

SL. NO- 5959/2024

1.5973/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 520716



Certified that the documents is admitted to Registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Registration u/s 1(2) of Act  
xvi of 1908 Purulia (W.B.)

24/10/24

*Signature*

Advik Shelters Pvt. Ltd.

Director

Advik Shelters Pvt. Ltd.

Director

*Signature*

**DEED OF DEVELOPMENT AGREEMENT  
AND GENERAL POWER OF ATTORNEY**

THIS DEED OF DEVELOPMENT AGREEMENT  
AND GENERAL POWER OF ATTORNEY is  
made and executed on this the 24th day of  
October, 2024 at PURULIA;

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*Signature*  
24/10/24  
12.40

Q. 2/ 2699784/24

ক্রমিক নং 16844 ২৪/10/২০২৪  
খরিদদার শ্রী Adrik Shelters Pvt. Ltd.  
সং Renc hi থানা Ranchi

মূল্য 5000  
BKS BHATTACHARYA  
Purulia



DISTRICT SUB-REGISTRAR  
PURULIA  
24 OCT 2024  
Purulia, West Bengal

[2]

**B E T W E E N**

**MR. ANAND SHARMA** (PAN-AKUPS4471R, Aadhaar No. 2490 0665 1892) son of Late Hira Lal Sharma, resident of Telkal para, Purulia, P.O Namopara, P.S Purulia (T), Dist Purulia, Pin- 723103, West Bengal, Indian Citizen.

(Hereinafter referred to as the **"FIRST PARTY"** or **"LAND OWNER"** Which expression shall, wherever the context so requires or admits, mean and include, his heirs, executors, administrators and assigns):

**AND**

**ADVIK SHELTERS PRIVATE LIMITED**, a company registered with the Registrar of Companies, Jharkhand, bearing Corporate Identity No. U41001JH2024PTC022680, PAN No.- ABACA7378K, registered office at- C-II, Pushpa Tower, Behind Trikoot Apartment, Radium Road, P.S. Kotwali, Dist. Ranchi, Pin- 834001, Jharkhand, represented through its Directors 1. Sri Mayur Mishra (Aadhaar No. 3359 0945 0734) son of Rajendra Kumar Mishra AND Director 2. Sri Rajendra Kumar Mishra (Aadhaar No. 6138 3676 4976) son of Late Kashi Nath Mishra, both Hindu by religion, Indian citizen, both business by occupation, resident of 103, Trikoot Apartment, Radium Road, Ranchi - 834001, P.S Kotwali, District Ranchi, Jharkhand.

(Hereinafter referred to as the **"SECOND PARTY"** or **"BUILDER/ PROMOTER/ DEVELOPER"** Which expression shall, wherever the context so requires or admits, mean and include, its heirs, executors, administrators and assigns); The terms SINGULAR number shall include Plural and vice- versa.

**WHEREAS** one Sheo Prasad Kedia executed and registered a sale deed dt. 28.01.1994 being Deed No. 603/94 infavour of Hira Lal Sharma, son of Late Gobardhan Sharma for the land situated at Mauza Purulia, Dist Purulia, West Bengal within Purulia Municipal Town, ward No.-11, old holding No. 121/93 New Holding No. 183/A corresponding its RS. Khata 3226, R.S. Plot No. 2523, comprising of area 17 Kathas.

**WHEREAS** the said Sheo Prasad Kedia also executed registered deed of gift dt. 28.01.1994 in favour of Sabitri Devi, wife of Hira Lal Sharma being Deed No. 604/94 inrespect of the land situated at

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*Anand Sharma*

Advik Shelters Pvt. Ltd.

Director

Advik Shelters Pvt. Ltd.

Director

*Rajendra Kumar Mishra*

*Anand Sharma*

[3]

*[Signature]*  
Advik Shelters Pvt. Ltd.  
Director

*[Signature]*  
Advik Shelters Pvt. Ltd.  
Director

Mauza Purulia, Dist. Purulia under R.S. Khata No. 3226, Plot No. 2523/part) comprising of area 16.5 Kathas under Purulia Municipal Town Ward No.-11 old holding 121/93, thereafter Holding No. 183 and delivered possession of the same.

**WHEREAS** Hira Lal Sharma executed and registered a WILL on 06.07.2000 in respect of his properties in favour of his wife Sabitri Devi, son Anand Sharma, Daughter Anju Devi Joshi and minor grandson Aditya Anand Sharma.

**WHEREAS** Testator Hira Lal Sharma appointed his son Anand Sharma as sole executor to obtain probate of the WILL.

**WHEREAS** for probate of WILL an letter of Administration case 17/2001 was filed in the court of District Judge, Purulia.

**WHEREAS** by the order dt 05.02.2002 the learned District Judge Purulia granted and allowed L.A case no. 17/2001 in favour of the beneficiary of the WILL i.e. entire 17 kathas of land to Sabitri Devi which was earlier acquired by Hira Lal Sharma vide registered sale deed dt. 28.01.1994 being Deed No. 603/94.

**WHEREAS** now the aforesaid Sabitri Devi became the absolute owner and in full possession of the entire land of 33.50 kathas more or less as mentioned above.

**WHEREAS** Sabitri Devi executed a registered deed of Gift dt. 17.07.2007 being deed no.4672 in respect to the lands acquired by her through deed of gift dt. 28.01.1994 being Deed No. 604/94 in respect of the land situated at Mauza Purulia, Dist. Purulia under R.S. Khata No. 3226, Plot No. 2523/part measuring an area of 16.5 Kathas to her son Anand Sharma morefully described in schedule 'A' annexed to and forming part of this deed.

**WHEREAS** Sabitri Devi executed and registered a sale deed being Deed No. 3915 dt. 31.12.2003 in favour of Dr. Rita Modak wife of Dr. Ranendra Lal Modak w.r.t to land of village Purulia, Dist Purulia comprising to R.S. Khata No. 3226, Plot No. 2523 (Part) measuring an area of 6 Kathas 10 chattaks.

**WHEREAS** after the death of Sabitri Devi, the remaining land of 10 kathas 6 chattaks out of the remaining land of 17 kathas came in the share of her legal heirs namely 1) ANAND SHARMA (son), 2) MIRA SHARMA (daughter), 3) ANJU DEVI JOSHI (daughter) and they were inherited in equal shares of 3 kathas 7 chattaks 15 sqft. by each person.

Anand Sharma

Advik Shelters Pvt. Ltd.

Director

Advik Shelters Pvt. Ltd.

Director

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**AND**

**WHEREAS** MIRA SHARMA and ANJU DEVI JOSHI also executed a registered deed of gift dt 29.5.2024 being SL No. 2650/2024, I-2621/2024 of their allocated share of 6 kathas 14 chattaks in favour of their brother Anand Sharma and put him into possession of the property along with his share of 3 kathas 7 chattaks, morefully described in schedule 'A/1' annexed to and forming part of this deed.

**WHEREAS** Dr. RITA MODAK wife of Dr. Ranendra Lal Modak being absolute of owner of the properties mentioned in schedule 'A/2' Annexed to and forming part of this deed executed a registered sale deed dt 02.07.2024 being SL no. 3393/2024, I-3241/2024 in favour of Anand Sharma (First Party) and put him in possession over the same.

**WHEREAS** Dr. RITA MODAK again executed and registered a sale deed on 03.07.2024 being SL. No. 3400/2024, I- 3278/2024 in respect of the property and described in schedule 'A/3' annexure to and forming part of this deed in favour of Anand Sharma

**WHEREAS** Land owner/ First Party ANAND SHARMA accordingly is fully seized and possessed of the property mentioned in schedule 'A', 'A/1', 'A/2' and 'A/3' as absolute owner comprising aggregate of 33.50 Kathas of land more or less and has accordingly mutated his name in the land records and municipal records paying up to date revenue to the government.

**WHEREAS** an other properties in Mouza Palanja, J.L. No. 06 within Purulia Municipality, recorded in L.R. Khatian No. 2381, being the portion of R.S./L.R. Plot No. 344, measuring an area of 1 Decimals and being the portion of R.S./L.R. Plot No. 245, measuring an area of 3 Decimals. The total admeasured area of the aforesaid two R.S./L.R. Plots is 4 Decimals, specifically mentioned in the schedule-A/4 herein below have originally belonged to the present land owner and accordingly his name has been recorded in the L.R.R.O.R. in respect of the aforesaid property and the aforesaid L.R. Khatian being No. 2381 has been incorporated in favour the present land owner.

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*Amogh Chandra*

Advik Shelters Pvt. Ltd.

Director

Advik Shelters Pvt. Ltd.

*Sanjendra K. Mishra*  
Director

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**WHEREAS** the land owner/ First Party is desires to get develop a multi-storeyed building on his land morefully described in Schedule-'I' later and as such approached the Developer/ Second Party to develop a multi-storeyed building. As such the Second Party believing upon the version and disclosures of the land owner about the same being true and correct agreed to develop the said property on the terms and conditions herein as below set for.

**WHEREAS THE FIRST PARTY HAVE MADE THE FOLLOWING REPRESENTATIONS:-**

- a) That he is the sole and absolute owner of the schedule property and his title. The schedule property is good, marketable and subsisting and none else has right, title, interest or share therein;
- b) That the schedule property is not subject to any encumbrances, attachments, court or acquisition proceedings or charges of any kinds;
- c) That he has not entered into any agreement/for sale/transfer /development of the schedule property with anyone else;
- d) That the said land is under his exclusive possession.
- e) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by Purulia Municipality, Income Tax Department or any other Government authorities, for acquisition or requisition of the said land or any part thereof;
- f) That apart from THE OWNER, none else is entitled to or has any share, right title and / or interest over and in respect of the said land or any part thereof as a partnership or co-partner in any joint family or in any manner what so ever;

**WHEREAS** THE SECOND PARTY the promoter and Developer of Real Estate has approached the FIRST PARTY to develop the Schedule-'I' Property at its own cost. THE SECOND PARTY hereinafter described as THE PROMOTERS/ DEVELOPERS has proposed a scheme for building a Residential and commercial Apartment on the Schedule-'I' property herein after referred to as Schedule property. THE FIRST PARTY hereinafter described as THE LAND OWNER has in principal agreed for the scheme on certain

*anandhuma.*

Advik Shelters Pvt. Ltd.  
*[Signature]*  
Director

Advik Shelters Pvt. Ltd.  
*[Signature]*  
Director

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terms and conditions. Now both the parties being desirous to develop the schedule 'I' property have agreed to reduce the terms and conditions in writing.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

That in pursuance of the foregoing and subject to the mutual obligations undertaken by THE FIRST PARTY and the SECOND PARTY under this Agreement, the FIRST PARTY and the SECOND PARTY hereby agree to develop, all that piece and parcel of Schedule-'I' property, subject to the terms and conditions herein contained:

**1. PERMISSION FOR DEVELOPMENT**

1.1 The FIRST PARTY are in peaceful possession of the schedule 'I' property. The FIRST PARTY shall permit the SECOND PARTY to enter upon the schedule property for the purpose of development as mentioned in this agreement, The FIRST PARTY hereby irrevocably permit and authorizes the SECOND PARTY to enter upon the Schedule property and to develop the same by constructing an Apartment / Building as per the sanctioned plan to be applied and taken from **Purulia Municipality** or any other government statutory body as applicable, subject to the terms of this Agreement.

1.2 The FIRST PARTY shall not granted, till completion of the entire project as the agency created is one coupled with interest in so far as the SECOND PARTY will be marketing the Apartments incurring expenditure for Construction having been permitted to develop by obtaining plan sanction, License etc.

1.3 The FIRST PARTY hereby agrees not to interfere or interrupt in the course of construction of the Apartment/ Building and/ or commit any/or omission having the effect of delaying or stopping the work that has to be done under this Agreement, However, the FIRST PARTY shall be entitled to inspect the progress of the work and type of work which is being done on the schedule property;

**2. PLANS / LICENCE**

2.1 The SECOND PARTY and the FIRST PARTY have jointly assessed that based on presently permissible FAR as per the Purulia Municipality Building Bye - Laws, whatever shall be maximum

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*Anand Sharma*

Advik Shelters Pvt. Ltd.  
*[Signature]*  
Director

Advik Shelters Pvt. Ltd.  
*[Signature]*  
Director

[7]

possible built-up area, will be constructed on the Schedule-'I' property. However the total built up area shall be constructed by the developer as per plan sanctioned by Purulia Municipality which shall be distributed over several floors of the said building and it is on that basis this agreement is being entered into by and between the parties here to;

2.2. The SECOND PARTY shall prepare the necessary plans/ Drawing/Design for construction of the Apartment/Building and submit the same to the Purulia Municipality and/or other concerned Authorities for sanction and license of plan. However, THE DEVELOPER should obtain consent/approval of THE OWNER of the final plans of the said building before submitting the same for the sanction to the Purulia Municipality. The responsibility and expenses for preparing and obtaining necessary Licenses and Sanctioned plan shall be that of the SECOND PARTY.

2.3 The SECOND PARTY shall be entitled to do any minor alteration or revision of the aforesaid plans within the parameter; of the Purulia Municipality Building rules and Regulations, which may become necessary and shall not require any further approval of the FIRST PARTY.

### **3. CONSTRUCTION**

3.1 The SECOND PARTY shall construct at its own cost and effort in the Schedule-'I' property an Apartment/ Building as per the Sanctioned plan with internal and external services, amenities, facilities including compound walls, lobbies, drive way, staircases and passages etc. The construction shall be in accordance with the specifications and services and amenities contained in the Schedule -'II' hereto or equivalents thereto.

3.2 The SECOND PARTY will be entitled to engage Architects, Engineers, contractors and others, as they deem fit to execute the construction work; however in case of disputes between the SECOND PARTY and their contractors, architects, engineers and other workmen, suppliers of materials and other persons who are engaged by the SECOND PARTY in the development of the schedule property, the same shall be settled by the SECOND PARTY and the FIRST PARTY shall have no liability of any nature whatsoever.

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*Amal Sharma.*

Advik Shelters Pvt. Ltd.  
*Narinder*  
Director

Advik Shelters Pvt. Ltd.  
*Rajinder Singh*  
Director

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3.3 The SECOND PARTY shall be entitled to make additions and alterations in the construction as they deem fit without materially affecting the entitlement of the FIRST PARTY. The SECOND PARTY shall have absolute discretion in matters relating to the method, manner and design of construction.

#### **4. COST OF CONSTRUCTION**

4.1 The entire cost (including Architects fee and charges/Fee if any, to be paid for obtaining License and sanctioned plan) for construction of the Apartment / Building to be put up in the Schedule-'I' property including the area pertaining to the share of THE FIRST PARTY shall be borne by the SECOND PARTY. The FIRST PARTY shall not be required to contribute any amount towards the cost of construction;

4.2 Any claim, cost, charge, expenses or compensation to be paid to the labour employed by the SECOND PARTY, shall be paid by the SECOND PARTY and the FIRST PARTY shall not be responsible in any manner whatsoever for such claims;

#### **5. SHARING OF BUILTUP AREA**

5.1 In consideration of SECOND PARTY entitled to get undivided 65% share in the Schedule-'I' Property or his nominee(s), the SECOND PARTY agree to construct and deliver to the FIRST PARTY, FREE FROM ALL ENCUMBRANCES AND LIABILITIES, 35% (Thirty five percent) of the super built - up area in the Apartment / Building to be constructed in the schedule 'I' property and 35% (Thirty five percent) of covered car parking Area (hereinafter together referred to as the "OWNER CONSTRUCTED AREA") for the absolute use and / or benefit and ownership of the FIRST PARTY. The cost of construction of the Owner' constructed area shall be borne by the SECOND PARTY;

5.2 In consideration of the SECOND PARTY agreeing to deliver the Owner's constructed Area as per Para above, the FIRST PARTY hereby agrees to deliver to the SECOND PARTY or his nominees, an undivided 65% (sixty five percent) share in the schedule Property, either in one lot or in several shares;

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*[Signature]*

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Advik Shelters Pvt. Ltd.  
*[Signature]*  
Director

Advik Shelters Pvt. Ltd.  
*[Signature]*  
Director

5.3 The Owner's Constructed Area shall be the absolute property of the FIRST PARTY and he will be entitled to sell, mortgage, gift, lease or otherwise dispose off the same or any part thereof, along with his undivided 35% (Thirty five percent) share in the land / building and Car Parking Area and he will be entitled to all income, gains, capital appreciation and benefit of all kinds of description accruing, arising or flowing there from;

5.4 The SECOND PARTY shall be entitled to the remaining 65% (Sixty five percent) constructed area and Car Parking Area with undivided 65% (Sixty five percent) Shares in the land comprised in the Schedule Property;

5.5 The FIRST PARTY shall have 35% (Thirty five percent) rights in the terrace and the SECOND PARTY shall have 65% (Sixty five percent) rights in the terrace. In the event of the additional FAR is available for construction, the SECOND PARTY shall have the right to put up the additional construction, and be entitled to 65% (Sixty five percent) of such constructed area and corresponding undivided share in the Schedule Property and the FIRST PARTY shall become entitled to 35% (Thirty five percent) Constructed area of the additional FAR and corresponding undivided share in the Schedule Property;

5.6 The SECOND PARTY shall be entitled to hold or to sell, lease or otherwise dispose of their 65% (Sixty five percent) share of the constructed area and Car Parking with 65% (Sixty five percent) share in the Schedule Property in any manner they deem fit and they shall be entitled to all income, gains, capital appreciation and benefits of all kinds of description accruing or arising there from;

5.7 The Parties hereto agree that within fifteen days of the plans being sanctioned by Purulia Municipality or the concerned authorities, the SECOND PARTY shall decide upon the Apartment falling to their respective shares for which allocation will be done by the developer by issuing flat number wise letter of allotment to the first party;

5.8 As an Apartment cannot be fragmented to enable the FIRST PARTY to retain 35% (Thirty five percent) of the super built - up area and in the event of the area coming to the share of the FIRST PARTY is less than 35% (Thirty five percent), then in that event the

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FIRST PARTY shall become entitled to be paid by the SECOND PARTY for such fractional shortfall at the rate of Rs. 2500/- per Sq. ft of super built - up area and in the event of the total super built - up area of the FIRST PARTY exceeds 35% (Thirty five percent) of super built - up area, the FIRST PARTY shall pay the SECOND PARTY for such fractional excess area at the rate of Rs. 2500/- per Sq. ft of super built-up area to complete an Apartment.

5.9 That the BUILDER has already paid Rs. 30,01,000/- (Rupees Thirty lac onethousand only), which sum of money the LAND OWNER hereby acknowledge to have received as Security Deposit to the LAND OWNER vide following details:

| Date       | Mode of Payment | Amount (Rs.) |
|------------|-----------------|--------------|
| 10-05-2024 | IMPS by SBI     | 1,01,000/-   |
| 20-05-2024 | RTGS by SBI     | 4,00,000/-   |
| 20-05-2024 | RTGS by UCO     | 25,00,000/-  |
|            | TOTAL           | 30,01,000/-  |

which shall be refundable without any interest by the LAND OWNER to the BUILDER after receiving the first booking amounts from agreement/sale of his portion of apartments/flats of the Project. If in any case the LAND OWNER is unable to refund the aforesaid Security Deposit then the same shall be adjustable with the LANDOWNER's allocation of area share @ Rs.2500/-per sq.ft of super built up area.

## 6. DELIVERY

6.1 The SECOND PARTY shall commence the construction work within one month of being permitted to enter the schedule property from Sanctioned of plan from Purulia Municipality.

6.2 The SECOND PARTY hereby agrees to deliver possession of the Owner' Constructed Area to the FIRST PARTY WITHIN 3 Years (Three years) from the date of sanction of plans by the concerned Authorities or being permitted to enter the scheduled property in vacant position whichever is later, subject to the FIRST PARTY having made available the schedule property for development. The SECOND PARTY shall not incur any liability for any delay in delivery of the

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*Sanjay*

Advik Shelters Pvt. Ltd.

*Sanjay*

Director

Advik Shelters Pvt. Ltd.

*Sanjay*

Director

*aswathama.*

Advik Shelters Pvt. Ltd.

*[Signature]*  
Director

Advik Shelters Pvt. Ltd.

*[Signature]*  
Director

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possession of the Owner' Constructed Area, by reason of any act of God or due to any injunction or lockdown or Prohibitory Order (not attributable to any action of the SECOND PARTY) or conditions of force major in any of the aforesaid events, which are beyond the control of the SECOND PARTY, the SECOND PARTY shall be entitled to corresponding extension of time, for delivery of the said Owner's Constructed Area;

## **7. INDEMNITY**

7.1 The FIRST PARTY hereby confirms that their title to the Schedule Property is good, marketable and subsisting and that none else has any right, title, interest or share in the Schedule Property and that the Schedule Property is not subject to any encumbrance, attachment, Court or taxation or acquisition proceedings or charges of any kind. The FIRST PARTY shall keep the SECOND PARTY fully indemnified and harmless, against any loss or liability, cost or claim, action or proceedings that may arise against the SECOND PARTY on account of any defect in or want of title on the part of the PARTY OF THE PART or on account of any delay caused at the instance of the FIRST PARTY;

7.2 The SECOND PARTY shall keep the FIRST PARTY fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise against the FIRST PARTY or the Owner's Constructed area and share in the schedule property and the building to be constructed thereon by reason of any failure on the Part of the SECOND PARTY to discharge their liabilities/ obligations to the labour employed by them or any claims of the labour contractors or on account of any act of omission or commission in using the schedule property or putting up the construction or any other claim of whatsoever nature arriving out of the construction and completion of the proposed building and further the SECOND PARTY shall be fully liable and responsible to Government, Corporation of the City of Purulia, and All other authorities for compliance of all the statutory requirements regarding construction;

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*anand sharma*  
Advik Shelters Pvt. Ltd.  
*[Signature]*  
Director

Advik Shelters Pvt. Ltd.  
*[Signature]*  
Director

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## **8. TRANSFER OF SECOND PARTYS' SHARE**

8.1 The FIRST PARTY shall convey/transfer the SECOND PARTY'S 65% (Sixty five percent) Share in the land comprised in the schedule property to the persons nominated by the SECOND PARTY subject to The SECOND PARTY fulfilling their obligation as stipulated in clause 5.1;

8.2 The SECOND PARTY shall be entitled to enter into Agreements for sale or otherwise allot flats, parking spaces and other tenements of undivided shares in the schedule property to an extent of 65% (Sixty five percent) with persons intending to own Apartment and enter into sale/ construction Agreements with such intending Apartment Holders for the area as per Clause 5.6 above. Wherever required by the SECOND PARTY THE FIRST PARTY will join as confirming party in all such agreements, deed of allotments;

8.3 Similarly the FIRST PARTY shall be entitled to enter into Agreement for sale or otherwise allot flats, parking spaces and other tenements of undivided shares in the schedule property to an extent of 35% (Thirty five percent) with persons intending to own apartments and enter into sale/ construction agreements with such intending Apartment Holders for the area as per Clause 5.3 above. Wherever required by the PARTIES OF THE FIRST PART.

8.4 The FIRST PARTY shall obtain necessary clearances/ permissions for sale of undivided shares and he can transfer his own share in the proposed building with his free will and choice.

8.5 The Stamp duty, registration charges and expenses in connection with the preparation and execution of the deed/s of conveyance and/or other documents relating to the 65% (Sixty five percent) share in the land right in the schedule property agreed to be conveyed to the SECOND PARTY's nominee/s shall be borne by the SECOND PARTY or the nominee/s of the SECOND PARTY as the case may be;

*Sanjiv Kumar*

Advik Shelters Pvt. Ltd.

*[Signature]*  
Director

Advik Shelters Pvt. Ltd.

*[Signature]*  
Director

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## 9. TAXES, MAINTENANCE, DEPOSITS, ETC.

9.1 The FIRST PARTY shall be liable to bear and pay all taxes, rates and charges for electricity and other services and the outgoings payable in respect of the owner constructed area from the date of delivery of possession or on the expiry of one month from the date of service of a written notice telegraphically and by Registered Post (Acknowledgement due) by SECOND PARTY to the FIRST PARTY that the owner constructed area is ready for delivery.

9.2 The FIRST PARTY and the SECOND PARTY shall, from the date of delivery of possession of owner constructed area, maintain their respective portions, at their own cost in a good and tenantable repair and shall not do or suffer to be done anything in or to the said premises, and/or common areas and passages of the building which may be against law or which will cause obstruction or interference to the users of such common areas; the FIRST PARTY and/or their transferees in regard to owner's constructed area and the SECOND PARTY or their nominee/s in respect of SECOND PARTY's share of constructed area, shall become members of a Association to be formed by all the unit holders for the purpose of attending to maintenance, and safety of the building and all matters of common interest and shall observe and perform the terms/ conditions/ Bye-Laws/ Rules/ Regulations of such organization; and all the Apartment Owner, including the FIRST PARTY and their transferees, shall submit their Apartments to be governed by the State Government Apartment Ownership Act, and sign a deed of declaration and deeds of Apartment in that behalf;

9.3 The SECOND PARTY or his nominee shall be liable to bear the incidence of all direct and indirect tax including Sales Tax, Service Tax, Goods & Services Tax, Income Tax pertaining to 65% of the project, i.e. Developer's share of area/ Allocation and Land Owners shall bear the incidence of all direct and indirect taxes pertaining to their Owner's share of area/ Allocation of 35% of the project. Any proposed taxes in future if imposed by the state or central government shall also be dealt in the same manner as stated herein.

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*Manoj Kumar*  
Advik Shelters Pvt. Ltd.  
*Manoj Kumar*  
Director

*Rajendra K. Mishra*  
Advik Shelters Pvt. Ltd.  
*Rajendra K. Mishra*  
Director

**10.** The FIRST PARTY has been executed this Deed of Development Agreement in favour of the second party/developer for the purpose of development work in the schedule property and he also empowered the SECOND PARTY to do all the act, deeds and things in respect of Developer's Allocation in the proposed building on behalf of himself.

### **11. BORROWING**

The SECOND PARTY shall be entitled to take loans and financial facilities for development of the Schedule Property against the security of 65% (Sixty five percent) undivided shares in the Schedule Property and the building constructed there on.

### **12. DOCUMENTS OF TITLE**

12.1 The FIRST PARTY has delivered the certified copies/ photocopies of all Original Documents of Title relating to the Schedule-'I' Property to the SECOND PARTY for complete examination of THE LAND OWNER'S title thereto The SECOND PARTY has executed into this agreement after having satisfied themselves;

12.2 THE DEVELOPER shall be entitled to retain only photocopies / certified copies of the original documents pertaining to the said property including title deeds etc. However, the FIRST PARTY shall produce these original documents of title wherever and whenever required by THE DEVELOPER in all reasonable business hours;

### **13. GENERAL POWER OF ATTORNEY:-**

In this deed of development agreement and general power of Attorney, the owner has also empowered the developer/second party to do all the act, deed and things on behalf of himself in respect of the "Developer's Allocation Portion" in the manner stated hereunder:-

a. To develop the schedule property by constructing multistoried commercial-cum-residential building or in any manner as per sanctioned plan sanctioned by the Purulia Municipality and or any other competent authority.

b. To look after, manage, supervise and administer the affairs of the calculated shares of the land lord owners in the SCHDEULE "I" PROPERTY and protect the interest and share of the owner in the schedule Property.

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c. To appear on behalf of the owner before the Purulia Municipality, Urban Land Ceiling Authority, Income-Tax Authority and/or any other Government or Semi-Government Authority for the purpose of taking all necessary steps to submit, sign, verify and to receive back all Plans, petitions, applications, forms, challans, receipts etc. on behalves of the owner in respect of his calculated shares.

d. To apply for, submit plans for sanction of the Building Plan and to obtain the Building Plan/Plans duly sanctioned by the Purulia Municipality or any other Competent Authority.

e. To make contract or Agreement for sale in respect of their calculated shares in the SAID PROPERTY or part thereof with any person/persons/firm/association at such rate or price the developer shall deem fit and proper.

f. To sell, convey, transfer the share of the developer's allocated portion as has been stated herein before wholly or partly thereof to the intending buyer/buyers on receipt of advance money or full consideration money thereof.

g. To mortgage, pledge, keep as co-lateral security, the developer's allocated portions fully or partly thereof, with Bank and/or financial institution for obtaining loan which the developer will think, fit and proper.

h. To execute and sign any contract or Agreement on behalf of the owner and as well as his own allocated portions on receipt of advance money or part payment of the consideration money and grant valid receipt or discharge for the same.

i. To execute any deed of conveyance or conveyances of their allocated portions fully or partly in favour of the intending Purchaser/Purchasers and to sign and verify all such deeds, documents as and when such occasion will arise.

j. To present any Deed of Conveyance or Conveyances for registration before any Registration authority within the territory of Indian Union either Registrar of Assurances Kolkata, District Registrar, sub-Registrar, Additional District Sub-Registrar Purulia and also any registering authority having jurisdiction and admit execution, to have the conveyance or conveyances registered and to do all acts, deeds, things which the developer shall consider necessary for conveying their allocated portions either wholly or partly thereof to the said Purchaser/Purchasers as fully and effectually in all respects.

Contd.....P/16

*Sanjiv Kumar*  
Advik Shelters Pvt. Ltd.  
*Sanjiv Kumar*  
Director  
*Sanjiv Kumar*  
Advik Shelters Pvt. Ltd.  
*Sanjiv Kumar*  
Director

*Singh*

Advik Shelters Pvt. Ltd.

*Singh*

Director

Advik Shelters Pvt. Ltd.

*Singh*

Director

[16]

k. To receive back any Deed or document from any court or office on proper and valid receipt.

l. To appear in all the Courts either civil, criminal, Revenue, Original, Revisional, or appellate, in the Registration Offices and in any other office and to sign and verify Vakaltnama, Ekrarnama, Powernama etc. and to file plaint, complaint, written statements, verification, affidavit, show cause petition, objection petition before any Magistrate, either Judicial Magistrate Executive Magistrate, District Magistrate, Additional District magistrate or before any sub-Judge, Munsiff, District Judge, Sessions Judge, District Delegate.

m. To institute any case, suit or proceeding before any Court of Law against any person, firm, association or any authority.

n. To appoint and constitute pleader, Advocate or any legal practitioner or agent whenever the developer shall think proper to do so and to discharge them.

o. To conduct, defend, and contest all cases, suits and proceedings instituted by any person, firm, association or any authority.

p. To compound, compromise, settle and submit for arbitration all suits, cases, proceedings, claims, demands etc. arising in course of or in relation to the management, supervision and transfer of the said Property.

q. To sign, verify and file applications for execution of decree or orders of any court.

r. To prefer appeal, motion, revision before any Higher Court against any order or judgement passed by any Lower Court.

s. To open Bank Account/Accounts with any Nationalized Bank and to operate the same by their own signatures jointly or severally.

t. To appear and to file claim petition before the Land Acquisition Authority in case the said Property or any part thereof is acquired or requisitioned by the Govt. of West Bengal or any other statutory authority and to receive the compensation.

u. The developer shall not sell and or transfer the share of owner's allocation as has been stated hereinbefore of this document.

Contd.....P/17

*Sundharra*

Advik Shelters Pvt. Ltd.

Director

Advik Shelters Pvt. Ltd.

*Sajwan* Director

[17]

v. The developer is fully entitled to execute and register any kind of deed of conveyance or conveyances in respect of 'developer's allocated area' in the schedule property i.e. 65% of the total constructed area of the proposed multi-storied building and in this event no prior consent is required from the owner to that effect.

w. The developer is entitled to make necessary mutation and conversion in respect of the schedule property before the concerned B.L. & L.R.O. Purulia and any other competent Government and Semi Government authority.

And generally to do all other acts, deeds and things which in the opinion of the owner ought to be done and all acts, deeds and things lawfully done by the developer shall be construed as the acts, deeds and things done by the owners as the owner is personally present and done the same himself.

And the owner does hereby ratify and confirms and agrees to ratify and confirm all the lawful acts of the developer which will be done by virtue of this development agreement and general power of Attorney hereby conferred and on the strength of this deed.

#### **14. NAME OF THE BUILDING**

The name the Apartment / Building shall be "HIRALALJI SERENITY HEIGHTS".

#### **15. DELAY IN DELIVERY OF OWNER'S CONSTRUCTED AREA**

In the event of the delay in delivery of the owner's constructed area within the stipulated period as mentioned in clause 6.2 (including the grace period), the SECOND PARTY shall pay to the FIRST PARTY compensation for such delay calculated at the rate of Rs. 25,000/- (Rupees Twenty Five Thousand) only per month.

#### **16. DISPUTES, BREACH AND CONSEQUENCES**

In case of any dispute or difference between the parties arising out of/relating to this Development Agreement and general power of attorney, shall be referred to the arbitration of any two persons appointed by mutual consent of both the parties and the award made by such arbitration shall be final and binding on both the parties, hereto such arbitration shall be in accordance with Arbitration and Cancellation act. 1996. In the event of breach by

*anand Kumar*

Advik Shelters Pvt. Ltd.

*[Signature]*  
Director

Advik Shelters Pvt. Ltd.

*[Signature]*  
Director

[18]

either party, the other party (the aggrieved party) shall be entitled to specific performance and also be entitled to recover all losses and expense incurred as a consequence of such breach from the party committing breach.

#### 17. DISCLAIMER

This agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto;

#### 18. CUSTODY

The Original copy of this registered Agreement executed shall be kept in custody of the DEVELOPER.

#### 19. JURISDICTION

The Courts in Purulia shall have the jurisdiction to settle the disputes.

#### 19. Definition of area:

- \* **Carpet Area:** The usable floor space within the flat/apartment, excluding walls, balconies, and common areas.
- \* **Built-up Area:** The carpet area plus the thickness of walls, balconies, and exclusive inside corridors.
- \* **Super Built-up Area:** The built-up area plus a share of common areas like lifts, staircases, community hall, clubhouses, etc.

#### Schedule 'A'

Land of **Mauza Purulia** Dist. Purulia, P.S. Purulia Town, J.L. No 292/2 within Purulia Municipality, Ward no. 11, old Holding 121/93 thereafter Holding no 183/A and at present Holding No. 160, corresponding to R.S. Khata no. 3226, R.S plot no. 2523 area **16.50 kathas** more or less.

Anand Sharma.

Advik Shelters Pvt. Ltd.  
Director

Advik Shelters Pvt. Ltd.  
Director  
Ajay Kumar

[19]

**Schedule 'A/1'**

Land of **Mauza Purulia**, Dist. Purulia, P.S. Purulia Town, J.L. No. 292/2 within Purulia Municipality, Ward no. 11, Holding no 159 corresponding to R.S. Khata 3226, R.S plot no. 2523 measuring area of **6 Kathas 14 Chattaks 30 sq.ft.** and alongwith share of **3 kathas 7 chattaks 15 sq.ft.** already belonging by inherited share to Anand Sharma from deceased mother Sabitri Devi.

**Schedule 'A/2'**

All that vacant land property within Purulia District, P.S. Purulia Town, **Mauza Purulia**, being J.L. No. 292/2 within Purulia Municipality, Ward no. 11 Holding no. 159/1, situated at Sitaram Marwari Lane, Corresponding to **R.S. Khata 3226** portion of **R.S. Plot no. 2523**, measuring an area of **4 Kathas 12 Chattaks**.

**Schedule 'A/3'**

All the vacant land property within Dist. Purulia. P.S. Purulia Town, **Mauza Purulia** being J.L. No. 292/2 with Purulia Municipality Ward No. 11, Holding No. 159/1, Situated at Sitaram Marwari Lane Purulia Corresponding to **R.S. Khata no. 3226, R.S. plot no. 2523**, measuring an area of **1 katha 14 Chattaks**.

**Schedule 'A/4'**

All the vacant land property within Dist. Purulia. P.S. Purulia Town, **Mauza Palanja**, being J.L. No. 6, with Purulia Municipality Ward No. 11, Holding No. 160, Situated at Sitaram Marwari Lane, Purulia Corresponding to **L.R. Khatian No. 2381**, being the portion of **R.S./ L.R. plot no. 344**, measuring an area of 1 Decimals and in the same Mouza under same L.R. Khatian being the portion of **R.S./ L.R. Plot No. 345**, measuring an area of 3 Decimals.

Anand Sharma

Advik Shelters Pvt. Ltd.

Director

Advik Shelters Pvt. Ltd.

Director

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**SCHEDULE - 'I'**  
**DESCRIPTION OF THE LAND TO BE DEVELOPED**

All that piece and parcel of land measuring **47.41 decimals** (i.e. 20655.96 square feet) more or less out of 51.15 decimals (0.5115 acres) of land comprising of **43.41 Decimals** belonging to **R.S. Plot No. 2523, R.S. Khatian No. 3226 of Mauza- Purulia-02** and **L.R. Khatian No. 2381, 4 Decimals** belonging to **R.S./L.R. Plot No. 344/Part and 345/Part of Mouza Palanja-06** under P.S. Purulia Town, District- Purulia, derived out of Schedule-'A', 'A/1', 'A/2' & 'A/3', 'A/4' land bearing Municipal Holding No. 160, 159, 159/1, under Ward No.11 of Purulia Municipality, situated at **Sitaram Marwari Lane, Purulia** under the jurisdiction of District Sub-Registrar of Purulia, in State of West Bengal. MAP delineated in red wash attached herewith which will be treated as the part and parcel of this deed.

**BOUNDARIES**

|       |   |                                                                                  |
|-------|---|----------------------------------------------------------------------------------|
| North | - | Sitaram Marwari Lane.                                                            |
| South | - | Existing Drain in Mouza Palanja.                                                 |
| East  | - | H/o Owner (North-East corner H/o Anand Sharma), Drain Passage and Mouza Palanja. |
| West  | - | Portion of the aforesaid R.S. Plot No. 2523.                                     |

**VALUATION**

**For purpose of Stamp Duty and Registration Fee, Commercial Value of Land (as per Govt. Norms) is as follows:-**  
**Land Area 47.41 Decimal, At Rs. 3,24,73,479/-**

**SCHEDULE- 'II'**  
**SPECIFICATIONS of Proposed Building**

**1. Structure :** R.C.C frame structure with fly ash / 1st class chimney bricks / ACC brickwork in Cement Mortar as per design of Structural Consultants.

Contd.....P/21

*Sanjay*  
Advik Shelters Pvt. Ltd.  
*Sanjay*  
Director

Advik Shelters Pvt. Ltd.  
*Sanjay*  
Director

[21]

**2. TMT Bars:**

Rungta/ Kamdhenu/ Jindal / Shyam / other reputed brand as per availability.

**3. Cement:**

Nuvoco / Ultratech / Ambuja / ACC / other reputed brand as per availability.

**4. Casting:**

All Major Floor Casting by Self team or by Readymix concrete plant.

**5. Chowkhats:** Door frame of Sal Wood.

**6. Doors :** All doors will be 30mm thick ISI Mark flush door fitted with S.S. fittings and painted with two coats of Synthetic enamel over one coat of Primer.

**7. Windows:** Fully glazed three- track channel aluminum windows with Mosquito net and fitted with Safety Grill.

**8. Flooring:** Vitrified tiles flooring 2'x2' Size in Drawing/ Dining, Bed Rooms, Balcony, Kitchen& common area lobby.

**9. Kitchen:** Working Top: Black Granite platform with 24" height glazed Tiles (colorful) with Stainless Steel Sink.

**10. Toilets:**

a. Flooring: Ceramic Floor Tiles (1'x1').

b. Walls: Colorful glazed Tiles of Standard make upto 7' height.

c. Sanitaryware: Sanitaryware of RAK/ Somany / Parryware / Hindware / Jaguar Make.

Contd.....P/22

*Amritha*  
Advik Shelters Pvt. Ltd.  
*Amritha*  
Director

Advik Shelters Pvt. Ltd.  
*Amritha*  
Director

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d. Fittings: C.P. fittings of Somany / Parryware / Hindware / Jaguar / RAK Make (Normal Model).

a. Cistern: Cistern of Somany / Parryware / Hindware / Jaguar / RAK Make (Normal Model).

**11. Electricals:**

a. All internal wiring will be concealed with good quality of ISI Mark Copper wire Anchor / Havells / Polycab / Mescab / Equivalent Make.

b. All electrical switches and fittings will be of Red Card / Anchor / Kolors / Goldmedal / Havells / polycab / Equivalent modular Make.

c. Adequate lightings, Power Points will be provided.

d. A.C. point will be provided in all Bed Rooms.

e. T.V. point will be provided in Drawing / Dining and master Bed Room.

f. Electrical connection charges to be paid for individual connections of each flat will be at cost to the LAND OWNER.

12. Internal Wall: All internal walls shall be finished with putty with one coat of primer.

13. External Wall finish: Outer wall will be finished with wall Putty / rustik and two coats of weather coats.

14. Railing: All Railings of Balcony will be Stainless Steel Railing.

Contd.....P/23

*Sundharan.*

Advik Shelters Pvt. Ltd.

*M. S. S.*  
Director

Advik Shelters Pvt. Ltd.

*S. S. S.*  
Director

[23]

15. Stair: Stair will be finished with Granite with tiles in lobby and Railing will be Stainless steel Railing.
16. Car Parking Flooring: Parking tiles/ Crazy floor/ Paver's Block.
17. Overhead Water Tank: R.C.C. overhead water tank of adequate Capacity.
18. Boring: 4"- 6" dia deep borewell (2 Nos.) with adequate Capacity of Submersible pumps.
19. Generator: Mahindra/ Kirloskar/ Ashok Leyland/ others make of adequate Capacity for Lift, Common area lighting and 500 Watts Power will be provided in each flat.
20. Lift: Automatic lifts of reputed brand will be installed.

#### **CERTIFICATE**

This is to certify that the land is subject matter of this present and mentioned in the schedule is not the Govt. land. The same was neither acquired by the government for civil or military purposes nor it is bhodan land. The land is outside from forest area limit and it does not belong to C.C.L., B.C.C.L or E.C.C.L. It is further certified that the land does not belong to any member of scheduled Tribe and land is free from ceiling. It is not the land of any Temple, Math, Church or Mosque. It is also not the Khas Mahal, Khuntkatti, Sarna, Mansa, Hargarhi, Fodder Scam, Land Scam.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

[24]

**Note :-** Signature with photo and fingers print of the parties are affixed on the specimen copy annexed with this Deed.

**WITNESSES:-**

1. Aditya Aram Sharma  
S/o Aram Sharma  
Teluk Pann, Purulia

*Arum Sharma*

SIGNATURE OF THE  
LAND LORD OWNER

Advik Shelters Pvt. L<sup>t</sup>

*M. Jay. Das*  
Dire<sup>r</sup>

Advik Shelters Pvt. L<sup>t</sup>

*Rajendra K. Mishra*  
Dire<sup>ctor</sup>

SIGNATURE OF THE DEVELOPER(s)

2. Siddharth Gaudia  
S/o Sanjay Kumar Gaudia  
Kanke Road, Lanchi.

Drafted by me as per instructions of the Parties hereto Read over and Explained by me and Prepared in my office: -

*Malay Kumar Das*

(Malay Kumar Das)  
Deed Writer, Purulia.  
Licence No. 94.

Typed by :-

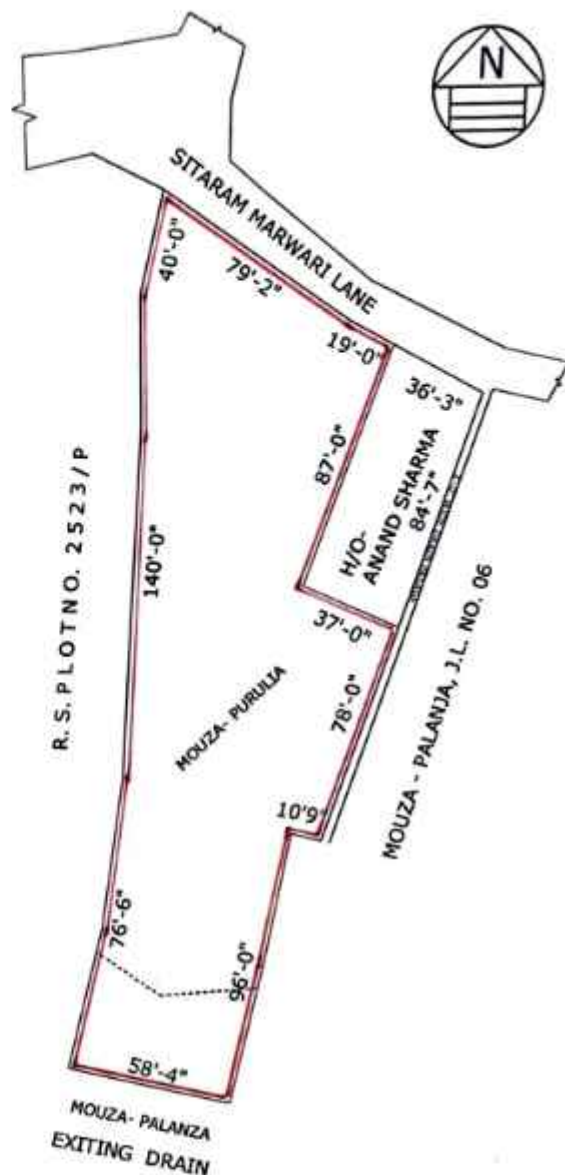
*Jafar Sadique Ansari*  
(Jafar Sadique Ansari) of Baghra, Purulia.

## SPECIMEN FORM FOR PHOTO AND FINGERS' PRINT

|                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |  |  |  |  |  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--|--|--|--|--|
| Signature with Photo of the First Party/Land Owner                                  | <b>Left Hand</b>                                                                    |                                                                                     |                                                                                     |                                                                                       |                                                                                       |  |  |  |  |  |
|    |    |    |    |    |    |  |  |  |  |  |
|                                                                                     | Thumb                                                                               | Fore                                                                                | Middle                                                                              | Ring                                                                                  | Little                                                                                |  |  |  |  |  |
|                                                                                     | <b>Right Hand</b>                                                                   |                                                                                     |                                                                                     |                                                                                       |                                                                                       |  |  |  |  |  |
|                                                                                     |    |    |    |    |    |  |  |  |  |  |
| Fingers' Impression of my both hands: <i>Santhosh Kumar</i>                         |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |  |  |  |  |  |
| Signature with Photo of the Director No. 1 on behalf of the Second Party/Developer. | <b>Left Hand</b>                                                                    |                                                                                     |                                                                                     |                                                                                       |                                                                                       |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |
|                                                                                     | Thumb                                                                               | Fore                                                                                | Middle                                                                              | Ring                                                                                  | Little                                                                                |  |  |  |  |  |
|                                                                                     | <b>Right Hand</b>                                                                   |                                                                                     |                                                                                     |                                                                                       |                                                                                       |  |  |  |  |  |
|                                                                                     |  |  |  |  |  |  |  |  |  |  |
| Fingers' Impression of my both hands: <i>Manoj Kumar</i>                            |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |  |  |  |  |  |
| Signature with Photo of the Director No. 2 on behalf of the Second Party/Developer. | <b>Left Hand</b>                                                                    |                                                                                     |                                                                                     |                                                                                       |                                                                                       |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |
|                                                                                     | Thumb                                                                               | Fore                                                                                | Middle                                                                              | Ring                                                                                  | Little                                                                                |  |  |  |  |  |
|                                                                                     | <b>Right Hand</b>                                                                   |                                                                                     |                                                                                     |                                                                                       |                                                                                       |  |  |  |  |  |
|                                                                                     |  |  |  |  |  |  |  |  |  |  |
| Fingers' Impression of my both hands: <i>Rajendra K. Mishra</i>                     |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |  |  |  |  |  |



| MOUZA      | R.S. & L.R. PLOT | AREA (DECIMALS) |
|------------|------------------|-----------------|
| PURULIA    | 2523             | 43.41           |
| PALANZA    | 344<br>345       | 01.00<br>03.00  |
| TOTAL AREA |                  | 47.41           |



**SITE PLAN**  
SCALE : 66'-0" = 1"

SITE PLAN WITH SKETCH MAP SHOWING A VACANT LAND WITHIN **MOUZA: PURULIA**; J. L. NO:292/2, P. S. PURULIA(T), DIST: PURULIA, UNDER PURULIA MUNICIPALITY WARD NO.11, MUNICIPAL HOLDING NO.159, 159/1 & 160, REF. R.S. KHATIAN NO: **3226**, R. S. PLOT NO: **2523(PART)**,

& **MOUZA: PALANJA**; J. L. NO:006, P. S. PURULIA(T), DIST: PURULIA, UNDER PURULIA MUNICIPALITY WARD NO.11, REF. L.R. KHATIAN NO: **2381**, L. R. PLOT NO: **344/P, 345/P**, SITUATED AT SITARAM MARWARI, TELKALPARA, PURULIA.

TOTAL AREA:- **47.41** DECIMALS, SHOWN IN RED BORDER

OWNER:- ANAND SHARMA, S/O- LATE HIRALAL SHARMA

SIGN. OF OWNER:-

*Anand Sharma*

SIGN. OF DEVELOPER:-

**Advik Shelters Pvt. Ltd.**

*Manoj Kumar*

**Director**

**Advik Shelters Pvt. Ltd.**

*Lejendra Kumar Mishra*

**Director**

**NIRMAL CHANDRA MAHATO**  
C. NO. 202  
(SURVEYOR)

TRACED BY:-

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



192024250254344768

GRN Details

|                   |                     |                     |                         |
|-------------------|---------------------|---------------------|-------------------------|
| GRN:              | 192024250254344768  | Payment Mode:       | SBI Epay                |
| GRN Date:         | 24/10/2024 12:49:36 | Bank/Gateway:       | SBIEPay Payment Gateway |
| BRN :             | 3633589704113       | BRN Date:           | 24/10/2024 12:49:52     |
| Gateway Ref ID:   | CHR4490195          | Method:             | State Bank of India NB  |
| GRIPS Payment ID: | 241020242025434475  | Payment Init. Date: | 24/10/2024 12:49:36     |
| Payment Status:   | Successful          | Payment Ref. No:    | 2002699764/6/2024       |
|                   |                     |                     | [Query No/Query Year]   |

Depositor Details

|                           |                                    |
|---------------------------|------------------------------------|
| Depositor's Name:         | Ms ADVIK SHEL TERS PRIVATE LIMITED |
| Address:                  | PO KOTWALI PS RANCHI, JH 834001    |
| Mobile:                   | 9434009249                         |
| Period From (dd/mm/yyyy): | 24/10/2024                         |
| Period To (dd/mm/yyyy):   | 24/10/2024                         |
| Payment Ref ID:           | 2002699764/6/2024                  |
| Dept Ref ID/DRN:          | 2002699764/6/2024                  |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2002699764/6/2024 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 70051      |
| 2       | 2002699764/6/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 30024      |
| Total   |                   |                                          |                    | 100075     |

IN WORDS: ONE LAKH SEVENTY FIVE ONLY.

PAID

### Major Information of the Deed

|                                                              |                                                                                                                                               |                                   |            |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------|
| Deed No :                                                    | I-1401-05973/2024                                                                                                                             | Date of Registration              | 24/10/2024 |
| Query No / Year                                              | 1401-2002699764/2024                                                                                                                          | Office where deed is registered   |            |
| Query Date                                                   | 22/10/2024 2:21:39 PM                                                                                                                         | D.S.R. PURULIA, District: Purulia |            |
| Applicant Name, Address & Other Details                      | Malay Kumar Das<br>Village Joynagar, Thana : Purulia Muffassil, District : Purulia, WEST BENGAL, Mobile No. : 9635579521, Status :Deed Writer |                                   |            |
| Transaction                                                  | Additional Transaction                                                                                                                        |                                   |            |
| [0110] Sale, Development Agreement or Construction agreement | [4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4311] Other than Immovable Property, Receipt [Rs : 30,01,000/-]             |                                   |            |
| Set Forth value                                              | Market Value                                                                                                                                  |                                   |            |
|                                                              | Rs. 3,21,05,802/-                                                                                                                             |                                   |            |
| Stampduty Paid(SD)                                           | Registration Fee Paid                                                                                                                         |                                   |            |
| Rs. 75,051/- (Article:48(g))                                 | Rs. 30,056/- (Article:E, E, B)                                                                                                                |                                   |            |
| Remarks                                                      | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                                |                                   |            |

### Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Sitaram Marwari Lane, Mouza: Purulia-(002), , Ward No: 11, Holding No:160 159 159/1 JI No: 2, Pin Code : 723101

| Sch No | Plot Number          | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details       |
|--------|----------------------|----------------|-----------------------|--------------|-------------------------|-----------------------|---------------------|
| L1     | LR-2523 (RS :-2523 ) | LR-3226        | Commercial Bastu      | 43.41 Dec    |                         | 2,97,33,679/-         | Property is on Road |

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Sitaram Marwari Lane, Mouza: Palanja, , Ward No: 11 JI No: 6, Pin Code : 723101

| Sch No | Plot Number | Khatian Number       | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details       |
|--------|-------------|----------------------|-----------------------|--------------|-------------------------|-----------------------|---------------------|
| L2     | RS-344      | RS-2381              | Commercial Bastu      | 1 Dec        |                         | 5,93,031/-            | Property is on Road |
| L3     | RS-345      | RS-2381              | Commercial Bastu      | 3 Dec        |                         | 17,79,092/-           | Property is on Road |
|        |             | <b>TOTAL :</b>       |                       | 4Dec         | 0 /-                    | 23,72,123 /-          |                     |
|        |             | <b>Grand Total :</b> |                       | 47.41Dec     | 0 /-                    | 321,05,802 /-         |                     |

### Land Lord Details :

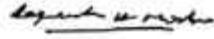
| SI No                                                                                                                                                                                                                                                                                                                                                                                                                      | Name,Address,Photo,Finger print and Signature                                                                                                                                                          |                                                                                                                |                                                                                                                                |                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                          | Name                                                                                                                                                                                                   | Photo                                                                                                          | Finger Print                                                                                                                   | Signature                                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Mr Anand Sharma</b><br><b>(Presentant)</b><br>Son of Late Hira Lal Sharma<br>Executed by: Self, Date of Execution: 24/10/2024<br>, Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office | <br><small>24/10/2024</small> | <br>Captured<br><small>LTI 24/10/2024</small> | <br><small>24/10/2024</small> |
| Telkal Para, Purulia, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,Date of Birth:XX-XX-1XX9 , PAN No.:: AKxxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/10/2024 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office |                                                                                                                                                                                                        |                                                                                                                |                                                                                                                                |                                                                                                                 |

### Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                         |  |  |  |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| 1     | <b>ADVIK SHELTERS PRIVATE LIMITED</b><br>C-II, Pushpa Tower, Bhind Trikot Apartment, Radium Road, Jharkhand, City:- Not Specified, P.O:- Kotwali, P.S:- RANCHI KOTWALI, District:-Ranchi, Jharkhand, India, PIN:- 834001 Date of Incorporation:XX-XX-2XXX4 , PAN No.:: abxxxxxx8k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |  |  |  |

### Representative Details :

| SI No                                                                                                                                                                                                                                                                                                                                                                 | Name,Address,Photo,Finger print and Signature                                                                                                                                          |                                                                                                                          |                                                                                                                                  |                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                     | Name                                                                                                                                                                                   | Photo                                                                                                                    | Finger Print                                                                                                                     | Signature                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                       | <b>Mr Mayur Mishra</b><br>Son of Rajendra Kumar Mishra<br>Date of Execution - 24/10/2024 , , Admitted by: Self, Date of Admission: 24/10/2024, Place of Admission of Execution: Office | <br><small>Oct 24 2024 1:42PM</small> | <br>Captured<br><small>LTI 24/10/2024</small> | <br><small>24/10/2024</small> |
| 103, Trikot Apartment, Radium Road, Ranchi, Jharkhand, City:- Not Specified, P.O:- Kotwali, P.S:- RANCHI KOTWALI, District:-Ranchi, Jharkhand, India, PIN:- 834001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ADVIK SHELTERS PRIVATE LIMITED (as Directors) |                                                                                                                                                                                        |                                                                                                                          |                                                                                                                                  |                                                                                                                   |

| Name                                                                                                                                                                                                                                                                                                                                                                  | Photo                                                                             | Finger Print                                                                                  | Signature                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Mr Rajendra Kumar Mishra</b><br>Son of Late Kashi Nath Mishra<br>Date of Execution - 24/10/2024, , Admitted by: Self, Date of Admission: 24/10/2024, Place of Admission of Execution: Office                                                                                                                                                                       |  | <br>Captured |  |
| Oct 24 2024 1:42PM                                                                                                                                                                                                                                                                                                                                                    | LTI<br>24/10/2024                                                                 | 24/10/2024                                                                                    |                                                                                    |
| 103, Trikoot Apartment, Radium Road, Ranchi, Jharkhand, City:- Not Specified, P.O:- Kotwali, P.S:- RANCHI KOTWALI, District:-Ranchi, Jharkhand, India, PIN:- 834001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ADVIK SHELTERS PRIVATE LIMITED (as Directors) |                                                                                   |                                                                                               |                                                                                    |

#### Identifier Details :

| Name                                                                                                                                                                                     | Photo                                                                             | Finger Print                                                                                  | Signature                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Mr Aditya Anand Sharma</b><br>Son of Mr Anand Sharma<br>Telkal Para, Purulia, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723103 |  | <br>Captured |  |
| 24/10/2024                                                                                                                                                                               | 24/10/2024                                                                        | 24/10/2024                                                                                    |                                                                                    |
| Identifier Of Mr Anand Sharma, Mr Mayur Mishra, Mr Rajendra Kumar Mishra                                                                                                                 |                                                                                   |                                                                                               |                                                                                    |

#### Transfer of property for L1

| Sl.No | From            | To. with area (Name-Area)                |
|-------|-----------------|------------------------------------------|
| 1     | Mr Anand Sharma | ADVIK SHELTERS PRIVATE LIMITED-43.41 Dec |

#### Transfer of property for L2

| Sl.No | From            | To. with area (Name-Area)            |
|-------|-----------------|--------------------------------------|
| 1     | Mr Anand Sharma | ADVIK SHELTERS PRIVATE LIMITED-1 Dec |

#### Transfer of property for L3

| Sl.No | From            | To. with area (Name-Area)            |
|-------|-----------------|--------------------------------------|
| 1     | Mr Anand Sharma | ADVIK SHELTERS PRIVATE LIMITED-3 Dec |

#### Land Details as per Land Record

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Sitaram Marwari Lane, Mouza: Purulia-(002), , Ward No: 11, Holding No:160 159 159/1 JI No: 2, Pin Code : 723101

| Sch No | Plot & Khatian Number                   | Details Of Land | Owner name in English as selected by Applicant     |
|--------|-----------------------------------------|-----------------|----------------------------------------------------|
| L1     | LR Plot No:- 2523, LR Khatian No:- 3226 |                 | Seller is not the recorded Owner as per Applicant. |

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Sitaram Marwari Lane, Mouza: Palanja, , Ward No: 11 JI No: 6, Pin Code : 723101

| Sch No | Plot & Khatian Number                  | Details Of Land | Owner name in English as selected by Applicant     |
|--------|----------------------------------------|-----------------|----------------------------------------------------|
| L2     | RS Plot No:- 344, RS Khatian No:- 2381 |                 | Seller is not the recorded Owner as per Applicant. |

|    |                                           |  |                                                       |
|----|-------------------------------------------|--|-------------------------------------------------------|
| L3 | RS Plot No:- 345, RS Khatian<br>No:- 2381 |  | Seller is not the recorded Owner as<br>per Applicant. |
|----|-------------------------------------------|--|-------------------------------------------------------|

**Endorsement For Deed Number : I - 140105973 / 2024**

**On 24-10-2024**

**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 12:40 hrs on 24-10-2024, at the Office of the D.S.R. PURULIA by Mr Anand Sharma ,Executant.

**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 3,21,05,802/-

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

Execution is admitted on 24/10/2024 by Mr Anand Sharma, Son of Late Hira Lal Sharma, Telkal Para, Purulia, P.O: Namopara, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by Profession Business

Indetified by Mr Aditya Anand Sharma, . . Son of Mr Anand Sharma, Telkal Para, Purulia, P.O: Namopara, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Others

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

Execution is admitted on 24-10-2024 by Mr Mayur Mishra, Directors, ADVIK SHELTERS PRIVATE LIMITED, C-II, Pushpa Tower, Bhind Trikot Apartment, Radium Road, Jharkhand, City:- Not Specified, P.O:- Kotwali, P.S:-RANCHI KOTWALI, District:-Ranchi, Jharkhand, India, PIN:- 834001

Indetified by Mr Aditya Anand Sharma, . . Son of Mr Anand Sharma, Telkal Para, Purulia, P.O: Namopara, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Others

Execution is admitted on 24-10-2024 by Mr Rajendra Kumar Mishra, Directors, ADVIK SHELTERS PRIVATE LIMITED, C-II, Pushpa Tower, Bhind Trikot Apartment, Radium Road, Jharkhand, City:- Not Specified, P.O:- Kotwali, P.S:-RANCHI KOTWALI, District:-Ranchi, Jharkhand, India, PIN:- 834001

Indetified by Mr Aditya Anand Sharma, . . Son of Mr Anand Sharma, Telkal Para, Purulia, P.O: Namopara, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 30,056.00/- ( B = Rs 30,010.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 30,024/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/10/2024 12:49PM with Govt. Ref. No: 192024250254344768 on 24-10-2024, Amount Rs: 30,024/-, Bank: SBI EPay ( SBlePay), Ref. No. 3633589704113 on 24-10-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,051/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,051/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 16844, Amount: Rs.5,000.00/-, Date of Purchase: 24/10/2024, Vendor name: Debdas Bhattacharya

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 24/10/2024 12:49PM with Govt. Ref. No: 192024250254344768 on 24-10-2024, Amount Rs: 70,051/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 3633589704113 on 24-10-2024, Head of Account 0030-02-103-003-02



**Kaushik Ray**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. PURULIA**  
**Purulia, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1401-2024, Page from 101824 to 101858  
being No 140105973 for the year 2024.



*Kaushik Ray*

Digitally signed by KAUSHIK RAY  
Date: 2024.11.11 17:56:54 +05:30  
Reason: Digital Signing of Deed.

(Kaushik Ray) 11/11/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. PURULIA  
West Bengal.