

903494

23579

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 8236

14.06.19  
12.45

Signature  
Date  
Place  
Doc. No.  
Enclosure

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

T 4 JUN 2019

DEVELOPMENT AGREEMENT

This Development Agreement made on this 14<sup>th</sup> day of June 2019

Contd. Page - 02

[Signature]  
ACV

BETWEEN

Mr. TANUMOY PATI [ Pan No-ATDPP1916E ] son of Subhas Chandra Pan, by occupation: Service by faith: Hindu, by nationality: Indian, permanently residing at House No-RA-79, S.S.B Sarani, Bidhannagar, P.O-Durgapur-713212, P.S-Newtownship, District Paschim Barddhaman, West Bengal presently residing 12801 Pinnacle, Suite 200, Germantown, MD 20874, USA represented by his authorize attorney and MADHUMITA PATI [ Pan No-AMRPP1849B ] wife of Subhas Chandra Pan, by occupation: Housewife, by faith: Hindu, by nationality: Indian, residing at House No-RA-79, S.S.B Sarani, Bidhannagar, P.O-Durgapur-713212, P.S-Newtownship, District Paschim Barddhaman, West Bengal [ Vide Special Power of Attorney executed at New Delhi through Indian Embassy and duly stamped at the office of Stamp Superintendent, Kolkata Collectorate dated 08.11.2018 ].

[ Hereinafter referred to and called as "LANDOWNER" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, representatives and assigns) of the ONE PARTY

AND

SHIVALIK BUILDERS & DEVELOPERS [ Pan No-DSFS6838B ] being a Partnership Firm, having its registered office at 330, Maxmulla, 1<sup>st</sup> Floor, City Centre, P.O. Durgapur-10, P.S- Durgapur, Dist-Paschim Barddhaman, West Bengal represented by all of its Partners.

[1] Mr. SURENDRANATH BANERJEE [ Pan No-ARNPB6827G ] 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-17, Dist-Paschim Barddhaman, West Bengal.

[2] Mr. APURBA SHYAM [ Pan No-ATPPS2762K ] son of Narayan Chandra Shyam by faith-Hindu, By Occupation-Business by nationality: Indian, residing at VIB-03, Tetikhal, Via Durgapur-12, P.S-Kanksa, Dist: Paschim Barddhaman, West Bengal.

[3] Mr. BISWAJIT ROY [ Pan No-ANYPR6230L ] son of Sri Kalidas Roy, by occupation: Business, by faith: Hindu, by nationality: Indian, residing at 30/27, Joydev 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 expressions shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, legal representatives, administrators, executors and assigns) of the SECOND PARTY

  
Adv

AND WHEREAS the schedule below land originally belongs to Sudhir Kumar Mukhopadhyay and he transferred an area of 9 decimal by way of regd deed of sale being no-982 of 1985 in favour of Nilmoni Samui and after demise of Nilmoni Samui his property devolves upon his legal heirs namely Sudhir Samui, Subodh Samui, Mira Samui, Kalpana Purakayastha and thereafter Sudhir Samui, Subodh Samui, Mira Samui, Kalpana Purakayastha transferred the said portion of the said plot in favour of Madhumita Pati by way of regd deed of Sale being no-4973 of 2000 and thereafter Madhumita Pati transferred the said portion of the said plot in favour of Tanumoy Pati by way of regd deed of GFT being no-5106 of 2017 and the name of Tanumoy Pati duly recorded in LR records of rights under Khatian LR-1974 and thereafter the present landowner executes a special power of attorney in favour of his mother Smt. Madhumita Pati and the landowner 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 '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 time 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 Mr. Tanumoy Patra son of Subhas Chandra Patra, residing at House No-RA-79, S.S.B Sarani, Bidhannagar, P.O-Durgapur-713212, P.S- Newtownship, District-Paschim Barddhaman, West Bengal.
2. DEVELOPER:- Shall mean SHIVALIK BUILDERS & DEVELOPERS being a Partnership Firm, having its registered office at 3/36, Maximalia Path, City Centre, P.O- Durgapur-12, Bidhannagar, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal.
3. LAND:- Shall mean land measuring an area of more or less **8.80** **Decimal** Land measuring **9** **Decimal** comprising in Plot No-RS-67, Plot no-LR-279 under Khatian no-RS-522 Khatian no-LR-1974 under Mouza-Tetikhola, LL 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.

5. 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, hereinafter, if any, as well as all revisions, renewals and extensions thereof, if any.
8. UNIT/FLAT: Shall mean any Unit/Flat in the Buildings being 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 undertaken 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 other, 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 Regulation, law 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 then 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- **COMENCEMENT:** - 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

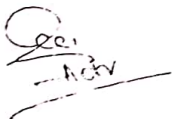
III- **EFFECTIVENESS:** - This agreement shall become effective from the date of getting all necessary permission from the statutory authority (Government)

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 months.

V:- **SCOPE OF WORK:-** The Developer shall construct a multi-storied 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 measuring an area of 9 Decora 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 in 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 the agreement shall vacate and deliver the vacant and peaceful possession of the 1<sup>st</sup> schedule property to the second party and also shall supply all original sale deed, chitta sheet, LR Parcha Conversion Certificate.

  
- HCV

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 (PVT) LTD 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 Plot 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 Union Panchayat, Paschim Bardhaman Zilla Parishad such other statutory authority or authorities, receive the 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 of 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.

  
ADV

3. 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 area 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

  
— Adv

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 landowner 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.

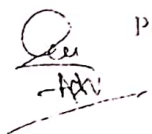
c) Dispute- That all disputes and differences arising out of this agreement shall be referred to Arbitrator Advocate J.N.Sinha for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions 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 for 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 for take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.





- b) 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 or 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.
- j) The LANDOWNER 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.
- k) 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 development 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 9 Decimal comprising in Plot No-RS-67 Plot no-LR-279 under Khatian no-RS-522, Khatian no-LR-1974 under Mouza-Tetikhora J.L No-111, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal and the property is Butted and bounded as follows

North: Land of Bankim Chatterjee.

South: 5 ft wide Road and Land of S Ganguly.

East: Land of G.C Bhattacharya.

West: 25 ft wide Kaliganj Metal road.



SECOND SCHEDULE ABOVE REFERRED TO  
(LANDOWNER ALLOCATION)

Developer will give 3 nos of Flats (to 1300 sq ft) more or less alongwith 3 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.

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.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of authorized attorney of Landowner and Developers 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 the day, month and year first above written.

WITNESSES: -

1.

Bhakti Patil  
s/o. Brijayanth Patil.  
Durgapur Court - 16

2. Laxmi Devi (s.c. Patil)  
s/o Late Brijayanth Patil  
Durgapur - 12

Smt. Madhumita Patil  
Signature of authorised attorney of Mr.  
Tanujoy Patil  
SHIVALIK BUILDERS & DEVELOPERS  
Sole member with the charge  
Partner


SHIVALIK BUILDERS & DEVELOPERS  
Ajay Kumar Sanyal  
Partner

SHIVALIK BUILDERS & DEVELOPERS  
T. Sanyal  
Partner  
Signature of the Developer

Drafted and typed by me

Prasanna Anand

FINGER PRINT & PHOTOCOPY


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

Signature & Photograph is duly attested by me

SHIVALIK BUILDERS & DEVELOPERS

*Aburda S. Jeyan*

Partner


Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						<i>S. Srinivas Reddy</i>
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

SHIVALIK BUILDERS & DEVELOPERS

*S. Srinivas Reddy*

Partner


Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						<i>Sureshchandra Banerjee</i>
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

SHIVALIK BUILDERS & DEVELOPERS

*Sureshchandra Banerjee*

Partner

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						<i>S. Srinivas Reddy</i>
	Thumb	fore	Middle	Ring	Little	

19-201920-002501388-1

14/06/2019 08:52:26

CKJ6941546

Payment Mode Online Payment

Bank : State Bank of India

BRN Date 14/06/2019 08 53 31

DEPOSITOR'S DETAILS

Id No. : 02061000130085/3/2019

(DUPLICATE)

SURENDRA NATH BANERJEE

Mobile No. : +91 8436913332

GOPINATHPUR DURGAPUR 713211

Mr Surendranath Banerjee

Contact No.

Email

Address

Account Name

Account Address

Name of Depositor

Buyer/Claimants

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement  
Payment No 3

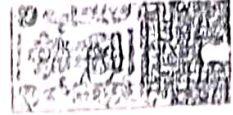
ITEM DETAILS

S. No.	Identification No.	Head of A/C Description	Head of A/C	Amount
	02061000130085/3/2019	Property Registration- Stamp duty	0030 02-103-003-02	2010
	02061000130085/3/2019	Property Registration- Registration Fees	0030-03-104 001-16	14

Total

2024

Words : Rupees Two Thousand Twenty Four only



SPECIAL POWER OF ATTORNEY

THIS DEED OF POWER OF ATTORNEY is executed by

Mr. Tanujoy Pati [ Passport no. - S0675a26 ] son of Subhas Chandra Pati, by occupation Service; by faith: Hindu; by nationality: Indian, permanently residing at House No RA-79, S.S.B. Sarani, Bidhannagar, P.O-Durgapur-713212, P.S-Newtownship, District-Paschim Barddhaman West Bengal presently Residing at 12801 Pinnacle Dr. Apt 203, Germantown MD 20874 USA

In Favour Of My Mother

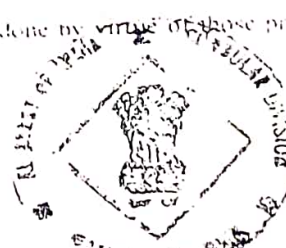
Smt. Madhumita Pati [ Pan No-AMRPP1849B ] wife of Subhas Chandra Pati; by occupation: Housewife; by faith: Hindu; by nationality: Indian, residing at House No-RA-79, S.S.B. Sarani, Bidhannagar, P.O-Durgapur-713212, P.S-Newtownship, District-Paschim Barddhaman, West Bengal

WHEREAS I am presently residing at 12801 Pinnacle Dr. Apt 203, Germantown MD 20874 USA, as such it is not possible for me to look after my property but I am in need to develop my schedule described property through any reputed developer as per choice of my attorney mother for which I am in need to execute this special power of attorney for execution of development agreement with developer

BY THIS POWER OF ATTORNEY, I do hereby appoint Smt. Madhumita Pati as my attorney for me and on my behalf to appear before the office of the Adl. Sub-Registrar of Durgapur for execution of development agreement and to present the same for registration of the deed to admit on my behalf the following acts

1. To represent me and sign on my behalf in the office of the Adl. Sub-Registrar for the purpose of development agreement and to execute sale deed
2. To sign, execute any deed for receiving the possession of the said apartment described above on my behalf and to execute any other document necessary to accomplish the aforesaid purpose.

And I do hereby agree and undertake to ratify, confirm and be bound by what my said attorney shall or purport to do or cause to be done by virtue of those present as if the same have been done by me personally



Contd. Page 02

For signature of Mr. Tanujoy, do represent him by his authorized attorney

Description of Property

SCHEDULE OF PROPERTY

All the piece and parcel Bastu Land measuring 9 Decimal comprising in Plot No-RS-67, Plot no-1 R-279 under Khatian no-RS-522 Khatian no-1 R-1974 under Mouza-Letikhola, II No-111, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal which is Batted and bounded as follows : North: Land of Bankim Chatterjee, South: 5 ft wide Road and Land of S Ganguly, East: Land of G.C Bhattacharya, West: 25 ft wide Kaliganj Metal road

Mr. Tanumoy Pati  
S 0675426  
Washington D.C  
29-06-2018

*Tanumoy Pati*  
29/06/2018  
Signature

State of Maryland County of Montgomery  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018  
by \_\_\_\_\_  
DEVON S ALLEN, Notary Public #255709  
My Commission Expires \_\_\_\_\_

Witness 1: *[Signature]*

19620 Waters Road, #111  
Crestmont Heights, MD 20874, USA

Witness 2: *[Signature]*  
29/06/2018  
1707 Henry Road,  
Rockville, MD 20851,  
USA

4640 4640/18  
30 Oct 2018

Suman Chawla  
Attache (Consular)  
Embassy of India  
Washington DC



OCT 30 2018

Challan for Deposit

7

12.3.00

GOVERNMENT OF WEST BENGAL

Name of the Bank & Branch

(a) Name of the Treasury

(b) Treasury Code

3 Account Code

IMPRESSING OF DOCUMENT, FRANKING

0030-02-103-991-02

(All figures to be filled up properly)

4 Detail Head of Account

5 (a) Amount : Rs.

5000

(b) In Words : Rupees

Five

6 By whom tendered - Name & Address

7 Name / Designation & Address of the Officer

on whose behalf / favour money is paid :

Mr. A. K. Das, 79, 5th Street, Kolkata

8 (a) Particulars and Authority of Deposit

Archives Dept

(b) T.V. No. & Date of A.C. Bill

9 Accounts Officer by whom adjustable

Accountant General (A&E), West Bengal

Verific

Signature of Departmental / Treasury Officer  
Depositor's Signature 07-11-108

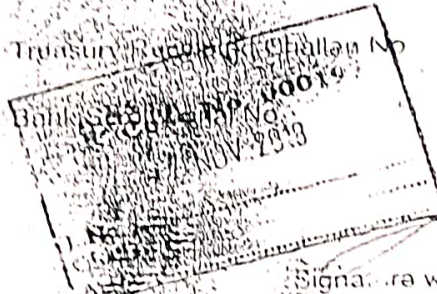
PASSED BY

UDC STAMP SECTION  
KOLKATA COLLECTORATE

Date

Received payment


281041/159




Receipt by Bank / Treasury


Signature with seal of the Bank

in respect of Challan relating to refund of unspent money on A.C. Bill.

  
 भारत निर्वाचन आयोग  
 भारत  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 DVM2926202



Elector's Name: *Shankar Das*  
 District: *Burdwan*  
 Constituency: *Durgapur-I*  
 Date of Birth: *XX / XX / 1987*

  
*Shankar Das*  
*Shankar Das*

DVM2926202

Address:  
 Gourbazar Purbanga Gourbazar  
 Faridpur Burdwan 713377

Date: 02/02/2008  
 Facsimile Signature of the Election  
 Registration Officer for  
 264-Durgapur-I Constituency

In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.



आयकर विभाग  
INCOME TAX DEPARTMENT

APURBA SHYAM

NARAYAN CHANDRA SHYAM

05/12/1985

Permanent Account Number

BATPS2762K

*Apurba Shyam*

Signature



भारत सरकार  
GOVT OF INDIA



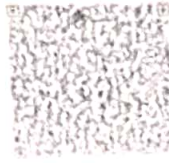
*Apurba Shyam*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADSF568388



नाम  
SHIVALIK BUILDERS & DEVELOPERS

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

SHIVALIK BUILDERS & DEVELOPERS

~~T S...~~ Partner

SHIVALIK BUILDERS & DEVELOPERS

Apurba Sanyal  
Partner

DEVELOPERS.

Suresh Chandra Banerjee

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BISWAJI ROY

KANPUR ROY

28/04/1986

ANYPR6 230L



Biswaji Roy

*In case document is lost/ found, kindly inform return filer*

Income Tax PAN Services Unit, ITESI

Plot No. 1, Sector 11, CBD, Bhopal

Nov. 2000 to 10/01/01

यदि कागद नष्ट/प्राप्त हो, कृपया रिटर्न दाखल करने वाले को सूचित करें।

आयकर पैन सेवाएँ, इटिसी

प्लॉट नं. 1, सेक्टर 11, सीबीडी, भोपाल

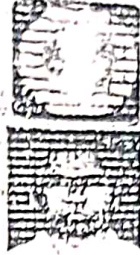
नवंबर 2000 से 10/01/01 तक

Biswaji Roy

आयकर विभाग  
INCOME TAX DEPARTMENT

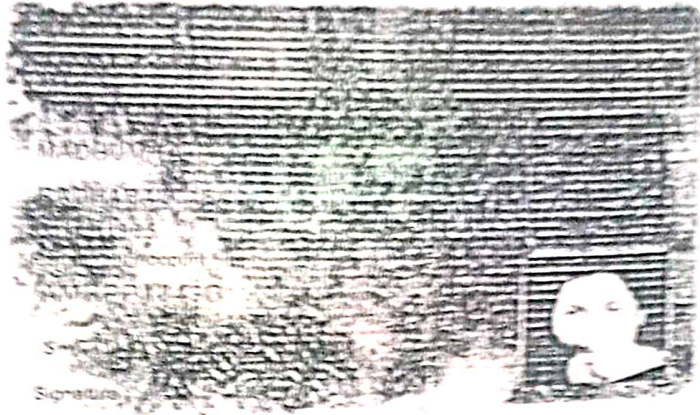
भारत सरकार  
GOVT OF INDIA

TANUMOY PATI  
SUBHAS CHANDRA PATI  
29/12/1987  
Permanent Account Number  
ATDFP1916E



*Tanumoy Pati*  
Signature

*Tanumoy Pati*



Smt. Madhumita Pati

भारत सरकार  
GOVERNMENT OF INDIA  
SURENDRANATH BANERJEE  
CHANDRANATH BANERJEE  
13/12/1900  
Savings Account Number  
KRRPB6827G  
SIGNATURE



*Surenbrnath Banerjee*

## Major Information of the Deed

Query No.:	I-0206-03494/2019	Date of Registration:	17/06/2019
Query No./Year	0206-1000130085/2019	Office where deed is registered:	A D S P, DURGAPUR District, Burdwan
Query Date:	07/06/2019 2:36:50 PM		
Applicant Name, Address & Other Details	Surenranath Banerjee Gopalmath Punabandh Thana, Durgapur Distric, Burdwan, WEST BENGAL, PIN - 713217, Mobile No. 8436913332 Status: Seller/Executant		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction:	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]
Set Forth value	Rs. 1/-	Market Value:	Rs. 31,05,000/-
Stamp duty Paid (SD)	Rs. 7,010/- (Article 48(g))	Registration Fee Paid:	Rs. 14/- (Article E, E)
Remarks			

### Land Details :

District: Burdwan, P.S.: New Township, Gram Panchayat, JEMUA, Mouza, Teakhola Ji No: 111 Pin Code 713206

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-279 (RS :-)	LR-1974	Vastu	Danga	9 Dec	1/-	31,05,000/-	Width of Approach Road, 30 Ft., Adjacent to Metal Road.
<b>Grand Total :</b>					9Dec	1/-	31,05,000/-	

### Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Tanumoy Pati</b> Son of Subhas Chandra Pati House No. RA79, S S B Serani, Bidhannagar, 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.: ATDPP1916E, Status :Individual, Executed by: Attorney, Executed by: Attorney

### Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Shivalik Builders And Developers</b> 3/36, Maxmullar Path, City Centre, P.O:- Durgapur, P.S:- Durgapur District:-Burdwan, West Bengal, india, PIN 713216, PAN No.: ADSFS6838B, Status :Organization, Executed by: Representative

by Details :

Name, Address, Photo, Finger print and Signature

Smt Madhumita Pati  
(Presentant)

Wife of Subhas Chandra Pati  
Date of Execution -  
14/06/2019, Admitted by:  
Self, Date of Admission:  
14/06/2019, Place of  
Admission of Execution: Office



Jun 14 2019 1:25PM



LTI  
14/06/2019

*Smt Madhumita Pati*

14/06/2019

RA 79, S S B Sarani, Bidhannagar, P.O:- Durgapur, P.S:- New Township, District-Burdwan, West Bengal, India, PIN - 713212. Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India PAN No.:: AMRPP1849B Status : Attorney, Attorney of : Tanumoy Pati

Representative Details :



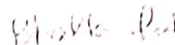
Sl No Name, Address, Photo, Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	<p><b>Surendranath Banerjee</b> Son of Chandranath Banerjee Date of Execution - 14/06/2019, Admitted by: Self, Date of Admission: 14/06/2019, Place of Admission of Execution: Office</p>	<p>Jun 14 2019 1:26PM</p>	<p>LTI 14/06/2019</p>	<p><i>Surendranath Banerjee</i></p> <p>14/06/2019</p>
<p>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. Status Representative, Representative of : Shivalik Builders And Developers (as partner)</p>				
2	<p><b>Apurba Shyam</b> Son of Narayan Chandra Shyam Date of Execution - 14/06/2019, Admitted by: Self, Date of Admission: 14/06/2019, Place of Admission of Execution: Office</p>	<p>Jun 14 2019 1:23PM</p>	<p>LTI 14/06/2019</p>	<p><i>Apurba Shyam</i></p> <p>14/06/2019</p>
<p>Tetikhola, P.O:- Durgapur, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: BATPS2762K Status : Representative, Representative of : Shivalik Builders And Developers (as partner)</p>				
3	<p><b>Biswajit Roy</b> Son of Kalidas Roy Date of Execution - 14/06/2019, Admitted by: Self, Date of Admission: 14/06/2019, Place of Admission of Execution: Office</p>	<p>Jun 14 2019 1:24PM</p>	<p>LTI 14/06/2019</p>	<p><i>Biswajit Roy</i></p> <p>14/06/2019</p>



-7, Joydev Road, B Zone, P.O:- Durgapur, P.S - Durgapur, District -Burdwan, West Bengal, India,  
N - 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.  
ANYPR6230L Status : Representative, Representative of : Shivalik Builders And Developers (as  
partner)

### Identifier Details :

Name	Photo	Finger/Print	Signature
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			
	14/05/2019	14/06/2019	10:50:01

Identifier Of Smt Madhumita Pati, Surendranath Banerjee, Apurba Shyam, Biswajit Roy

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Tanumoy Pati	Shivalik Builders And Developers-9 Dec

### Land Details as per Land Record

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

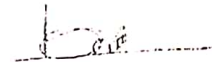
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 279, LR Khatian No:- 1974	Owner: তনুময় পতি, Gurdian সূজা হেদ, Address: House no RA 79SSB Sarani Bidhannagar 703212 Paschim Bardhaman, Classification: ৫৫৫, Area: 0.09000000 Acre,	Tanumoy Pati

Endorsement For Deed Number : I - 020603494 / 2019

On 07/06/2019

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 31,05,000/-



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

**Category of Admissibility (Rule 43, W.B. Registration Rules, 1962)**  
Admissible under rule 21 of West Bengal Registration Rules, 1962) (g) of Indian Stamp Act 1899.

**Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**  
Presented for registration at 12:45 hrs on 14-06-2019 at the Office of the A.D.S.R. DURGAPUR by Smt. Madhumita Pati.

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**  
Execution is admitted on 14-06-2019 by 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.

Identified 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

Execution is admitted on 14-06-2019 by 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.

Identified 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

Execution is admitted on 14-06-2019 by Biswajit 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.

Identified 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

**Executed by Attorney**  
Execution by Smt Madhumita Pati, . . . Wife of Subhas Chandra Pati, RA 79, S S B Sarani, Bidhannagar, P.O: Durgapur Thana; New Township, . Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession House wife & the constituted attorney of Tanumoy Pati House No RA79, S S B Sarani, Bidhannagar, P.O. Durgapur, Thana; New Township, . Burdwan, WEST BENGAL, India, PIN - 713212 is admitted by him:

Identified 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

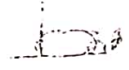
**Payment of Fees**  
Certified that required Registration Fees payable for this document is Rs 14/- ( E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/06/2019 8:53AM with Govt. Ref. No: 192019200025013881 on 14-06-2019, Amount Rs: 14/-, Bank State Bank of India ( SBIN0000001), Ref. No. CKJ6941546 on 14-06-2019, Head of Account 0030-03-104-001-16

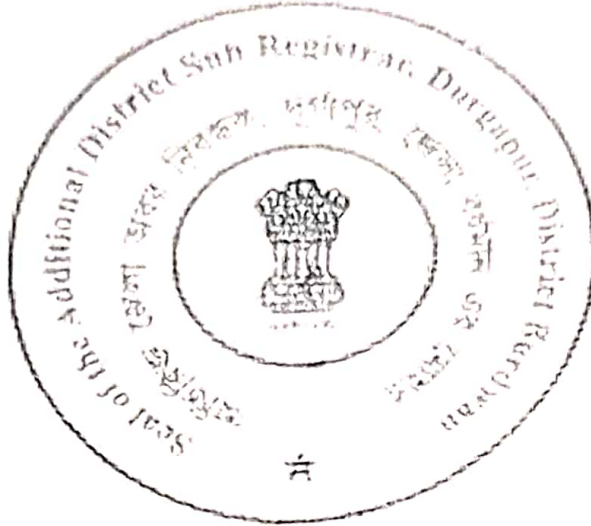
**Payment of Stamp Duty**  
Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 2,010/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 684, Amount: Rs.5,000/-, Date of Purchase 13/06/2019, Vendor name: KHUDIRAM MONDAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/06/2019 8:53AM with Govt. Ref. No: 192019200025013681 on 14-06-2019, Amount Rs: 2,010/-, Bank State Bank of India ( SBIN0000001), Ref. No. CKJ6941546 on 14-06-2019, 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

Certificate of Registration under section 60 and Rule 69.  
registered in Book - I  
Volume number 0206-2019, Page from 79366 to 79394  
being No 020603494 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2019.06.17 13:17:54 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 17-06-2019 13:16:47  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)