

भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमवङ्ग पश्चिमबङ्गाल WEST BENGAL

F 093153

13.12.19
13.04.
[Signature]

Certified that the Document
is Admitted to Registration the
Signatures Sheet and the End-
orsements Attached with this
Document are the Part of this
Document.

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

13 DEC 2019

Development Agreement

This Development Agreement is made on 13th day of December
2019

Between

Mr. Manik Chand Maharaj (PAN : CDIPM1155K) & (AADHAAR No.-
850200133824) S/O Late Ramlal Maharaj, by faith Hindu, by
faith Hindu, by occupation-Business, Resident of 4A/27 Tegor
Avenue, P.O.-A-Zone, P.S.-Durgapur, Durgapur-713204, Dist.-
Burdwan, at Present Paschim Bardhaman, West Bengal, India,
Hereinafter referred to and called as "LANDOWNER" (which term
and expression shall unless included by or repugnant to the
subject or context be deemed to mean and include their
respective heirs, representatives, executors, administrators,
tutors, successors and assigns) of the First PART.

[Signature]

ContdP/2

12 DEC 2019

No. 7695 Date
Sold to Shree Shyam Builders & Developers
Address DGP-12
Value of Stamp 5000/-
Date of Purchase of the Stamp
Paper from Treasury
Name of the Treasury from Where
Purchase:- Durgapur

12 DEC 2019

Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur-16
Licence No. 183



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

13 DEC 2019

(2)

AND

"SHREE SHYAM BUILDERS & DEVELOPERS" [PAN-ADGFS7379M], a Partnership firm, incorporated under the provision of the partnership Act, 1932 having its office at Vill & Post- Bamunara, Durgapur-713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India, being represented by some of its existing Partners. (1) **Mr. DEBABRATA ROY, [PAN-AVPPR3915H], [AADHAAR-820259673931], S/O. Mr. LAKSHMIKANTA ROY**, by Faith Hindu, by Nationality Indian, by occupation Business, Resident at Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. (2) **Mr. RAHUL ROY, [PAN-AUIPR8398G] & [AADHAAR-534554697125], S/O. Mr. PRADIP ROY**, by Faith Hindu, by Nationality Indian, by occupation Business, Resident AT- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. (3) **Mr. BISWAJIT GOSWAMI, [PAN-ALZPG6872G], [AADHJAAR NO-488100443342], S/O. Mr. BISWANATH GOSWAMI**, by Faith Hindu, by Nationality Indian, by occupation Business, Resident AT- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. "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.

Whereas the present landowners owning and possessing of a land measuring about 3.43 katha or 5.6595 decimals under the jurisdiction of Malandighi Gram Panchayat under Mouza-Arraha Dist- Burdwan at present Paschim Bardhaman, Which was purchased by him from Janendra Chandra Sarkar by virtue of a registered deed of sale vide no- 1671 in the year of 1999 of A.D.S.R.O Durgapur

AND WHEREAS the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc as approved by Malandighi Gram Panchayat or any other competent authority but the owners have not sufficient funds for the development work and for this reason First Part could not able to take any steps for the said development and as such the First Part is in search of a Developer for the said development work.

AND WHEREAS the First Part herein has approached the Second Part and whereas the Second part after considering various aspects of execution of the

Project and proposals of the Owners, has decided to construct multistoried building there- at, consisting of apartments and flat, car parking space etc. With the object of selling such flats/apartments car parking space etc. to the prospective purchasers and the Second Part has accepted the proposal of First Part..

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

I-Definition

- 1.1 OWNER/LANDLORD:** - Shall mean, **Mr. Manik Chand Maharaj [PAN-CDIPM1155K] & [AADHAAR NO-850200133824], S/O. Late Ramlal Maharaj,** by faith Hindu, by occupation-Business, Resident of- 4A/27 Tegore Avenue, P.O- A-zone, P.S- Durgapur, Durgapur- 713204 , District- Paschum Bardhaman, West Bengal, India.
- 1.2 DEVELOPER:-** Shall mean, "**SHREE SHYAM BUILDERS & DEVELOPERS**" [PAN-ADGFS7379M], a Partnership firm, incorporated under the provision of the partnership Act, 1932 having its office at Vill & Post-Bamunara, Durgapur-713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India, at present carrying on business by its present Partners **(1) Mr. RAHUL ROY, [PAN-AUIPR8398G] & [AADHAAR-534554697125], S/O. PRADIP ROY,** by Faith Hindu, by Nationality Indian, by occupation Business, Resident AT- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. **(2) Mr. SATANU BHANDARI, [PAN-BOYPB7248L] & [AADHAAR-435775411855], S/O. ANGAD BHANDARI,** by Faith Hindu, by Nationality Indian, by occupation Business, Resident at- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. **(3) Mr. DEBABRATA ROY, [PAN-AVPPR3915H], [AADHAAR-820259673931], S/O. Mr. LAKSHMIKANTA ROY,** by Faith Hindu, by Nationality Indian, by occupation Business, Resident at- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. **(4) Mr. RROTIK ROY, [PAN-AUZPR4501N] & [AADHAAR-636560167001], S/O. Mr. SUKHENDU ROY,** by Faith Hindu, by Nationality Indian, by occupation Business, Resident AT- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. **(5) Mr. DEBANJAN ROY, [PAN-BACPR6481H] & [AADHAAR-458197549268], S/O. Mr. DILIP KUMAR ROY,** by Faith Hindu, by Nationality Indian, by occupation

RKC

Business, Resident AT- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. **(6) Mr. BISWAJIT GOSWAMI, [PAN-ALZPG6872G] & [AADHAAR-488100443342], S/O. Mr. BISWANATH GOSWAMI,** by Faith Hindu, by Nationality Indian, by occupation Business, Resident AT- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. **(7) Mrs. CHHANDA MUKHERJEE, [PAN-AUVPG8638D] & [AADHAAR-230747901596], W/O-Mr. AMIT KUMAR MUKHERJEE,** by Faith Hindu, by Nationality Indian, by occupation Business, Resident AT- Tipe-3, Quarter no-201, H.F.C. Township, P.O- Bidhannagar, P.S- New Township, , District- Paschim Bardhaman, West Bengal, India, Pin -713212.

- 1.3 Land:-** Shall mean land measuring about 3.43 katha or 5.6595 decimals under Mouza- Arrah, J.L.No-91, Out of which 1.70 Katha in R.S Plot No.- 1567, L.R .Plot No- no-1658, and 1.73 Katha in R.s plot no-1566 L.R Plot no-1657 L.R Khatian No- 4082, under the jurisdiction of Malandighi Gram Panchayat, Dist- Burdwan at present Paschim Bardhaman.
- 1.4 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.
- 1.5 ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the lawful Architect(s) of the Building.
- 1.6 GRAM PANCHYAT MEANS:-** Shall mean the Malandighi Gram Panchayat, and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Malandighi 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
- 1.8 OWNERS AREA:** - Shall mean (2) Two Medium size 2BHK Flat at the said building as per brochure and One car Parking measuring about 120 sq. ft. at the Ground Floor of the said Building which will going to be constructed over and above First Schedule mentioned land, together with the undivided importable proportionate share and/or interest in the said land and common portions. And also Rupees 4,00,000/- (Four lacks) as cash consideration which wall have to be paid at the time of registration of this agreement by the developer to the owner. But if in future any dispute shall arise regarding the land, Land owner shall be duty bound to refund back all the allocation including the cash amount of Rs,4,00,000/- to the Developer.



1.9 DEVELOPER'S AREA: Shall mean entire area of the building/s together with the undivided importable proportionate share and/or interest in the said land and the common portions after providing owner area as mentioned in clause 1.8 written above.

1.10 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

1.11 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/etc. and Others be taken over by the Unit/Flat and occupiers.

1.12 FORCE MAJEURE: Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, notice or prohibitory order from Municipality/Gram Panchayat 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

1.13 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.

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

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

II- COMENCMENT: *- 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 it become effective.*

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

VI:- OWENER DUTY & LIABILITY:-

1. *The owners have offered total land of about **3.43 katha** or **5.6595 decimals** for development and construction of a housing complex consisting of flats / apartments & parking spaces etc.*

2. *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*

3. The Owners hereby declared that :-

a) *No acquisition proceedings have been initiated in respect of the schedule mentioned plot.*

b) *The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.*

c) *There is no agreement between the Owners and any other party (except "**SHREE SHYAM BUILDERS & DEVELOPERS**") either for sale or for development and construction of housing complex and the said land is free from any encumbrance.*



(7)

- d). That any dispute regarding land shall be met up by the Land Owners in their own cost and it is also declares that the mutation of the Scheduled Land in the name of owner at the B.L& L.R.O Office shall have to be done by the developer but the cost must be paid by the land owner herself.
4. That the Owner 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.
5. That the Owner also agreed that they give full authority & power to Second Part 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 **Malandighi Gram panchyat** 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 sign agreement for sale or sale deed on behalf of the land owners of flats/apartments/parking space etc to the prospective buyers and produce the same before the registering authority 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 and the owners shall agreed to ratify all acts and things lawfully done by the developer but the Owners shall not be responsible for any unlawful activities of the Developer.
6. The owner/vendor shall execute and register a power of Attorney whereby the partners either individually or jointly for and on behalf of the "**SHREE SHYAM BUILDERS & DEVELOPERS**" will be nominated, appointed and constituted as lawful attorney of the OWNERS/VENDORS in their names and on their behalf to do all acts and deeds and things relating to the aforesaid project including signing all papers, making complain to the policy, signing and registering agreement for sale in respect of the developer allocated flats more fully described in the scheduled-1-1.9 hereto and also for owners allocated flats(if any required)



morefully described in the scheduled-1-1.8 and also for signing and registering mortgage deed and mortgaging of the property to obtain project loan etc, execution and registration of the agreement for sale deeds or deeds of conveyances and deeds of sale or any deeds of transfer in favor of the intending purchasers in respect of any flat/unit/covered space/rooms car parking space etc. With proportionate share of the undivided and impetrative land common areas, facilities described in schedule bellow.

VII- Developer DUTY, LIABILITY & responsibility:-

1. The developer "**SHREE SHYAM BUILDERS & DEVELOPERS**" Confirm accepts and assure the owners that they are fully acquainted with, aware of the process/formalities related to similar project in. same area or any other area of **Malandighi Gram panchyat**
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 owners 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 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 Developer shall take all necessary steps to save the property from any kind of encroachment by the adjacent land owner.



5. That the Developer shall be responsible for any acts deeds or things done towards any fund 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 Owners shall not be responsible for any infringement of law that may be in force from time to time during the subsistence 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 for the said incident or damage or loss during construction.

7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within **36 months** with an additional grace period of **6 (six) month** from the date approval of plan by the **Malandighi Gram panchayat** or by any competent authority, the time shall be computed on and from the date of sanctioned of building plan.

8. That the Developer shall not make the 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 and in such cases the Developer shall have to bear the entire responsibility. That the developer shall have every right to claim any extra amount/charge for any other work and service for the owner allocate flat.

9. That the Developer shall not claim any extra amount/charges from the land owner except the G ST & Electricity connection charges in respect of the allocated flat.

VIII-Cancellation:-

The owner have every right to cancel and/or rescind this agreement after 36 months with an additional grace period of 6 (six) month, if the Developer shall unable to complete the construction work, for that owner has to give three months clear notice to the Developer.

Developer has every right to cancel this agreement at any stage if there is any dispute arise regarding the land for that Developer has to give three months clear notice to the owner.

IX-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) Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties and their legal advisors.
- 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 disturb 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. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
- 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.
- 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.



j) The owners shall have no claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation. That no ownership has been transferred to the developer by this deed of development agreement.

(11)

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.

m) Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement the Developer cannot claim any damages from the landowner towards the cost incurred in construction of project.

First Schedule above referred to

(Description of Land)

All that piece and parcel Land measuring about 3.43 katha or 5.6595 decimals under **Mouza- Arrah, J.L.No-91, Out of which 1.70 Katha in R.S Plot No.-1567, L.R .Plot No- no-1658, and 1.73 Katha in R.s plot no-1566 L.R Plot no-1657 L.R Khatian No- 4082**, under the jurisdiction of **Malandighi Gram Panchayat, Dist- Burdwan** at present Paschim Bardhaman.

Butted and Bounded as:-

North :- Vacant Land.

South :- 12' ft wide Road.

East :- 22' ft Metal Road.



(12)

Second Schedule

Owners Allocation

(Description of Owners Allocation)

Two nos. of Medium size 2BHK Flat at the the said building as per brochure and One car Parking measuring about 120 sq. ft. at the Ground Floor of the said Building which will going to be constructed over and above First Schedule mentioned land, together with the undivided importable proportionate share and/or interest in the said land and common portions. And also Rupees-4,00,000/- (Four lacks) as cash consideration which will have to be paid at the time of registration of this agreement by the developer to the owner. But if in future any dispute shall arise regarding the land, Land owner shall be duty bound to refund back all the allocation including the cash amount of Rs- 4,00,000/- to the Developer.

Be it mentioned here that the Flats which will be issued to the owners shall be allocate in future through Possession certificate and through deed of Declaration duly authenticated by Notary Public.

Be it mentioned here that collar passport size photograph and finger prints of both the owners & partners of developer are attested in separate page 1(a) & (b). Which will be a part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

Handwritten signature and date: 21/12/15

SIGNED AND DELIVERED by the OWNERS /FIRST PART at DURGAPUR in the presence of:

SHREE SHYAM BUILDERS & DEVELOPERS
Debabrata Roy
Partner

SHREE SHYAM BUILDERS & DEVELOPERS
Rahul Roy
Partner

SHREE SHYAM BUILDERS & DEVELOPERS
Bijayjit Ghosh
Partner

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the presence of:

WITNESSES:

Pradip Roy
S/O - Sukhendra Roy
4/F - Banunara, Durgapur - 12

Bikash Mahapatra
S/O - Manik Chand Mahapatra
4A/27 TAJOR P AVENUE DURGAPUR - 11

Drafted and Typed at my office & I read over & Explained in

Mother languages to all parties to this deed and

All of them admit that the same has been correctly

Written as per their instruction

Handwritten signature of Pradip Kr. Acharyya, Advocate

PRADIP KR. ACHARYYA, ADVOCATE, Durgapur court

Enrollment no-WB/512/2000













1(A)
SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation  नारायण मंडवरे	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- नारायण मंडवरे				

Signature of the Executants/presentation  Debabrata Roy	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- Debabrata Roy				

Signature of the Executants/presentation  Rahul Roy	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- Rahul Roy				

16
SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
<div style="text-align: center;">  <i>B. Praveen Kumar</i> </div>	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>B. Praveen Kumar</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
Signature of the Executants/presentation	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:-					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
Signature of the Executants/presentation	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
Signature:-					

आयकर विभाग
INCOME TAX DEPARTMENT
MANIK CHAND MAHARAJ
RAMLAL MAHARAJ



भारत सरकार
GOVT. OF INDIA

10/07/1964
Personal Account Number
CDIPM1155K



मा. शं. कृ. मा. शं. कृ.
महाराज
Signature



मा. शं. कृ. मा. शं. कृ. 12/7/64



आयकर विभाग

INCOME TAX DEPARTMENT

DEBABRATA ROY
LAKSHMIKANTA ROY



भारत सरकार

GOVT. OF INDIA

30/08/1985

Permanent Account Number

AVPPR3915H

Debabrata Roy

Signature



Debabrata Roy



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAHUL ROY
PRADIP ROY
28/09/1980

Permanent Account Number

AUIPR8398G



Rahul Roy
Signature

Rahul Roy

जायकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


BISWAJIT GOSWAMI
BISWANATH GOSWAMI
23/10/1985

Permanent Account Number
ALZPG6872G

Signature



Biswanath Goswami





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नमूना सं. / Enrollment No. : 0649/42300/00012

To
SUDIP ROY

15/08/2014

BAMLINNARA
Bamunara
Bamunara, Kerkesa, Bardhaman,
West Bengal - 713212
8906021968



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आपका आधार क्रमांक / Your Aadhaar No. :

2854 4253 8918

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



SUDIP ROY
पिता : Sukhendu Roy
Father : Sukhendu Roy

जन्म तिथि / DOB: 03/03/1997

पुरुष / Male

2854 4253 8918



मेरा आधार, मेरी पहचान

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

GRN: 192019200117276501

Payment Mode

Online Payment

GRN Date: 12/12/2019 21:37:44

Bank : AXIS Bank

BRN : 308621741

BRN Date: 12/12/2019 21:39:27

DEPOSITOR'S DETAILS

Id No. : 02060001905592/3/2019

[Query No./Query Year]

Name : PRADIP KUMAR ACHARYYA

Contact No. :

Mobile No. : +91 9434251726

E-mail :

Address : DURGAPUR COURT

Applicant Name : Mr PRADIP KUMAR ACHARYYA

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060001905592/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	11
2	02060001905592/3/2019	Property Registration-Registration Fees	0030-03-104-001-16	4014

Total

4025

In Words : Rupees Four Thousand Twenty Five only

Major Information of the Deed

Deed No :	I-0206-07581/2019	Date of Registration	13/12/2019
Query No / Year	0206-0001905592/2019	Office where deed is registered	
Query Date	12/12/2019 11:09:21 AM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	PRADIP KUMAR ACHARYYA DURGAPUR COURT,,Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9434251726, 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 : 4,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 14,43,172/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 4,014/- (Article:E, E, B)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1658	LR-4082	Bastu	Baid	1.7 Katha	1/-	7,15,275/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
L2	LR-1657	LR-4082	Bastu	Baid	1.73 Katha	1/-	7,27,897/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road,
TOTAL :					5.6595Dec	2 /-	14,43,172 /-	
Grand Total :					5.6595Dec	2 /-	14,43,172 /-	

Land Lord Details :







Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MANIK CHAND MAHARAJ (Presentant) Son of Late RAMLAL MAHARAJ Executed by: Self, Date of Execution: 13/12/2019 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Office			
		13/12/2019	LTI 13/12/2019	13/12/2019

4A/27, TEGORE AVENUE, DURGAPUR, P.O:- A ZONE, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CDIPM1155K, Aadhaar No: 85xxxxxxxx3824, Status :Individual, Executed by: Self, Date of Execution: 13/12/2019
 , Admitted by: Self, Date of Admission: 13/12/2019 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREE SHYAM BUILDERS & DEVELOPERS BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: ADGFS7379M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DEBABRATA ROY Son of Mr LAKSHMIKANTA ROY Date of Execution - 13/12/2019, , Admitted by: Self, Date of Admission: 13/12/2019, Place of Admission of Execution: Office			
		Dec 13 2019 2:41PM	LTI 13/12/2019	13/12/2019
	BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVPPR3915H, Aadhaar No: 82xxxxxxxx3931 Status : Representative, Representative of : SHREE SHYAM BUILDERS & DEVELOPERS (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Mr RAHUL ROY Son of Mr PRADIP ROY Date of Execution - 13/12/2019, , Admitted by: Self, Date of Admission: 13/12/2019, Place of Admission of Execution: Office			
		Dec 13 2019 2:43PM	LTI 13/12/2019	13/12/2019
	BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUIPR8398G, Aadhaar No: 53xxxxxxxx7125 Status : Representative, Representative of : SHREE SHYAM BUILDERS & DEVELOPERS (as PARTNER)			

3	Name	Photo	Finger Print	Signature
	Mr BISWAJIT GOSWAMI Son of Mr BISWANATH GOSWAMI Date of Execution - 13/12/2019, , Admitted by: Self, Date of Admission: 13/12/2019, Place of Admission of Execution: Office			
		Dec 13 2019 2:41PM	LTI 13/12/2019	13/12/2019
BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALZPG6872G, Aadhaar No: 48xxxxxxx3342 Status : Representative, Representative of : SHREE SHYAM BUILDERS & DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUDIP ROY Son of Mr SUKHENDU ROY BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212			
	13/12/2019	13/12/2019	13/12/2019
Identifier Of Mr MANIK CHAND MAHARAJ, Mr DEBABRATA ROY, Mr RAHUL ROY, Mr BISWAJIT GOSWAMI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MANIK CHAND MAHARAJ	SHREE SHYAM BUILDERS & DEVELOPERS-2.805 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr MANIK CHAND MAHARAJ	SHREE SHYAM BUILDERS & DEVELOPERS-2.8545 Dec

Land Details as per Land Record

District: Burdwan, 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:- 1658, LR Khatian No:- 4082	Owner:Manik Chand Maharaj, Gurdian:Ramlal , Address:বিক্র , Classification:বাইদ, Area:0.03000000 Acre,	Mr MANIK CHAND MAHARAJ
L2	LR Plot No:- 1657, LR Khatian No:- 4082	Owner:Manik Chand Maharaj, Gurdian:Ramlal , Address:বিক্র , Classification:বাইদ, Area:0.03000000 Acre,	Mr MANIK CHAND MAHARAJ

On 12-12-2019

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 14,43,172/-



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

On 13-12-2019

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 13:04 hrs on 13-12-2019, at the Office of the A.D.S.R. DURGAPUR by Mr MANIK CHAND MAHARAJ ,Executant.

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

Execution is admitted on 13/12/2019 by Mr MANIK CHAND MAHARAJ, Son of Late RAMLAL MAHARAJ, 4A/27, TEGORE AVENUE, DURGAPUR, P.O: A ZONE, Thana: Durgapur, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713204, by caste Hindu, by Profession Business

Identified by Mr SUDIP ROY, . . Son of Mr SUKHENDU ROY, BAMUNARA., P.O: BAMUNARA, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

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

Execution is admitted on 13-12-2019 by Mr DEBABRATA ROY, PARTNER, SHREE SHYAM BUILDERS & DEVELOPERS (Partnership Firm), BAMUNARA., P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr SUDIP ROY, . . Son of Mr SUKHENDU ROY, BAMUNARA., P.O: BAMUNARA, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

Execution is admitted on 13-12-2019 by Mr RAHUL ROY, PARTNER, SHREE SHYAM BUILDERS & DEVELOPERS (Partnership Firm), BAMUNARA., P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr SUDIP ROY, . . Son of Mr SUKHENDU ROY, BAMUNARA., P.O: BAMUNARA, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

Execution is admitted on 13-12-2019 by Mr BISWAJIT GOSWAMI, PARTNER, SHREE SHYAM BUILDERS & DEVELOPERS (Partnership Firm), BAMUNARA., P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr SUDIP ROY, . . Son of Mr SUKHENDU ROY, BAMUNARA., P.O: BAMUNARA, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,014/- (B = Rs 4,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2019 9:39PM with Govt. Ref. No: 192019200117276501 on 12-12-2019, Amount Rs: 4,014/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 308621741 on 12-12-2019, 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 7695, Amount: Rs.5,000/-, Date of Purchase: 12/12/2019, Vendor name: Ram Prasad Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 12/12/2019 9:39PM with Govt. Ref. No: 192019200117276501 on 12-12-2019, Amount Rs: 11/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 308621741 on 12-12-2019, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2019, Page from 172225 to 172253

being No 020607581 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.12.23 16:11:02 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2019/12/23 04:11:02 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)