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A.D.S.R. Durgapur
Paschim Bardhaman

05 AUG 2025

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS 05TH DAY OF
AUGUST, 2025

BETWEEN

- (1) **MR. SUVADIP SINHA [PAN NO. BAIPS1988Q] [AADHAAR NO. 2996 9032 1331]**, Son of Swapam Kumar Sinha, by faith-Hindu, by occupation-Business, by nationality- Indian, by resident of 5/119, Sammilani Park, near New Mandir, Sector- 2, Bidhannagar, P.O.Durgapur ABL Town-ship, P.S.- New Township, Dist.- Paschim Bardhaman, West Bengal, India-713206,
- (2) **MR. BISWAJIT MONDAL [PAN NO. AKQPM9124M] [AADHAAR NO. 2249 1696 0927]**, Son of Nitya Nanda Mondal, by faith-Hindu, by occupation-Business, by nationality- Indian, by resident of Natun Pally, G-Block, Benachity, P.O.- Durgapur-13, P.S.-Durgapur, Dist.-Paschim Bardhaman, West Bengal, India-713213,

HEREINAFTER jointly & severally referred to and called as "LANDOWNERS/LANDOWNERS" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND

SHIVAM REAL ESTATE [PAN- AFHFS7994D], a Partnership Firm having its registered Office at Holding Premises No. N/5, Ward No. 25, J. N. Avenue, B1 More, P.O.- Durgapur-14, P.S.- New Township, Dist.- Paschim Bardhaman (W.B.), Pin-713214, represented by its partners namely (1) **MR. SUVADIP SINHA [PAN-BAIPS1988Q]**, Son of Swapam Kumar Sinha, by faith-Hindu, by occupation-Business, by nationality- Indian, by resident of 5/119, Sammilani Park, near New Mandir, Sector- 2, Bidhannagar, P.O.-Durgapur ABL Town-ship, P.S.- New Township, Dist.- Paschim Bardhaman, West Bengal, India-713206, (2) **MR. BISWAJIT MONDAL [PAN-AKQPM9124M] [AADHAAR-2249 1696 0927]**, Son of Nitya Nanda Mondal, by faith-Hindu, by occupation-Business, by nationality- indian, by resident of Natun Pally, G-Block, Benachity, P.O.- Durgapur-13, P.S.-Durgapur, Dist.-Paschim Bardhaman, West Bengal, India713213, hereinafter referred to and called as "DEVELOPER" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to

mean and include its respective heirs, representatives, executors, administrators, successors and assigns) of the OTHER PART.

ANDWHEREAS firstly, the schedule mentioned land was originally belonged to Sekh Rousan, Sekh Babar, Sekh Manjur, Sekh Maksud, Sekh Mansur and they jointly purchased of the said plot of land by way of Regd. Sale Deed being No. I-2974 for the year 1993, registered at ADSR Durgapur, dated-17.05.1993.

AND THEREAFTER said Sekh Rousan during his peaceful possession died intestate leaving behind his wife Azila Bibi and three sons namely Sekh Majidulla, Sekh Azidul, Sekh Ahidulla and one daughter Nasma Bibi, as his only legal heirs and successors and they jointly acquired the share of Sekh Rousan by way of Islamic Law.

AND THEREAFTER said (1) Sekh Babar, (2) Sekh Manjur, (3) Sekh Maksud, (4) Sekh Mansur, (5) Azila Bibi, (6) Sekh Majidulla, (7) Sekh Azidul, (8) Sekh Ahidulla and (9) Nasma Bibi, jointly during their peaceful possession transferred land measuring an area of 4.75 Katha under Sub Plot No. 22, comprising in R.S. Plot No. 1016/3175 corresponding to L.R. Plot No. 1205 in Mouza- Jemua, P.S.- New Township in favour of Mr. Goutam Mondal, S/o. Late Madan Gopal Mondal by dint of Regd. Sale Deed being No. I-020606746 for the year 2015, registered in Book-I, Vol. No. 0206-2015, page from 57585 to 57605 at the Office of ADSR Durgapur, dated-14.09.2015 and after purchased, he mutated his name in L.R. record of right vide L.R. Khatian No. 2933 and has been paying Khajna thereto.

AND THEREAFTER said Mr. Goutam Mondal, S/o. Late Madan Gopal Mondal, during his peaceful possession transferred land measuring an area of 4.75 Katha or 7.8375 Decimal within Mouza- Jemua under R.S. Plot No. 1016/3175 corresponding to L.R. Plot No. 1205 in favour of the present Landowners **MR. SUVADIP SINHA**, Son of Swapan Kumar Sinha and **MR. BISWAJIT MONDAL**, Son of Nitya Nanda Mondal by way of Regd. Sale Deed being No. I-230608138 for the year 2024, registered in Book-I, Vol. No. 2306-2024, page from 147514 to 147530 at the Office of ADSR Durgapur, dated-06.08.2024 and recorded in L.R. Khatian No.4669 & 4682.

 **AND WHEREAS** the LAND OWNER(S) as the absolute OWNER(S) seized and possessed of or otherwise well sufficiently entitled to all that land particularly

mentioned and described in the schedule hereunder written and hereinafter for the sale of brevity referred to as the said property.

AND WHEREAS the OWNER(S)/VENDOR(S) is/are desirous of construction of a multi storied building containing several self-contained flats and Residential Housing Complex etc. But for want of time, experience and fund they are unable to proceed with such a project.

AND WHEREAS the OWNER(S)/ VENDOR(S) are in need of a Firm/ Company/person who would take up the project and start and complete the multi storied building containing several self-contained flats by taking all sorts of steps for developing the said property and for completing the proposed building by providing fund from its own source.

AND WHEREAS the DEVELOPER is engaged in civil construction and development of immovable properties. The OWNER(S) approached the DEVELOPER to take up the project and complete the same by providing their own fund.

That the landowner will get 1(One) Number of 3-BHK Flat being No. '2-B' on the 2nd Floor measuring Super Built-up Area of 1350 Sq. Ft. with one number of Car Parking space according to approved Building Plan of JEMUA GRAM PANCHAYAT together with the undivided impartibly proportionate interest in the said land.

The Developer will get entire building/s together with the undivided importable proportionate interest in the said land according to approved Building Plan of JEMUA GRAM PANCHAYAT together with the undivided importable proportionate interest in the said land except the owner's Allocation after providing land owners' allocation as mentioned above in this agreement.

AND WHEREAS I being satisfied with the said offer have agreed to enter into an agreement for development of said property as per terms and conditions set forth below.

NOW THIS DEED OF AGREEMENT WITNESSETH and is hereby agreed between the parties hereto as follows:-

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ARTICLE: -1: DEFINITIONS

OWNER(S) : Shall mean the said (1) **MR. SUVADIP SINHA [PAN NO. BAIPS1988Q] [AADHAAR NO. 2996 9032 1331]**, Son of Swapan Kumar Sinha, (2) **MR. BISWAJIT MONDAL [PAN NO. AKQPM9124M] [AADHAAR NO. 2249 1696 0927]**, Son of Nitya Nanda Mondal and includes his/her/their heirs, representative, executors, administrator and assigns.

DEVELOPER : Shall mean “**SHIVAM REAL ESTATE**” [PAN-AFHFS7994D], a Partnership Firm having its registered Office at Holding Premises No. N/5, Ward No. 25, J. N. Avenue, B-1 More, P.O.- Durgapur-14, P.S.- New Township, Dist.- Paschim Bardhaman (W.B.), Pin-713214, represented by its partners namely (1) **MR. SUVADIP SINHA [PAN- BAIPS1988Q] [AADHAAR NO. 2996 9032 1331]**, Son of Swapan Kumar Sinha, (2) **MR. BISWAJIT MONDAL [PAN-AKQPM9124M] [AADHAAR-2249 1696 0927]**, Son of Nitya Nanda Mondal and includes its heirs, representative, executors, administrator and assigns and successors.

1. **PREMISES** : Shall mean total land admeasuring an area of **4.75 Katha or 7.8375 Decimal, being Sub Plot No. 22**, situated within **Mouza- Jemua**, J.L. No – 105, under P.S.- New Township, Classification of land – Baid and proposed use for Residential Housing Complex, Additional District Sub Registration Office-Durgapur, in the jurisdiction of Jemua Gram Panchayat, Dist.- Paschim Bardhaman, West Bengal. A hand Sketch Plan annexed herewith with Border “RED”, which is the part & parcel of this Deed. Entire Land and its Area is/are described below :-

Sl No.	R.S. Plot No.	L.R. Plot No.	L.R. Khatian No.	Land Owner Name	Are Of Land (As Per Katha)
1.	1016/3175	1205	4682	Suvadip Sinha	2.375
2.	1016/3175	1205	4669	Biswajit Mondal	2.375
TOTAL LAND AREA					4.75 KATHA

2. **NEW BUILDING** : Shall mean and include the multi storied building **up to its highest limit** or as may be extended further to be constructed at the

said land in accordance with the plan to be sanctioned by the JEMUA GRAM PANCHAYAT.

3. **COMMON FACILITIES AND AMENITIES** : Shall mean and include corridor, stair ways, passage ways, Pump room, Tube-well, Over-head tank, Septic Tank, Sock Well, Water pump and Motor and other facilities, which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, maintenance and/or management of building and land there under as per Apartment Ownership Act 1972 or mutually agreed upon by the owners of the flats.
4. **SALEABLE PLACE** : shall mean the space in the new building available for independent use and occupation after making due provisions for common facilities and amenities and the space required thereof.

OWNERS' ALLOCATION:

Landowner's allocation shall mean the allocation as mentioned clearly in the Second Schedule below.

5. **DEVELOPER'S ALLOCATION** : Shall mean all entire building including common facilities of the building along with undivided proportionate share of the said "property/premises" absolutely shall be the property of the Developer except the Landowners' allocation and the right to use thereof in the premises upon construction of the said building as per approved Building Plan of JEMUA GRAM PANCHAYAT or appropriate authority as the case may be..
6. **ARCHITECT** : shall mean the person who may be appointed by the developer for designing and planning of the said building and obtain the sanction building plan.
7. **BUILDING PLAN**: shall mean the plan or plans for the construction of the new building to be submitted or to be sanctioned by the JEMUA GRAM PANCHAYAT with the alterations and modifications as may be made by the developers with the approval of the appropriate authority from time to time.
8. **COVERED AREA**: shall mean the plinth area of the said unit/flat/ parking space including the bathrooms and balconies and also thickness of the walls and pillars which includes proportionate share of the plinth area of the

common portions. Provided that if any wall be common between two units/ flats/ then one half of the area which shall be included in each unit/ flat.

9. **TRANSFER**: shall mean its grammatical variations include transfer by possession and title/ or by any other means as may be adopted for effecting what is to be understood transfer of space/ super build up area in the multi-storeyed building to the purchaser thereof although the same may not amount to be a transfer in law.

10. **TITLE DEED**: shall mean an includes the following deeds and documents:-

- A. Regd. Sale Deed being No. I-8138 for the year 2024.
- B. Regd. Sale Deed being No. I-6746 for the year 2015.
- C. Regd. Sale Deed being No. I-2974 for the year 1993.
- D. Legal Heirs Certificate.
- E. L.R. Parchas.

16. **WORDS IMPORTING**: singular shall include plural and vice -versa. Masculine gender shall include feminine or neuter genders likewise importing feminine genders shall include masculine and neuter genders shall include masculine and feminine genders.

17. ARTICLE-II: COMMENCEMENT

THIS AGREEMENT shall be deemed to have commenced on and with effect from the date of execution of this agreement or the date as stipulated in the above.

18. ARTICLE-III: OWNERS RIGHTS AND REPRESENTATIONS

1. The owner is absolutely seized and possessed of land or otherwise well and sufficiently entitled to the said premises and ALL THAT exclusive right, title, interest in the said land/ premises and has a good, clear and absolute marketable title to enter into this agreement with the developer.
2. There is no legal bar or otherwise for the owner to obtain the certificate under the provision of the Income Tax Act, 1961 or other consents and permission that may be required.
3. There is no excess vacant land in the said premises and is not vested under the urban land (ceiling and regulation) act, 1976.

4. That the land owner handed over the said land/ premises as mentioned in the schedule below from that day for develop/ erect the multi-storied building to the developer as agreed terms and conditions here under written.
5. The said premises are free from all encumbrances, charges, liens, lispendents, attachments, trusts, debtors, walkf, mortgage, and acquisitions whatsoever.
6. There is no suit or proceeding regarding the title of affecting the title of the owner in respect of the said premises or any parts thereof.

19. ARTICLE-IV: DEVELOPERS RIGHTS

1. The OWNER(S) hereby grand subject to what has been hereinafter provided the exclusive rights to the developers to built, construct, erect and complete the said building compromising of various sizes of flats in order to sell the said flat to the intended purchaser/ purchasers for their residential purpose by entering into an agreement for sale and/or transfer and/or construction in respect of developers allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modifications made or caused by the developer with the approval of the OWNER(S) by demolishing the existing building and by constructing new building thereon.
2. The developers shall be entitled to prepare, modify or alter the plan with approval of the OWNER(S) and submit the same to the appropriate authority in the name of the OWNER(S) as its own cost and charges and developers shall pay and bear the expenses required to be paid or deposited for obtaining sanction of the building plan from the appropriate authorities, if required, for construction of building at the premises.
3. The OWNER(S) shall put the developers into possession of the said premises in terms of this agreements and the developers shall be entitled to deal with the said premises on the terms and conditions here in contents and also in accordance with the power and authorities to be conferred on the developer in accordance with a general power of attorney specifically for the purpose of development for construction of a new building as contemplated in this presence with power to sale, transfer, lease, late out, mortgage in respect of the DEVELOPER ALLOCATION ONLY.
4. That the Landowner shall bound to execute a Regd. Development power of attorney in favour of the Developer after executed of Registered Development Agreement.

5. Simultaneously after execution of these presents the developers shall be at liberty to take possession of the premises and hold the same at its discretion for the purpose of said construction.

20. ARTICLE -V : APARTMENT CONSIDERATION

1. In consideration of the OWNER(S) having agreed to permit to the developer to sell the flat of the said premises and construct, erect, and complete the building on the said premises as the developers agreed save & except allocation of Landowners: -
2. That the Landowners will get one Flat being No. '2B' on the 2nd Floor measuring Super Built-up Area of 1350 Sq. feet together with the undivided impartibly proportionate interest in the said land according to the approved & permitted by the JEMUA GRAM PANCHAYAT and/or by the concerned authority, in respect of the "First Schedule" hereunder.
3. That the Developer will get the remaining **rest portion** of Salable Area of residential space (along with Parking space if Plan Sanctioned by Developer) together with the undivided impartibly proportionate interest in the said land according to the approved & permitted by the JEMUA GRAM PANCHAYAT and/or by the concerned authority, in respect of the "First Schedule" hereunder.
4. That the developers shall construct the building in question over the scheduled property at their own cost, expenses and efforts in term of the sanctioned building plan of the said proposed building from the competent authority or JEMUA GRAM PANCHAYAT and obtain all necessary permission and or approvals and or consent in the name of the land OWNER(S).
5. In respect of the construction of the building to pay cost of supervision of the development, construction of the building at the said premises by the Developer only.
6. That at the time of handover of Landowner's Allocation Flats, if any Area of Flat(s) found less or excess of allocation area as per approved Building Plan, in that case if any Flat area will found less in that case the Builder shall bound to adjust of the said less amount after fixed-up of a

certain rate with the Landowners and make payment in favour of the Landowner(s) and if found excess area of Flat(s), the Landowner(s) shall bound to adjust of the said excess share area by fixed-up certain amount with the Landowners and will paid the same in favour of the Developer.

ARTICLES-VI: OWNER'S ALLOCATION

1. In consideration of the above the Owner allocation already mentioned in the Second Schedule below together with proportionate right, title and interest in the said land including common faculties and amenities as per sanctioned plan of JEMUA GRAM PANCHAYAT.
2. The Developer shall also construct erect and complete the said building with entire common facilities and amenities of the building including electric lines fittings, lift, pump etc.
3. If there is any addition and alteration of the sanctioned plan the developer will be responsible for that and for further submission of Revised plan the necessary costs will be incurred by the Developer.
4. The Developer shall have no right, title and interest whatsoever in the owner's allocation and undivided proportionate share pertaining thereof in the land in common facilities and amenities, which shall solely and exclusively belong and continue to belong to the owner.

ARTICLE -VII :DEVELOPER'S ALLOCATION

In consideration of the above, the developer shall be entitled to get all Flats and with/without Car Parking Spaces, except Land owner's own allocation upon constructed area in the premises including common facilities and amenities in the entire portion of the saleable space in the building to be constructed including the right to use thereof to be available at the said premises upon construction of the said building after providing for the owner's allocation and the developer shall be entitled to enter into an agreement for sale and transfer its own name with any transferee for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose entering into such agreement it shall not obligatory on the part of the developer to obtain any further consent of the Land owner and this agreement by itself shall be treated as consent by the owner provided however the developer will not be entitled to deliver possession of Developer's allocation to any of its transferee until the developer shall make over possession of the owner and comply with all other obligation of the developer to the owner his agreement provided that the deeds of

transfer of the flats under developer's allocation shall be executed by the owner and developer jointly till the execution of further Development Power of Attorney with selling Rights in favour of the Developer.

ARTICLE-VIII : PROCEDURE

1. Upon execution of these presents the owner shall grant a Development power of Attorney in favour of the Developers firm.
2. Immediately upon the Developer obtaining peaceful possession of the said premises/ vacant land with structure thereon the developer shall be entitled to demolish. The existing structure at its Developer's costs and expenses by his contractor and all salvage materials arising there from, shall belong to the Developer.
3. That as far as necessary all dealings by the developer in respect of the new building shall be in the name of the owner and for which purpose the owner undertake to give the Developer or its nominee or nominees power of Attorney in form and manner as requested by the Developer. It is being understood however that such dealings shall not in any manner fasten or create any financial liabilities upon and against the owner.
4. The owner shall grant to the developer for the purpose of obtaining the Sanctions or all necessary permission and approvals for different authorities in connection with the construction of the building and Electricity and also for pursuing and following up the matter with the Panchayat Authority or other appropriate authority or authorities for the purpose of amendment or alteration of the said plan.
5. Those in the event executing of any default or delay or refusal on the part of the owner in the deed of conveyance or transfer as the case may be the developer shall as the Constituted Attorney of the owner is entitled to execute the deed of conveyance of transfer for and on behalf of the owner.
6. The Developer is carrying on business as a builder and shall be entitled to enter in to agreement for sale of various portion with to various persons intended to own the constructed spaces and for the purpose of proper enjoyment of the Developer's allocation or the persons with whom the Developer shall enter into any agreement for sale of flats/units/and /or other built up areas the Developer shall be entitled to nominate such person or persons for the purpose of obtaining such transfer of the flat/units/parking space and undivided proportionate share in the said premises attributable there to in respect of the Developer's allocation and the owner hereby agree to execute the deed of conveyance or to transfer such undivided

proportionate share to the land comprised in the said premises directly in favour of such person or persons it being expressly agreed that the Owner shall not be entitled to claim any further consideration for sale or transfer and this agreement for development by itself will be the consideration for sale and transfer of such undivided proportionate share.

ARTICLE-IX : CONSTRUCTION

The developer shall be solely and exclusively responsible for the construction of the said building and the Developer will take all sorts of precaution to avoid accident and also started construction after soil Test. In case of any accident or labour problem or any type of loan the land lord/owner will not responsible but any major problem or any dispute regarding land or any legal bar/affair of any Loan Burden the developer will not responsible and the owner shall have to clear up the said problem and in that case the delayed time will be added to the total completion period of the project.

ARTICLE-X : SPACE ALLOCATION

1. That after completion of the building the owner shall be entitled to obtain physical possession of the owner's allocation as stated above and the balance constructed area and other portion of the said building shall belong to the developer and to that effect the developer shall supply a copy of the completion certificate from the planner/architect or competent authority.
2. The developer shall be exclusively entitled to the building with exclusive right to transfer from the owner and to transfer or otherwise deal with or to dispose of the same without any right claim or interest therein whatsoever of the of owner and owner shall not in and any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.
3. The owner and/or Developer shall be entitled to transfer or otherwise deal with their respective allocation even before the completion of construction.
4. The Developer shall be exclusively entitled to the Developer's allocation with exclusive right to enter into agreement for sale or transfer or dispose of the same without any right claim and interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation and no further consent shall be required and this agreement by itself shall be covered the consent of the Owner.

5. Both the OWNER and DEVELOPER shall extend their best efforts in selling the constructed floor space at the maximum price.

ARTICLE-XI : BUILDING

1. The developers shall at his own cost structure, erect and complete and multi storied building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time and such construction of the building shall be completed entirely by the developers within **2 Years** from the date of Execution of Development Agreement including 6 months grace period if required.
2. The developer shall erect the said building at his own cost as per specification and drawings in the sanctioned plan with common amenities and facilities for the flat holders shall be provided as are required and to be provided as residential building, self-contained apartment and constructed space for sale and/or residential flat and/or constructed space therein on ownership basis.
3. The developer shall be authorized in the name of the owner in so far as necessary to apply and obtain quotas, entitlements and other allocation of or for cement, steel, bricks and other building materials allocation to the owner for the construction of the building and to similarly apply for an obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other impute and facilities required for the construction of enjoyment of the building for which purpose the power shall execute in favour of the developer a Development Power of Attorney any other authorities as shall be required by the developers.
4. The developer shall at liberty at its own cost and expenses and without causing any financial or other liability on the owner will construct and complete the building in various unit and/or apartment herein according to the building plan and amendment thereto or modification thereof made or cost to be made by the developer without the consent of the owner in writings.

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5. All cost, charges and expenses in respect of the construction of the new building including architect's fees shall be paid discharged and borne by the developer and the owner has no liabilities in this context.
6. The developers shall at his own cost will install electricity wiring, water, pipe line, sewage connection in portion of the owner's allocation also include lift in the building the owner shall be liable to contribute only of Electric Meter cost for his own allocation.

ARTICLES-XII: COMMON FACILITES

1. The developer shall pay and bear the property tax and other dues and outgoings in respect of this building according to dues as on land from the date of handed over the vacant possession by the owner till as provided hereafter.
2. As soon as the building is completed and the Electricity, wiring, sewerage line, water pipe line are ready according to the specification and plan thereof and certificate to the architect from the competent authority herein produce to that affect the developer shall give written notice to the owner requesting the owner to take possession of the owner's allocation in the building and the developer can registered and delivered the flats to the purchaser after due execution of the deed by the owner after full and fina1 satisfaction of the owner.
3. As and from the date of service of notice of possession, the owner and developer and the flat owner's shall be responsible to pay and bear the proportionate share of the service charges for the common facilities in the building i.e., proportionate share of the premises for water, fire and Scavenging charges and taxes light, Sanitation and lift maintenance operation, repair and renewal charges for bill collection management of the common facilities and renovation, replacement, repair and maintenance charges and expenses for the building and of the common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installation, applications and equipment's, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.

S. P. S.

4. The owner shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said building, subject to the conditions of this agreement.

ARTICLE -XIII : OWNER'S OBLIGATION

1. The owners agrees and covenant with the developer not to cause any interference or hindrance in the construction work of the building at the said premises by the developer or its contractors, engineers and all workmen under its employment if work be done legally and as per agreement.
2. The owners hereby agrees and covenant with the developer not to do any act deed or thing whereby the developer shall be prevented from selling, assign and or disposing of any of the part of the said building or any other things at the said premises.
3. The original title deeds and documents in respect of the said premises shall be kept by the owner during construction period and after completion of the construction, the Owner shall deliver all Title Deeds and allied Title documents in respect of this Project Land to the Flat owner's Association subject to full and final satisfaction of the owner as per agreed terms of payment and the owner if they not willing to handover of their own Title Deeds and allied Title documents in their favour, in that case the Owner singly/jointly/severally shall bound to each and every times as per requirement of intending purchasers and also at the times of Bank Loan searching(s)& verification(s) of every individual intending purchasers bound to provides the same in originals as per their demands.
4. That if any dispute arises regarding said Project Land as mentioned in the Schedule below after started of construction work, the owner shall bound to remove all problem with their own expenses.

ARTICLE -XIV : DEVELOPERS' OBLIGATION

1. The Developer **SHIVAM REAL ESTATE [PAN- AFHFS7994D]**, confirms, accepts and assurance the Owner that they are fully acquainted with, aware of the process/formalities related to similar project in Panchayat Area and fully satisfied with the papers /documents related to the ownership, physical measurement of the land and free possession, suitability of the land viability of the said project and will raise no objection with regard and thereto.

2. The developer confirms and assures the owner that it has 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. That the Developer shall develop and/or construct the said landed property in its own name and account and at its own expenses, expertise in its own right, interest and shall alone be liable and responsible for the development of the said property, it required then demolishing the existing structures over the said landed property thereon.
4. 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 multi-storied buildings including structural design and approval of the local sanctioning authority/ Panchayat/ Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the 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 and common space like garden/water will remain intact unless agreed to by both the owner and Developers.
5. That the Developer shall be 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 constructions 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 and in future. 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 they 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 within **2 Years** from the date of Execution of Development Agreement including 6 months grace period if required.
8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc. or due to failure on the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such case the Developer shall have been the entire responsibility.
9. That the developer shall agree to indemnify the land owner from the obligation of paying Income tax, sales tax or any other duties levies either by the state GOVT. or Central GOVT. or statutory local authorities from his part which are required to pay for the profit which he derived after selling the flats to the prospective buyer. In case the Developer fails to deliver the possession of the flats to the prospective buyers then the developers himself shall be responsible and answerable for the same. In case for any default in the part of developer any legal action will take, then the Developer shall personally liable for the said consequences under any circumstances the owner are not responsible for the same.

ARTICLE -XV: OWNER'S INDEMNITY

1. The owners hereby undertakes that the developer shall be entitled to the said construction of the new building and shall enjoy its allotted space without any interference and or disturbance.
2. The owners hereby declare that the owners have a clear marketable title in respect of the said premises without any claim, right title, interest of any person or persons and the owner's declare that they have good right absolute authority, and power to enter into this agreement with the developer and the owner hereby also undertake to indemnify and to keep the developer indemnified against any and all other particular claims action and demands whatsoever.
3. That if the Owners intended to sale Owner's allocation through the Developer in that case the Developer will get Sale price as per mutual understanding of both parties.

CA

4. That the Landowners shall bound to clear every Land dispute from their own arrangement and cost and if the proposed project will stopped by third party problem or Order from the Court/any other Authority, the said time periods will be reduce from the stipulated time schedule.

ARTICLE -XVI: DEVELOPER INDEMNITY

1. The developer hereby undertake to keep the owner indemnified against all kinds of claim, damages, compensation, action out of any sort of act of commission the developer and/ or of any other person working it in or related to the construction of the said building at the said premises.
2. The developer hereby undertake to keep the owner indemnified against all suits, proceedings, costs, claims that may arise out of the said premises and/or the matter of construction of the said building and/or for any defect therein of any nature whatsoever.

ARTICLE-XVII: LEGAL PROCEEDING

1. The owners and the developer has entered in to this agreement on principal-to-principal basis voluntarily and with full knowledge the contract and nothing contained herein shall be deemed to construe as partnership between the developer and the owners but as joint venture between the parties.
2. It is hereby expressly agreed by and between the parties hereto that it shall be tire responsibility of the owner to defend all suits and proceeding which and the owner's shall execute any such additional power of attorney and/or authorization as may require may arise in respect of the development of the said premises at its own cost. The owner hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter by the developer for the purpose and the owner's also undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the owner and/or go against the spirit of this Agreement.

CA

3. Any notice required to be given by the developer shall without prejudice to another mode of service available demand to have been served on the owners, if delivered to the developer by hand and duly acknowledgement due to the residence of the owners shall likewise be deemed to have been served on the developer by hand or send by pre-paid Registered post to the Registered Office of the developer.
4. Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the owner of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in the developer other than an exclusive license to the developer to commercially exploit the same in terms thereof provided however the developer shall be entitle to borrow money from any Bank without creating any financial liability of the owner or affecting the estate and interest in the said premises and it is being expressly agreed and understood that in no event the owner or any other estate shall be responsible and/or made liable for payment of any dues of such banks and for that purpose, the developer shall keep the owner indemnity against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
5. The name of the building shall be as desired by the parties after completion of the proposed building.
6. Both the developer and the Owners shall frame a scheme for the management and administration of the said building and or common parts thereof Owner hereby agree to abide by all the rules and regulations as such management society holding organization do hereby give their consent to abide by the same.
7. The owner undertake and agrees to execute and register all conveyance and transfer in favour of the persons with whom the developer enters in to an agreement (the Stamp duty or Registration fees and all other expenses towards the registration will be borne by the intending purchaser).

ARTICLE -XIX : FORCE MAJEURE

- CAH
1. The developer shall not be consider to be liable for any obligation hereunder to be extent that the performance of the relevant obligation are prevented

- by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.
2. Force majeure shall mean flood, earth quake, riot, war, storm, tempest, civil commotion, strike and/or other further commission beyond to the reasonable control of the developer.
 3. That if any dispute arises in between the Developer and the Owner beyond the force Majeure then time will not be essence of the contract and the owner will not claim any damage for that.

ARTICLE -XX : BREACH & CONSEQUENCE

The owners have every right to cancel and/or rescind this Agreement and Development power of Attorney if the Developer shall unable to start of the construction work within **2 years** from the date of received Sanctioned Plan or fail to make payment according to this agreement, the Developer shall be liable to pay extra compensation amount as mutually decided by both parties.

That, this Agreement and Development Power of Attorney issued by the land owners are valid for this particular Project only as per sanction building plan issued by the Authority concern and after completion and delivery of all Flats and with/without Car Parking Spaces in favour of prospective purchasers of this Project, this Agreement and Development Power of Attorney shall become inoperative and the Developer shall not be entitled to claim any right and interest from the land owners in any manner whatsoever.

In the event of either Party to this agreement committing breach of any of their obligations under this agreement the aggrieved Party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved Party on account of such breach from the Party committing the breach. In the event of the developer not commencing construction of the new building upon expiry of the said stipulated and also to recover damages compensation to make good the loss sustained by the aggrieved Party on account of such breach from the Party committing the breach.

ARTICLE-XXI: JURISDICTION

C/S
The Court at Durgapur, Paschim Bardhaman shall have the jurisdiction to try and entertain all actions, suits proceedings arising out of this agreement.

ARTICLE -XXII: ARBITRATION

If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and condition herein contained or touching these presents or determination of any liability of any of the parties under this agreement. They will try first among themselves to solve that dispute or problem with friendly manner. If it will not possible by then the same shall be referred to arbitration of two arbitrators, one of them will be appoint by the Developer and another will be appoint by the aggrieved person(s) and same be deemed to be referred within the meaning of the Arbitration Act,1996 or any statutory modifications hereunder in force and the parties herein further agreed that all disputes will come under the jurisdiction of DURGAPUR COURT, Paschim Bardhaman as stated above.

FIRST SCHEDULED ABOVE REFERRED TO DESCRIPTION OF ENTIRE LAND

All that piece and parcel of total land measuring an area of **4.75 Katha or 7.8375 Decimal**, L.R. Khatian No.4682, situated within **Mouza- Jemua**, J.L. No – 105, under P.S.- New Township, Classification of land – Baid and proposed use for Residential Housing Complex, Additional District Sub Registration Office Durgapur, in the jurisdiction of Jemua Gram Panchayat, Dist.- Paschim Bardhaman, West Bengal. Entire Land and its Area is/are described below :-

SI No.	R.S. Plot No.	L.R. Plot No.	L.R. Khatian No.	Land Owner's Name	Share Area	Are Of Land (As Per Katha)
1.	1016/3175	1205	4682	Suvadip Sinha	0.0143	2.375
2.	1016/3175	1205	4669	Biswajit Mondal	0.0145	2.375
TOTAL LAND AREA						4.75 KATHA

S/A
BUTTED & BOUNDED BY:-

North : 12 Feet Wide Kancha Road;

South : R.S. Plot No. 1016/3175(P), Sub Plot No. 24 (Land of S.K. Singh);

East : 20 Feet Wide Kancha Road;

West : R.S. Plot No. 1016/3175(P), Sub Plot No. 21.

SECOND SCHEDULE ABOVE REFERRED TO (LAND OWNER'S ALLOCATION)

<p>(1) MR. SUVADIP SINHA (2) MR. BISWAJIT MONDAL</p>	<p>That the Landowners will get One 3-BHK Flat being No. '2-B' on the 2nd Floor measuring Super Built-up Area of 1350 Sq. Feet along with one Car Parking Space within the Project Area, together with the undivided impartibly proportionate interest in the said land according to the approved & permitted by the JEMUA GRAM PANCHAYAT.</p>
--	---

THIRD SCHEDULE ABOVE REFERRED TO (DEVELOPER'S ALLOCATION)

Shall mean all entire building including common facilities of the building along with undivided proportionate share of the said "property/premises" absolutely shall be the property of the Developer except the Landowner's allocation as stated above and the right to use thereof in the premises upon construction of the said building as per approved Building Plan of JEMUA GRAM PANCHAYAT.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of the LANDOWNERS and DEVELOPER are attested in additional pages in this deed and the same are treated as part and parcel of this deed.

S.P.K.

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

SIGNED AND DELIVERED by the Land Owner and Developer at DURGAPUR

in the presence of:

WITNESSES:

1. Souvik Roy
No-7204 Ry
No-7204 Bar
Pin - 712148.

2. Apurva Ghosh
S/O. Ananta Ghosh
R/o. City Centre,
Durgapur - 713216

SHIVAM REAL ESTATE

Suvadip Sinha
Partner

SHIVAM REAL ESTATE

Biswan Mondal
Partner

Signature of Land Owners

SHIVAM REAL ESTATE

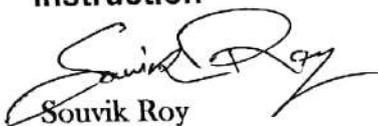
Suvadip Sinha
Partner

SHIVAM REAL ESTATE

Biswan Mondal
Partner

Signature of the Developer

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



Souvik Roy
Advocate, Durgapur Court
En. No. F/991/782/2020

হাত Right Hand					
☆	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Suvadip Sinha

ডান হাত Right Hand					
☆	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Biswajit Mondal

ডান হাত Right Hand					
☆	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

ডান হাত Right Hand					
☆	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Souvik Roy
2. FATHER/ HUSBAND NAME : Alok Roy
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Shs.
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Rangachar Bara
POST OFFICE (পোস্ট অফিস) Rangachar Bara
POLICE STATION (থানা) Kakra PIN 713148
DISTRICT(জেলা) Bachchan District STATE (রাজ্য) W.B
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO 439823824531
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) _____ অত্র দলিলের (Query No.) _____

বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Souvik Roy as identifier identifying the executants of the concerned deed (Query No.) _____

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND							
RIGHT HAND							

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

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



192025260195218468

Details

GRN:	192025260195218468	Payment Mode:	SBI Epay
GRN Date:	04/08/2025 20:19:52	Bank/Gateway:	SBIePay Payment Gateway
BRN:	6279958810737	BRN Date:	04/08/2025 20:20:09
Gateway Ref ID:	521651144682	Method:	State Bank of India UPI
GRIPS Payment ID:	040820252019521845	Payment Init. Date:	04/08/2025 20:19:52
Payment Status:	Successful	Payment Ref. No:	2002211030/1/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms SHIVAM REAL ESTATE
 Address: Durgapur-14
 Mobile: 9735168110
 Period From (dd/mm/yyyy): 04/08/2025
 Period To (dd/mm/yyyy): 04/08/2025
 Payment Ref ID: 2002211030/1/2025
 Dept Ref ID/DRN: 2002211030/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002211030/1/2025	Property Registration- Stamp duty	0030-02-103-003-02	4510
2	2002211030/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	400
Total				4910

IN WORDS: **FOUR THOUSAND NINE HUNDRED TEN ONLY.**



Major Information of the Deed

Deed No :	I-2306-08122/2025	Date of Registration	05/08/2025
Query No / Year	2306-2002211030/2025	Office where deed is registered	A.D.S.R. DURGAPUR, District: Paschim Bardhaman
Query Date	01/08/2025 3:56:22 PM	Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]
Applicant Name, Address & Other Details	Swapan Kumar Dutta Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9735168110, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 12,05,768/-		
Rs. 5,010/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 400/- (Article:E, E)		

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Jemua, JI No: 105, Pin Code : 713206

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-1205 (RS :- 1016/3175)	LR-4682	Bastu	Baid	2.375 Katha		6,02,884/-	Width of Approach Road: 32 Ft.,
L2	LR-1205 (RS :- 1016/3175)	LR-4669	Bastu	Baid	2.375 Katha		6,02,884/-	Width of Approach Road: 32 Ft.,
TOTAL :					7.8375Dec	0/-	12,05,768 /-	
Grand Total :					7.8375Dec	0/-	12,05,768 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Suvadip Sinha (Presentant) Son of Swapan Kumar Sinha Executed by: Self, Date of Execution: 05/08/2025 , Admitted by: Self, Date of Admission: 05/08/2025 ,Place : Office	 05/08/2025	 LTI 05/08/2025	 05/08/2025

5/119, Sammilani Park, Near New Mandir, Sector-2, Bidhannagar,, City:- Durgapur, P.O:- Durgapur ABL Township, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: BAxxxxxx8Q, Aadhaar No: 29xxxxxxxx1331, Status :Individual, Executed by: Self, Date of Execution: 05/08/2025 , Admitted by: Self, Date of Admission: 05/08/2025 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Biswajit Mondal Son of Nityananda Mondal Executed by: Self, Date of Execution: 05/08/2025 , Admitted by: Self, Date of Admission: 05/08/2025 ,Place : Office		 Captured	
		05/08/2025	LTI 05/08/2025	05/08/2025

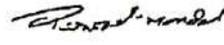
Natun Pally, G Block, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: AKxxxxxx4M, Aadhaar No: 22xxxxxxxx0927, Status :Individual, Executed by: Self, Date of Execution: 05/08/2025 , Admitted by: Self, Date of Admission: 05/08/2025 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHIVAM REAL ESTATE Ward No. 25, J. N. Avenue, B-1 More., N/5, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713214 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AFxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr Suvadip Sinha Son of Swapan Kumar Sinha Date of Execution - 05/08/2025, , Admitted by: Self, Date of Admission: 05/08/2025, Place of Admission of Execution: Office</td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td></td> <td>Aug 5 2025 2:51PM</td> <td>LTI 05/08/2025</td> <td>05/08/2025</td> </tr> </tbody> </table> <p>5/119, Sammilani Park, Near New Mandir, Sector-2, Bidhannagar., City:- Durgapur, P.O:- Durgapur ABL Township, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: BAxxxxxx8Q, Aadhaar No: 29xxxxxxxx1331 Status : Representative, Representative of : SHIVAM REAL ESTATE (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr Suvadip Sinha Son of Swapan Kumar Sinha Date of Execution - 05/08/2025, , Admitted by: Self, Date of Admission: 05/08/2025, Place of Admission of Execution: Office		 Captured			Aug 5 2025 2:51PM	LTI 05/08/2025	05/08/2025
Name	Photo	Finger Print	Signature										
Mr Suvadip Sinha Son of Swapan Kumar Sinha Date of Execution - 05/08/2025, , Admitted by: Self, Date of Admission: 05/08/2025, Place of Admission of Execution: Office		 Captured											
	Aug 5 2025 2:51PM	LTI 05/08/2025	05/08/2025										

Name	Photo	Finger Print	Signature
Mr Biswajit Mondal Son of Nitya Nanda Mondal Date of Execution - 05/08/2025, , Admitted by: Self, Date of Admission: 05/08/2025, Place of Admission of Execution: Office		 Captured	
Aug 5 2025 2:53PM	LTI 05/08/2025	05/08/2025	
Natun Pally, G-block, Benachity,, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AKxxxxxx4M, Aadhaar No: 22xxxxxxxx0927 Status : Representative, Representative of : SHIVAM REAL ESTATE (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Souvik Roy Son of Mr Alok Roy Panagarh Bazar, City:- Durgapur, P.O:- Panagarh Bazar, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713148		 Captured	
	05/08/2025	05/08/2025	05/08/2025
Identifier Of Mr Suvadip Sinha, Mr Biswajit Mondal, Mr Suvadip Sinha, Mr Biswajit Mondal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Suvadip Sinha	SHIVAM REAL ESTATE-2.375 Katha

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Biswajit Mondal	SHIVAM REAL ESTATE-2.375 Katha

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Jemua, JI No: 105, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1205, LR Khatian No:- 4682	Owner:শুভদীপ সিনহা, Gurdian:স্বপন কুমার, Address:বিখালনগর দুর্গাপুর পশ্চিম বর্ধমান, Classification:বাইদ, Area:0.04080000 Acre,	Mr Suvadip Sinha
L2	LR Plot No:- 1205, LR Khatian No:- 4669	Owner:বিশ্বজিৎ মন্ডল, Gurdian:মিত্যাদন্দ মন্ডল, Address:বিজ , Classification:বাইদ, Area:0.03920000 Acre,	Mr Biswajit Mondal

Endorsement For Deed Number : I - 230608122 / 2025

On 05-08-2025

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 : 42 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:00 hrs on 05-08-2025, at the Office of the A.D.S.R. DURGAPUR by Mr Suvadip Sinha, 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 12,05,768/-

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

Execution is admitted on 05/08/2025 by 1. Mr Suvadip Sinha, Son of Swapan Kumar Sinha, 5/119, Sammilani Park, Near New Mandir, Sector-2, Bidhannagar,, P.O: Durgapur ABL Township, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business, 2. Mr Biswajit Mondal, Son of Nityananda Mondal, Natun Pally, G Block, Benachity, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business

Indetified by Mr Souvik Roy, , Son of Mr Alok Roy, Panagarh Bazar, P.O: Panagarh Bazar, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-08-2025 by Mr Suvadip Sinha, PARTNER, SHIVAM REAL ESTATE (Partnership Firm), Ward No. 25, J. N. Avenue, B-1 More,, N/5, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713214

Indetified by Mr Souvik Roy, , Son of Mr Alok Roy, Panagarh Bazar, P.O: Panagarh Bazar, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Advocate

Execution is admitted on 05-08-2025 by Mr Biswajit Mondal, PARTNER, SHIVAM REAL ESTATE (Partnership Firm), Ward No. 25, J. N. Avenue, B-1 More,, N/5, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713214

Indetified by Mr Souvik Roy, , Son of Mr Alok Roy, Panagarh Bazar, P.O: Panagarh Bazar, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 400.00/- (E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 400/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/08/2025 8:20PM with Govt. Ref. No: 192025260195218468 on 04-08-2025, Amount Rs: 400/-, Bank: SBI EPay (SBlePay), Ref. No. 6279958810737 on 04-08-2025, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by , by Stamp Rs 500.00/-, by online = Rs 4,510/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 370, Amount: Rs.500.00/-, Date of Purchase: 04/08/2025, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/08/2025 8:20PM with Govt. Ref. No: 192025260195218468 on 04-08-2025, Amount Rs: 4,510/-, Bank: SBI EPay (SBlePay), Ref. No. 6279958810737 on 04-08-2025, 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 2306-2025, Page from 155325 to 155357

being No 230608122 for the year 2025.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2025.08.08 14:00:14 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 08/08/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

Sl. No. 370 Date 04/8/25
Sold to SHIVAM REALESTATE
Address DSP-19
Value of Stamp 5M
Date of Purchase of the stamp paper
from Treasury 29 JUL 2025
Name of the Treasury from
Durgapur

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



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

05 AUG 2025

THIS DEVELOPER

(1)

DEVELOPMENT AGREEMENT