumb	
Right hand						<i>T. Sivaram Reddy</i>
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

T. Sivaram Reddy

Left hand					
	Little	Ring	Middle	fore	
Right hand					
	Thumb	fore	Middle	Ring	Little

Signature & Photograph is duly attested by me

Left hand					
	Little	Ring	Middle	fore	
Right hand					
	Thumb	fore	Middle	Ring	Little

Signature & Photograph is duly attested by me

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Right hand					
	Thumb	fore	Middle	Ring	Little

Signature & Photograph is duly attested by me









Government of West Bengal

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



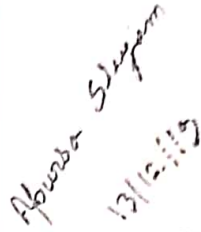


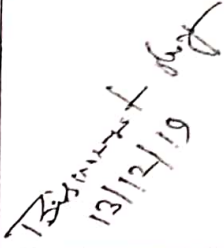


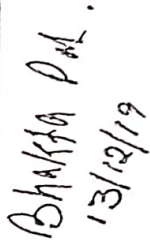
OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02061000253096/2019

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

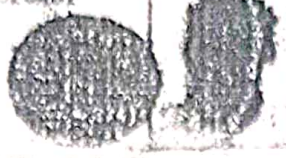
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mrs Jayanti Choudhury 30/13, Secondary Road, A Zone, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713204	Land Lord	 Jayanti Choudhury	 1753	Jayanti Choudhury 13/12/19
2	Mr Manab Bhattacharyya Vill Telikhola, P.O:- Durgapur, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713212	Land Lord	 Manab Bhattacharyya	 1753	Manab Bhattacharyya 13.12.2019
3	Mr Surendranath Banerjee Gopalmath Punabandh Plot, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713217	Represent ative of Developer [Shivalik Builders And Developer s]	 Surendranath Banerjee	 1755	Surendranath Banerjee 13.12.1988

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
	Mr Apurba Shyam Vill Tetikhola, P.O:- Arrah, P.S.- New Township, District-Burdwan, West Bengal, India, PIN - 713212	Representative of Developer [Shivalik Builders And Developer s]	 1756		 13/12/19
5	Biswajit Roy 15/28, Nagarjun Road, B Zone, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713205	Representative of Developer [Shivalik Builders And Developer s]	 1757		 13/12/19
Sl No.	Name and Address of identifier	Identifler of	Photo	Finger Print	Signature with date
1	Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216	Mrs Jayanti Choudhury, Mr Manab Bhattacharyya, Mr Surendranath Banerjee, Mr Apurba Shyam, Biswajit Roy			 13/12/19

(Partha Baragotta)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 DURGAPUR
 Burdwan, West Bengal

PLATE NO. 202202
INDIA



Vehicle No. : 202202
Holder's Name :
Date of Issue :
Valid till :
Issued at : XX / XX / 1987



9961.
Bhakra P.M.

DVM2926202

Address:
Gandhinagar Purkangal Gourbad
Faridkot District 152177

Dear Sir,
I am enclosing herewith the
application form for
the Department of the Electoral
Commission of India
for the purpose of
the registration of the vehicle.

Enclosed herewith are the documents as per the
instructions given in the application form.
I am enclosing herewith the application form
for the registration of the vehicle.
I am enclosing herewith the application form
for the registration of the vehicle.
I am enclosing herewith the application form
for the registration of the vehicle.

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

192019200113765601

10/12/2019 10:05:00

CKL5532701

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 10/12/2019 10:06:30

DEPOSITOR'S DETAILS

JAYANTI CHOUDHURY

Id No. : 02061000253096/8/2019

(Query No./Query Year)

Mobile No. : +91 8436913332

30 BY 13 SECONDARY ROAD AZONE DURGAPUR 713204

Mr Prasanta Bandyopadhyay

Name
 Contact No. :
 Email :
 Address :
 Applicant Name :
 Office Name :
 Office Address :
 Status of Depositor :

Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
 Payment No 8

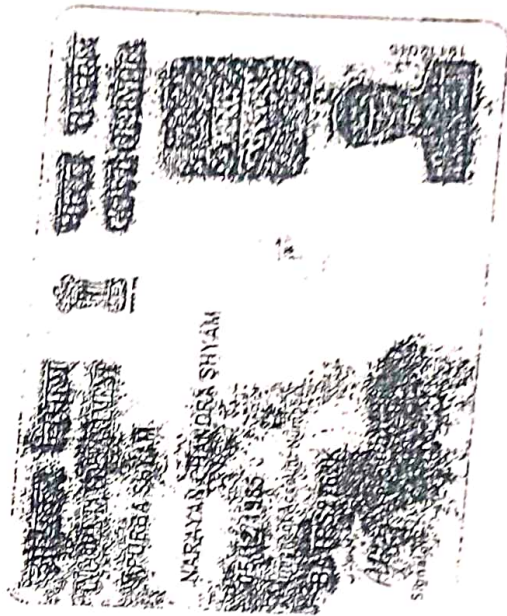
PAYMENT DETAILS

Sl No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	02061000253096/8/2019	Property Registration- Stamp duty	0030-02-103-003-02	11
2	02061000253096/8/2019	Property Registration-Registration Fees	0030-03-104-001-16	13514

Total

13525

In Words : Rupees Thirteen Thousand Five Hundred Twenty Five only



Abwasa Sleyam

INCOME TAX DEPARTMENT
BISWAJIT ROY
KALI DAS ROY
28/04/1986
ANYPR52301

Biswasjit Roy

Since this card is lost
Income Tax PAN Services
Plot No. 3, Sector 11, CBD, Rajapur
New Mumbai - 400 014.
In case of any queries you may refer to the
Income Tax Officer, Rajapur, New Mumbai.
Thank you.

Biswasjit Roy

सुरेन्द्र नाथ बानेर्जे
INCOME TAX DEPARTMENT
सुरेन्द्र नाथ बानेर्जे
GOVT. OF INDIA

SURENDRANATH BANERJEE

CHANDRANATH BANERJEE

12/1988

Permanent Account Number

ARNPB6027G

Signature



Surenranath Banerjee

भारत सरकार
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AJJPC72760



नाम / Name
JAYANTI CHOUDHURY

पिता का नाम / Father's Name
GOPAL CHANDRA BHATTACHARJEE

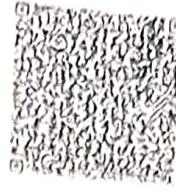
दिनांक / Date
08/02/19

Jayanti choudhury

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADSF68388



Unit Name
SHIVALIK BUILDERS & DEVELOPERS

निगमन तिथि
Date of Incorporation / Formation
13/08/2018

21082018

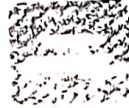
SHIVALIK BUILDERS & DEVELOPERS
Surendra Nath Bhanerjee
Partner

SHIVALIK BUILDERS & DEVELOPERS
Abhinav Sanyal
Partner

SHIVALIK BUILDERS & DEVELOPERS
Biswajit Ghosh
Partner

यदि कार्ड खोया/प्राप्त पर कृपया सूचित करें/सौंपें:

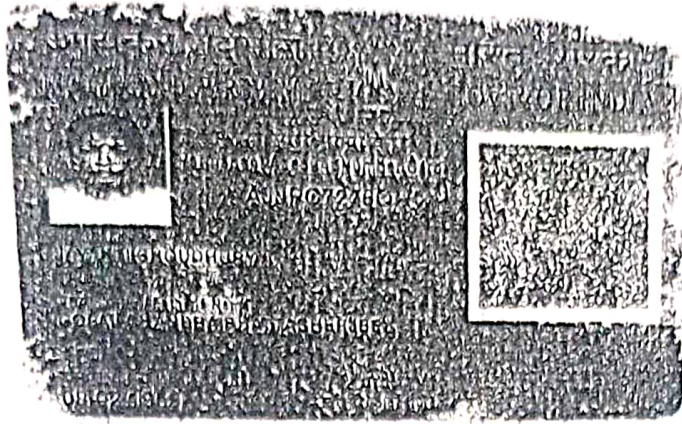
आयकर पैन सेवा इकाई, एन एस डी यू
5 वीं मंजिल, मंत्री स्टेडियम,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.



If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Manin Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: info@nsdl.co.in



Jayanti choudhary

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEHPB4045B

नाम / NAME
MANAB BHATTACHARYYA

पिता का नाम / FATHER'S NAME
GOPAL CHANDRA BHATTACHARYYA

जन्म तिथि / DATE OF BIRTH
19-12-1963

हस्ताक्षर / SIGNATURE
Manab Bhattacharyya

आयकर अधीक्षक, प. ब. - XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Manab Bhattacharyya

Major Information of the Deed

	I-0206-07697/2019	Date of Registration : 13/12/2019
	0206-1000253096/2019	Office where Deed is Registered :
	03/12/2019 2:11:47 PM	A.D.S.R. DURGAPUR, District: Burdwan
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 8436913332, Status : Advocate	
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction : [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 13,50,000/-]	
Stamp Duty	Market Value	
Rs 2/-	Rs. 9,20,000/-	
Registration Fee	Registration Fee Paid	
Rs 5,011/- (Article:48(g))	Rs. 13,514/- (Article:E, E. B)	
Remarks		

Land Details :

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713206

Sr No.	Plot Number	Plot Area	Land Use Proposed	Use	Area of Land (Sq. Ft.)	Self Cont. Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	LR-278 (RS :-67)	LR-2006	Vastu	Danga	2 Dec	1/-	4,60,000/-	Width of Approach Road: 10 Ft.,
L2	LR-278 (RS :-67)	LR-1973	Vastu	Danga	2 Dec	1/-	4,60,000/-	Width of Approach Road: 10 Ft.,
	TOTAL :				4Dec	2 /-	9,20,000 /-	
	Grand Total :				4Dec	2 /-	9,20,000 /-	

Land Lord Details :

Sr No.	Name of the Party	Relationship and Signature
1	Mrs Jayanti Choudhury (Presentant)	Daughter of Late Gopal Chandra Bhattacharjee 30/13, Secondary Road, A Zone, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJJPC7276Q, Aadhaar No: 24xxxxxxxx0296, Status :Individual, Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence
2	Mr Manab Bhattacharyya	Son of Late Gopal Chandra Bhattacharyya Vill Tetikhola, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AEHPB4045B, Aadhaar No: 69xxxxxxxx1736, Status :Individual, Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Pvt. Residence

12/2019 Query No:-02061000253096 / 2019 Deed No :- I - 020607697 / 2019, Document is digitally signed.

er Details :

Name/Address/Photo/Finger Print and Signature
Shivalk Builders And Developers
 3/36, Maxmullar Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, PAN No.: ADSFS6838B, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

representative Details :

Name/Address/Photo/Finger Print and Signature	
1	Mr Surendranath Banerjee Son of Mr Chandranath Banerjee Gopalmath Punabandh Plot, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713217, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ARNPB6827G, Aadhaar No: 54xxxxxxxx5337 Status : Representative, Representative of : Shivalk Builders And Developers (as partner)
2	Mr Apurba Shyam Son of Mr Narayan Chandra Shyam Vill Telikhola, P.O:- Arrah, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.: BATPS2762K, Aadhaar No: 75xxxxxxxx4771 Status : Representative, Representative of : Shivalik Builders And Developers (as partner)
3	Biswajit Roy Son of Kalidas Roy 15/28, Nagarjun Road, B Zone, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.: ANYPR6230L, Aadhaar No: 63xxxxxxxx5555 Status : Representative, Representative of : Shivalk Builders And Developers (as partner)

entifier Details :

Name	Photo	Finger Print	Signature
r Bhakta Pal on of Mr Baidyanath Pal rgapur Court, City Centre, P.O:- rgapur, P.S:- Durgapur, District:- urdwan, West Bengal, India, PIN - 3216			

entifier Of Mrs Jayanti Choudhury, Mr Manab Bhattacharyya, Mr Surendranath Banerjee, Mr Apurba Shyam, Biswajit
 by

Transfer of Property Act - 1919		
Sr.No	From	To. with area (Name-Area)
	Mrs Jayanti Choudhury	Shivalik Builders And Developers-2 Dec
Transfer of Property Act - 1919		
Sr.No	From	To. with area (Name-Area)
	Mr Manab Bhattacharyya	Shivalk Builders And Developers-2 Dec

ails as per Land Record

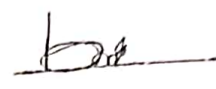
wan, P.S.- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713206

LR Plot No.	LR Khollan No.	Owner: जयंती चौधुरी, Gurdian: जयंती चौधुरी, Address: मिज , Classification: जमी, Area: 0.02000000 Acre,	Owner Name: Jayanti Choudhury
L2	LR Plot No.- 278, LR Khatlan No.- 1973	Owner: मानव भट्टाचार्य, Gurdian: गोपालचंद्र , Address: मिज , Classification: जमी, Area: 0.02000000 Acre,	Mr Manab Bhattacharyya

Endorsement For Deed Number : I - 020607697 / 2019

Endorsement For Deed Number : I - 020607697 / 2019
Certificate of Market Value (WB Registration Rules of 2007)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 9,20,000/-



Partha Bairaggya
 ADDITIONAL DISTRICT SUB-REGISTRAR
 OFFICE OF THE A.D.S.R. DURGAPUR
 Burdwan, West Bengal

Endorsement For Deed Number : I - 020607697 / 2019
Section 22A (6) of the WB Registration Rules, 1962

Presented for registration at 18:20 hrs on 13-12-2019, at the Private residence by Mrs Jayanti Choudhury , one of the Executants.

Section 58 of the WB Registration Rules, 1962

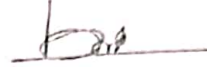
Execution is admitted on 13/12/2019 by 1. Mrs Jayanti Choudhury, Daughter of Late Gopal Chandra Bhattacharjee, 30/13, Secondary Road, A Zone, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713204, by caste Hindu, by Profession House wife, 2. Mr Manab Bhattacharyya, Son of Late Gopal Chandra Bhattacharyya, Vill Tetikhola, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu by Profession Service

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Section 58 of the WB Registration Rules, 1962 / Representational

Execution is admitted on 13-12-2019 by Mr Surendranath Banerjee, partner, Shivalik Builders And Developers, 3/36, Maxmullar Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216

Mr Bhakta Pal, . . Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O. Durgapur, Thana: Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk
Execution is admitted on 13-12-2019 by Mr Apurba Shyam, partner, Shivalik Builders And Developers, 3/36, Maxmullar Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216
Execution is admitted on 13-12-2019 by Blswajit Roy, partner, Shivalik Builders And Developers, 3/36, Maxmullar Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216
Undertaken by Mr Bhakta Pal, . . Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Certificate of Admissibility/Rule 43(WB) 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.

Registration Fees

Certified that required Registration Fees payable for this document is Rs 13,514/- (B = Rs 13,500/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 13,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2019 7:06PM with Govt. Ref. No: 192019200113765601 on 10-12-2019, Amount Rs: 13,514/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKL5532701 on 10-12-2019, Head of Account 0030-03-104-001-16

Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 11/-

Description of Stamp

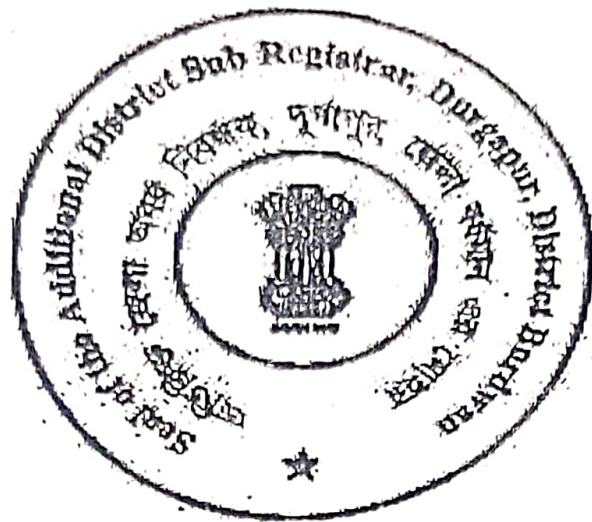
1. Stamp: Type: Impressed, Serial no 7213, Amount: Rs.5,000/-, Date of Purchase: 05/12/2019, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2019 7:06PM with Govt. Ref. No: 192019200113765601 on 10-12-2019, Amount Rs: 11/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKL5532701 on 10-12-2019, Head of Account 0030-02-103-003-02



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

of Registration under section 60 and Rule 69.
ed in Book - I
me number 0206-2019, Page from 174842 to 174872
ing No 020607697 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.12.31 15:09:34 +05:30
Reason: Digital Signing of Deed.

Partha Bairaggya) 2019/12/31 03:09:34 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)