



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

34AA 879881

Before the Notary
Govt of India
Durgapur
District - Paschim Bardhaman

AGREEMENT

This Agreement is executed on 16th March of 2026.

BY AND BETWEEN

MR. BISWARUP SHIL [PAN – BBPPS6268D] Son of Prafulla Chandra Shil, By Caste: Hindu, by nationality Indian, by Occupation- Business, resident of 32 Arterial road, near NIT LS Gate Durgapur, P.O.-Durgapur 04, P.S.- Durgapur, Dist.- Paschim Bardhaman, West Bengal, Pin- 713204, severally hereinafter referred to and called as **“LANDOWNER**; hereinafter referred to as the **(“Land Owner”)** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART**.

1 | Page

16 MAR 2026

Swapan Kumar Dutta, Notary
Durgapur, Paschim Bardhaman
Regn No 57457/2025 Govt of India

AND

M/S MASSIVE DEVELOPERS PRIVATE LIMITED [PAN-AAQCM3385F], a Private Limited Company, having its principle place of Business at ¾ Central Park, City Centre, Durgapur-16, P.S.- Durgapur, Dist-Paschim Bardhaman (W.B.), Pin-713216, represented by one of its partner namely (i) **SRI SATYAJIT MUKHERJEE** [PAN-DDUPM6451H] son of Sri Uttam Mukherjee, by Nationality - Indian, by faith -Hindu, by Occupation- Business, Resident of Vill. & P.O.-Balijuri, P.S.-Faridpur, District – Paschim Bardhaman, West Bengal, India-713363, (ii) **BIMLESH KUMAR MISHRA** [PAN NO. **BOYPM4664P**] Son of Shivji Mishra, by Nationality - Indian, by faith -Hindu, by Occupation- Business, resident of Keshopur, Buxar, Bihar, Pin-802113, 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 SECOND PART

WHEREAS, firstly, the schedule below mentioned land was originally belong to **MR. BISWARUP SHIL** and whose name has been recorded in L.R. record of right under separate L.R. Parcha being Khatian No. 13874 & 14043.

AND WHEREAS the Landowner executed a Registered Development Agreement, vide Regd. Development Agreement No.I-13144 for the year of 2022, dated 23.12.2022 and in the said Development Agreement it has been stated in Article-IV, 4.1 and Article X, 10.1 “This Agreement has commenced and/or shall be deemed to have commenced on and with effect from this date of Plan Sanction hereof (hereinafter referred to as the “COMMENCEMENT DATE” and completed within a period of 30 Months from the date of Sanctioned of the said Plan (herein after referred to as COMPLETION DATE.

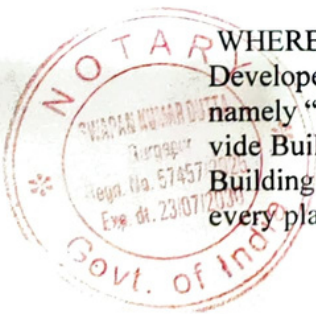
AND WHEREAS as per Building Permit, vide Building Permit No.SWS-OBPAS/1102/2025/0256, dated 30.04.2025 this Building Permit is valid up to 29.04.2028.

WHEREAS by virtue of this Agreement the aforesaid Landowners and Developer mutually agreed that the date of Completion of this proposed Building namely “MOUSUMI APARTMENT” shall be complete as per Building Permit, vide Building Permit No.SWS-OBPAS/1102/2025/0256, dated 30.04.2025 this Building Permit is valid up to 29.04.2028 and this Competition date will use in every place such as RERA Registration Certificate, Sale Agreement etc.

SCHEDULE

DESCRIPTION OF LAND

All that piece and parcel of Baid land measuring an area **09 Decimal** comprising in **R.S. Plot No. 1503**, corresponding to **L.R. Plot No. 3920**, under **L.R. Khatian No. 13874 & 14043**, under Mouza-Bhiringi, J.L. No. - 119 situated at District - Paschim Bardhaman, Additional District Sub - Registrar Office & Sub - Division - Durgapur,



P.S. - Durgapur, Pin Code – 713213, within the limit of Durgapur Municipal Corporation area, Classification of land is Baid and proposed use for Residential Housing Complex.

BUTTED & BOUNDED BY:-

North : 16 Feet Wide Road;
South : By Land of Sadhan Pandit
East : By Land
West : By Land of Gokul Pal.

IN WITNESS WHEREOF 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:

Biswarup Shil

Signature of Land Owner

MASSIVE DEVELOPERS PVT. LTD.

Smisha
Director

MASSIVE DEVELOPERS PVT. LTD.

Satyajit Mukherjee
Director

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**

Sourin Roy
Advocate,
Durgapur Court

INSTRUMENT "A" REFERRED TO
IN THE NOTARIAL CERTIFICATE
Swapan Kumar Dutta
Swapan Kumar Dutta, Notary
Durgapur, Paschim Bardhaman
Regn No. 57457/2021 Govt. of India