

1935

F 2032/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 807341

G 807341

1.41 for  
24.01.22  
A/c - 504598  
mmr = 918000

Certified that the Document  
is Admitted to Registration the  
Signature Sheet and the Endr-  
osements supplied with this  
Document are the Part of this  
Document.

A.D.S.R. Durgam  
Bardwan

24 FEB 2022 /

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT MADE ON THE DAY, MONTH  
AND YEAR AS WRITTEN BELOW

Contd...P/2

*[Handwritten signature]*  
A.D.S.R.

SI No. 4154 Date 24/02/2022  
Sold to MAXIPI Project Development  
Address DOP-12  
Value of Stamp 5000  
Date of Purchase of the stamp  
Prepar from Treasury 08 FEB 2022  
Name of the Treasury from  
Durgapur



*Chatterjee*

Somnath Chatterjee  
Stamp Vendar  
A.D.S.R. Office, Durgapur-16  
Licence No.-1/2016-17



148508 @

**Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman**

**24 FEB 2022**

**BETWEEN**

[1] **Mr. ARABINDA KUMAR PAN @ ARABINDA PAN [ Pan No-ATEPP8987G ]** son of Bishwa Ranjan Pan, by Occupation- Service,

[2] **Mrs. SANGITA PAN [ Pan No-CIEPP5666B ]** wife of Mr. Arabinda Kumar Pan, by Occupation- Housewife, both are by faith: Hindu, by nationality: Indian, residing near Town School, P.S-Bishnupur, Dist-Bankura, West Bengal , Pin-722122.

{ Hereinafter refereed 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**

**MAXIPLE PROJECT DEVELOPMENT [ Pan-ABRFM3690E ]** A Partnership Firm having its office at Shankarpur, P.S-Newtownship, P.O.-Arrah, District- Paschim Bardhaman, Pin-713212, Represented by one of its Partner **SAMIR KUNDU [ Pan - ANJPK5041P ]** Son of Sri Biswajit Kundu, by faith: Hindu, by occupation business, resident at Village-Arrah Sripally, P.O- Durgapur-12 P.S.- Kanksa, District -Paschim Bardhaman 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 OTHER PART.

And whereas the schedule below land originally belongs to the present LANDOWNERS which they acquired by way of regd deed of sale being no-5478 of 2012 and their names duly recorded in the role of BL & LRO under khatian no-2871,2872 and from the date of purchase they are owning, possessing and seizing the "First schedule property" without any encumbrances from any persons.

AND WHEREAS the land Owner desires to develop the "First Schedule Property" by **construction of G+5 building and above the height of G+5 building as per approval of building height of Molandighi Gram Panchayat** up to maximum limit of floor as per sanction plan of the Molandighi Gram Panchayat and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the LANDOWNERS could not be able to take any steps for the said development and as such the Land and the LANDOWNERS 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. **OWNER/LANDLORDS:-** Shall mean [1] **Mr. ARABINDA KUMAR PAN** [ Pan No-ATEPP8987G ] son of Bishwa Ranjan Pan, by Occupation-Service,[2] **Mrs. SANGITA PAN** [ Pan No-CIEPP5666B ] wife of Mr. Arabinda Kumar Pan, by Occupation- Housewife, both are by faith: Hindu, by nationality: Indian, residing near Town School, P.S-Bishnupur, Dist-Bankura, West Bengal , Pin-722122.
2. **DEVELOPER:-** Shall mean “**MAXIPLE PROJECT DEVELOPMENT** [PAN-ABRFM3690E] A Partnership Firm having its office at Shankarpur, P.S.- New Town Ship, P.O.- Arrah, District- Paschim Bardhaman, PIN-713212.
3. **LAND:-** Shall mean the land comprising in **Danga Land** measuring area of **6 Decimal** comprising in **Plot No-LR-3260, RS Plot No-1600** under **LR Khatian No-2871,2872** under Mouza-Arraha, JL No-91, P.S-Kanksa, 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 Owner 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. **Gram Panchayat:-** Shall mean the Molandighi 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 Molandighi Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the Owner herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **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 Owner 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, lockdown, 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 is Trustees for the time being and their successor(s)-in-interest and assigns.
  - 1. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.
  - 2. **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 **48 months** which starts from the date of getting approved sanction plan of Molandighi Gram Panchayat & Zila Parishad with a grace period of **6 month**.

**V:- SCOPE OF WORK:-** The Developer shall construct a multistoried building according to sanctioned plan of Molandighi Gram Panchayat over and above the Land as described in First Schedule.

**VI: - OWNER DUTY & LIABILITY:-**

- 1. The owner will delivered the First 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 if any question regarding ownership of the land is arises on that score the owner is answerable for the same and if any land

related dispute is found in future that also shall be met up by the LANDOWNERS at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNERS's Allocation.

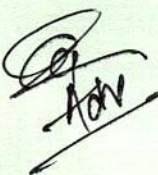
3. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the first Schedule property in the hands of the developer and also shall supply all the original land related documents which includes LR Parcha, RS Parcha, Khazna.

**4. The Owner hereby declared that :-**

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
  - b) There is no agreement between the Owner and any other party except "**MAXIPLE PROJECT DEVELOPMENT**" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
  - c) That the Sec-202 of Indian contract Act will be taken into consideration in case of death of the LANDOWNERS.
  - d) That land related dispute shall be resolved by the Land owner.
  - e) That GST, stamp duty and registration fees in relation to the LANDOWNERS's allocation Flat shall be borne by the LANDOWNERS himself.
5. That the Owner 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 Owner 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 Molandighi Gram Panchayat, 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.
  6. That in no case ownership is transferred in favour of the developer by force of this development agreement. In case of non-construction of the housing complex by the DEVELOPER or after demolition of the housing complex in future for any natural or other reason, the land will remain of the LANDOWNERS.

### VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer "MAXIPLE PROJECT DEVELOPMENT" is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the Owner 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.
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 Owner & 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 Owner 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 Owner 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 Owner.
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.

  
Adv

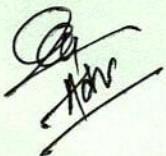
8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

**X-Cancellation :**

1. The Owner has no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer.

**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 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 Owner time to time.
- e) The Owner 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 but the LANDOWNERS is not liable to make payment of any kind of loan liability of the developer.





- h) 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 THAT piece and parcel of Danga Land measuring area of 6 Decimal comprising in Plot No-LR-3260, RS Plot No-1600 under LR Khatian No-2871, 2872 under Mouza-Arraha, JL No-91, P.S-Kanksa, Dist-Paschim Barddhaman, West Bengal within Molandighi Gram Panchayat which is butted and bounded as follows : North: Land of N C Raha. East : 12 ft wide Kancha road. West: Land of Kalpana Nayak & Pattanayak, South : Land of Sabitra Das.

**SECOND SCHEDULE ABOVE REFERRED TO**

**( LANDOWNERS ALLOCATION )**

It is agreed by the developer that the LANDOWNERS will get **one** numbers of flat measuring **Super built up** area of 1000 sq ft [ south east side ] on the **2<sup>nd</sup> floor** and **Rs. 30,00,000/- [Rupees Thirty Lakh] only in the following manner :**

<b>Amount</b>	<b>on the occasion</b>
Rs. 1,00,000/-	at the time of agreement
Rs. 4,00,000/-	at the time of earth cutting or within six months from the date of agreement.
Rs. 25,00,000/-	within 24 months from the date of approval of sanction of building plan from the appropriate authority and the payment of which will be paid within 20 <sup>th</sup> month to 24 <sup>th</sup> month.

*[Handwritten signature]*

And whereas the LANDOWNERS will get together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below **but in no case the LANDOWNERS shall have any right to claim any other consideration in any manner whatsoever except the above.**

Compensation for delay in above payments will be given to LANDOWNERS at the bank FD interest rates applicable on the unpaid amount. Delay in handing over of the allotted apartment to the LANDOWNERS will also be compensated with prevailing value of the said apartment in estate along with bank interest.

**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.**

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 **24th** day of **February 2022** before the office of the ADSR Durgapur.

**WITNESSES: -**

1. *Avijit Bhattacharya*  
s/o - *Krishna Ram Bhattacharya*  
*Assala, Durgapur - 713212*  
*Manab Pal,*  
*S/o - Bimanab Pal,*  
*Durgapur,*

*Aravind Kumar Pan*  
@ ARAB NDA PA

*Sangita Pan,*  
Signature of LANDOWNERS

**MAXIPLE PROJECT DEVELOPMENT**  
*Ram Kumar*  
Partner

Signature of the Developer

Drafted and typed by me

*Prasanna Bandyopadhyay,*  
Advocate, Durgapur Court  
WB-733 of 2011



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

GRN Details

GRN: 192021220192463141 Payment Mode: Online Payment  
GRN Date: 24/02/2022 13:22:18 Bank/Gateway: ICICI Bank  
BRN : 75701401 BRN Date: 24/02/2022 13:02:46  
Payment Status: Successful Payment Ref. No: 2000504598/2/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: ARABINDA KUMAR PAN  
Address: BISHNUPUR BANKURA 722122  
Mobile: 9832300111  
Depositor Status: Buyer/Claimants  
Query No: 2000504598  
Applicant's Name: Mr Prasanta Bandyopadhyay  
Identification No: 2000504598/2/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000504598/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2000504598/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	30014
			<b>Total</b>	<b>30025</b>



IN WORDS: THIRTY THOUSAND TWENTY FIVE ONLY.

भारत सरकार  
Government of India

Avijit Bhandary  
Father : Krishna Ram Bhandary  
DOB : 22/10/1993  
Male

5129 5315 9650

आधार - आम आदमी का अधिकार



आधार  
Unique Identification Authority of India

Address:  
ARRAH, Arra, Bardhaman, Burdwan Arrah, West Bengal,  
713212






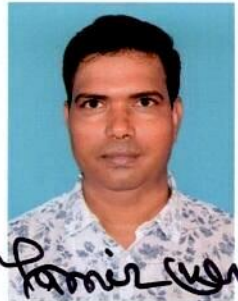





5129 5315 9650

1947  
1800 300 1947










help@uidai.gov.in

www  
www.uidai.gov.in












# FINGER PRINT & PHOTOCOPY

Left hand						 <i>Ramir Khandu</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

*Ramir Khandu*  
Signature & Photograph is duly attested by me

Left hand						 <i>Aravind Kumar</i> @ ARABINDA PAN
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

*Aravind Kumar* @ ARABINDA PAN  
Signature & Photograph is duly attested by me

Left hand						 <i>Sangita Pan</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

*Sangita Pan*  
Signature & Photograph is duly attested by me



भारत सरकार

Government of India



Samir Kundu  
Father : BISWAJIT KUNDU  
DOB : 08/02/1977  
Male



5256 8987 1123

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
ARRAH SREE PALLY, Arra, Bardhaman, Burdwan Arrah,  
West Bengal, 713212

5256 8987 1123

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

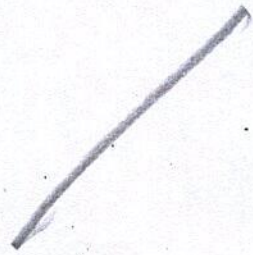
ई-स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number Card

ABRFM3690E



नाम / Name  
MAXIPLE PROJECT DEVELOPMENT

निगमन / मजदूरी तारीख  
Date of Incorporation/Formation  
01/06/2021





भारत सरकार  
Government of India



Issue Date: 08/05/2015



अरविंद कुमार पान  
Arabinda Kumar Pan  
जन्म तिथि / DOB: 16/02/1970  
पुरुष / MALE

4805 5684 6122

मेरा आधार, मेरी पहचान



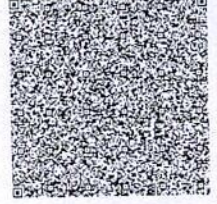
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता: आत्मज: लेट बिश्वा रंजन पान, के  
एम हाइ विद्यालय के पास, बिष्णुपुर,  
बंकुरा, वेस्ट बंगाल, 722122

Print Date: 18/11/2020

Address: S/O: Late Bishwa Ranjan Pan,  
Near K M High School, Bishnupur,  
Bankura, West Bengal, 722122



4805 5684 6122



1947

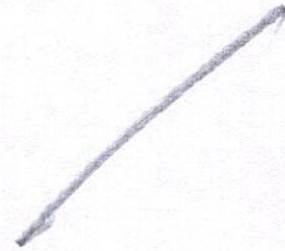


help@uidai.gov.in



www.uidai.gov.in

Arabinda Kumar Pan





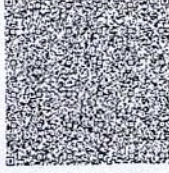
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ATEPP8987G



03042019



नाम / Name  
ARABINDA KUMAR PAN

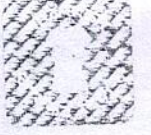
पिता का नाम / Father's Name  
BISHWA RANJAN PAN

जन्म की तारीख /  
Date of Birth  
16/02/1970

हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:

आयकर पैन सेवा इकाई, एन एस डी एल  
चौथी मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कालोनी, 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  
4th Floor, Mantri 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: tininfo@nsdl.co.in

Arvind Kumar Pan

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANGITA PAN

GAURANG SUNDER PAN

04/02/1975

Permanent Account Number

CIEPP5666B

Sangita Pan

Signature



28062013

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कालोनी, 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, Mantri 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: tininfo@nsdl.co.in

Sangita Pan.



भारत सरकार  
Government of India



संगीता पान  
Sangita Pan  
जन्म तिथि / DOB: 04/02/1975  
महिला / FEMALE



7352 7284 8601

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



पता: अर्षीगिनी: अरबिंद कुमार पान,  
के एम हाई विद्यालय के पास,  
बिष्णुपुर, बंकुरा, वेस्ट बंगाल,  
722122

Print Date: 18/11/2020

Address: W/O: Arabinda Kumar Pan, near  
K M high School, Bishnupur, Bankura,  
West Bengal, 722122



7352 7284 8601



1947



help@uidai.gov.in



www.uidai.gov.in

Sangita Pan.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number Card

ABRFM3690E



नाम / Name

MAXIPLE PROJECT DEVELOPMENT

निगमन / गठन की तारीख  
Date of Incorporation/Formation  
01/06/2021

*Amal*

## Major Information of the Deed



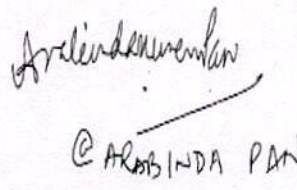


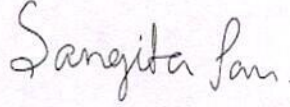
Deed No :	I-2306-02032/2022	Date of Registration	24/02/2022
Query No / Year	2306-2000504598/2022	Office where deed is registered	
Query Date	15/02/2022 4:36:44 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250537504, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 9,18,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 30,014/- (Article:E, E, B)		
Remarks			

### Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

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-3260 (RS :-1600 )	LR-2871	Vastu	Danga	3 Dec	1/-	4,59,000/-	Width of Approach Road: 12 Ft.,
L2	LR-3260 (RS :-1600 )	LR-2872	Vastu	Danga	3 Dec	1/-	4,59,000/-	Width of Approach Road: 12 Ft.,
		<b>TOTAL :</b>			<b>6Dec</b>	<b>2 /-</b>	<b>9,18,000 /-</b>	
		<b>Grand Total :</b>			<b>6Dec</b>	<b>2 /-</b>	<b>9,18,000 /-</b>	



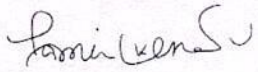
**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr Arabinda Kumar Pan,</b> (Alias: Mr Arabinda Pan) (Presentant) Son of Mr Bishwa Ranjan Pan Executed by: Self, Date of Execution: 24/02/2022 , Admitted by: Self, Date of Admission: 24/02/2022 ,Place : Office</p>	<p><b>Photo</b></p>  <p>24/02/2022</p>	<p><b>Finger Print</b></p>  <p>LTI 24/02/2022</p>	<p><b>Signature</b></p>  <p>24/02/2022</p>
<p>Town School, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ATxxxxxx7G, Aadhaar No: 48xxxxxxxx0122, Status :Individual, Executed by: Self, Date of Execution: 24/02/2022 , Admitted by: Self, Date of Admission: 24/02/2022 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Mrs Sangita Pan</b> Wife of Mr Arabinda Kumar Pan Executed by: Self, Date of Execution: 24/02/2022 , Admitted by: Self, Date of Admission: 24/02/2022 ,Place : Office</p>	<p><b>Photo</b></p>  <p>24/02/2022</p>	<p><b>Finger Print</b></p>  <p>LTI 24/02/2022</p>	<p><b>Signature</b></p>  <p>24/02/2022</p>
<p>Town School, City:- Not Specified, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CIxxxxxx6B, Aadhaar No: 73xxxxxxxx8601, Status :Individual, Executed by: Self, Date of Execution: 24/02/2022 , Admitted by: Self, Date of Admission: 24/02/2022 ,Place : Office</p>				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Maxiple Project Development</b> Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: ABxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Samir Kundu</b> Son of Mr Biswajit Kundu Date of Execution - 24/02/2022, , Admitted by: Self, Date of Admission: 24/02/2022, Place of Admission of Execution: Office	 Feb 24 2022 4:55PM	 LTI 24/02/2022	 24/02/2022
Vill Arah, Sripally, City:- Not Specified, P.O:- Durgapur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx1P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of Maxiple Project Development (as partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Avijit Bhandary</b> Son of Mr Krishna Ram Bhandary Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	 24/02/2022	 24/02/2022	 24/02/2022
Identifier Of Mr Arabinda Kumar Pan, Mrs Sangita Pan, Mr Samir Kundu			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mrs Sangita Pan	Maxiple Project Development-3 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Mr Arabinda Kumar Pan	Maxiple Project Development-3 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3260, LR Khatian No:- 2871	Owner:Sangita Pan, Gurdian:Arabinda Kumar, Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mrs Sangita Pan
L2	LR Plot No:- 3260, LR Khatian No:- 2872	Owner:Arabinda Pan, Gurdian:Lt Biswaranjan, Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr Arabinda Kumar Pan





On 24-02-2022

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

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

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

Presented for registration at 13:41 hrs on 24-02-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Arabinda Kumar Pan Alias Mr Arabinda Pan, one of the Executants.

**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 9,18,000/-

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

Execution is admitted on 24/02/2022 by 1. Mr Arabinda Kumar Pan, Alias Mr Arabinda Pan, Son of Mr Bishwa Ranjan Pan, Town School, P.O: Bishnupur, Thana: Bishnupur, , Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Service, 2. Mrs Sangita Pan, Wife of Mr Arabinda Kumar Pan, Town School, P.O: Bishnupur, Thana: Bishnupur, , Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession House wife

Indetified by Mr Avijit Bhandary, , , Son of Mr Krishna Ram Bhandary, Arrah, P.O: Arrah, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

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

Execution is admitted on 24-02-2022 by Mr Samir Kundu, partner, Maxiple Project Development, Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Avijit Bhandary, , , Son of Mr Krishna Ram Bhandary, Arrah, P.O: Arrah, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 30,014/- ( B = Rs 30,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/02/2022 1:24PM with Govt. Ref. No: 192021220192463141 on 24-02-2022, Amount Rs: 30,014/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 75701401 on 24-02-2022, Head of Account 0030-03-104-001-16

**Payment of 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 4154, Amount: Rs.5,000/-, Date of Purchase: 24/02/2022, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/02/2022 1:24PM with Govt. Ref. No: 192021220192463141 on 24-02-2022, Amount Rs: 11/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 75701401 on 24-02-2022, Head of Account 0030-02-103-003-02

*Santanu Pal*

Santanu Pal

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 63618 to 63643  
being No 230602032 for the year 2022.



*Santanu Pal*

Digitally signed by Santanu Pal  
Date: 2022.03.03 17:48:48 +05:30  
Reason: Digital Signing of Deed.

Santanu Pal) 2022/03/03 05:48:48 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)