

6824

I 6729/25



पश्चिम बंगाल WEST BENGAL

34AA 819723

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

A.D.S.R. Durgapur
Paschim Bardhaman

02 JUL 2025

DEVELOPMENT AGREEMENT**(AMENDED)**

THIS DEVELOPMENT AGREEMENT IS MADE ON 02ND DAY OF
JULY, 2025

BETWEEN

MR. BISWARUP SHIL [PAN NO. BBPPS6268D] [AADHAAR NO. 4928 1537 1618] Son of Late 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, Pin- 713204, W.B., India hereinafter referred to and called as **"LANDOWNER"** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heir, representative, executor, administrator, successor and assign) of the **FIRST PART.**

AND

MASSIVE DEVELOPERS PRIVATE LIMITED [PAN NO. AAQCM3385F], a Private Limited Company within the meaning of the Companies Act, 1956, having its principal place of Business presently at 8/18 Newton Avenue, , B-Zone, Durgapur-05, P.S.- Durgapur, Dist.- Paschim Bardhaman (W.B.), Pin-713205, represented by one of its Director namely **(1) MR. SATYAJIT MUKHERJEE** [PAN NO. DDUPM6451H] [AADHAAR NO. 2299 0962 6825], son of 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, Pin.-713363, hereinafter referred to and called as **"THE 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.**

SAPV

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) 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 earlier to the DEVELOPER to take up the project and complete the same by providing their own fund.

AND WHEREAS the aforesaid Landowner and Developer on 27/12/2022 executed a Registered Development Agreement in respect of the below mentioned Schedule property, vide Reg. Development Agreement Deed No.1-230613144 for the year of 2022, registered under Book No.1, Vol. No.2306- 2022, Page from 286405 to 286449 at the Office of ADSR Durgapur, which is the part and parcel of this Development Agreement and this Development Agreement will be treated as Supplementary Development Agreement of said Regd. Development Agreement Deed, being Deed No.1-230613144 for the year of 2022.

AND WHEREAS at the time of execution of the said Registered Development Agreement, no Building Plan or Site Plan was Sanctioned from the concerned Durgapur Municipal Corporation and for this reason no allocation has been mentioned in respect of the Landowner and Developer, save & except 40% Allocation of Landowner and 60% Allocation of the Developer.

SPV

AND WHEREAS due to urgency of specification and distribution of allocation between Landowner and Builder it is require for written execution & Registration of this Agreement.

WHEREAS the Landowner and the Developer after amicable settlement agreed and decided to distribute the allocation of Landowner as per Development Agreement, which was duly registered before the A.D.S.R.O. Durgapur vide **Regd. Deed No. I-230613144 for the year of 2022**, registered in dated 27/12/2022 which is/are as follows :-

1. Allocation of Landowner:

Flat No.	Floor	Super Built-up Area	Carpet Area	Parking space
A-1	1 st Floor	748 Sq. Feet	450 Sq. Feet	Four Numbers of Car Parking space, measuring each 120 Sq. Feet Approx.
A-3	1 st Floor	1233 Sq. Feet	795 Sq. Feet	
C-1	3 rd Floor	748 Sq. Feet	450 Sq. Feet	
C-2	3 rd Floor	937 Sq. Feet	587.17 Sq. Feet	

2. The Landowner will receive aforesaid Flats and Parking space including common facilities of the building along with undivided proportionate share of the said "property/premises" absolutely shall be the property of the Landowners' allocation part as per approved Building Plan of DURGAPUR MUNICIPAL CORPORATION.

3. That the Developer above named shall bound to provides Two numbers of contiguous Car Parking space (out of Four Number of Car Parking space)

Specifically within the Road front side ensuring direct access and visibility from the Road as per Sanctioned Plan of Durgapur Municipal Corporation.

That the above-named Land owner has received interest free security deposit amount of Rs.5,00,000/- at the time of execution of Development Agreement, which shall be refund by the Landowner including a sum of Rs.3,00,000/- for receiving of extra area of 125 square feet in Super Built-up Area in favour of the Developer before receive of Possession Letter.

5. That the Ceilings in the 3rd Floor shall be finished with gypsum board false ceiling by the Developer in favour of the Landowner.
6. That the Landowner above named has right to use & enjoy of his aforesaid Allocated Flats & Parking spaces as per his purpose & usage in accordance with the Sanctioned Plan & Site Plan and Rules of Municipal Corporation.
7. That the Landowner shall bound to handover of all original Title Deeds and allied title document in favour of the Developer at the time of execution of this Agreement.
8. That the Developer shall bound to handover final Possession Letter at the time of handover of his Landowner's Allocation Flats and Parking spaces and the Developer shall have to handover /return of aforesaid original Deeds and other title documents to the Landowner as and when demanded by the Landowner.

ALLOCATION OF DEVELOPER:

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 as stated above and the right to use thereof in the premises upon construction of the said building as per approved Building Plan of DURGAPUR MUNICIPAL CORPORATION.

That all reaming portion of said Regd. Development Agreement, which was duly registered before the A.D.S.R.O. Durgapur vide **Regd. Deed No. I-230613144 for the year of 2022**, registered in dated 27/12/2022 is the part & parcel of this Agreement and other portion, terms & condition remain unchanged and remain intact in all circumstances.

FIRST SCHEDULED ABOVE REFFERED TO
[ENTIRE LAND AREA]

that piece and parcel of Baid land measuring an area **5 Katha 6.5 Chattak** or **8.9203 Decimal** comprising in **R.S. Plot No. 1503** corresponding to **L.R. Plot No. 3920** under **Mouza- Bhiringi, J.L. No. 119**, recorded in **L.R. Khatian No. 14043**, situated at **Srinagar Pally Chayanmath Road, Benachity, Durgapur-13**, District – Paschim Bardhaman, Additional District Sub - Registrar Office & Sub - Division - Durgapur, P.S. –Durgapur, within the limit of **Durgapur Municipal Corporation, Classification of land – Bastu** and proposed use for Residential Housing Complex, A hand Sketch Plan Annexed herewith, which is the part & parcel of this Deed.

BUTTED & BOUNDED BY:-

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

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

Spv

বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small



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

Satyajit Mung

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

Biswarup Shil

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)

- NAME (নাম) : Souvik Roy
2. FATHER/ HUSBAND NAME : Arosh Roy
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Shs.
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Dungah Bora
POST OFFICE (পোস্ট অফিস) Dungah Bora
POLICE STATION (থানা) Haridwar PIN 713148
DISTRICT(জেলা) Haridwar STATE (রাজ্য) U.P.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা /দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO 4398 2382 4531
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) _____ অএ 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



192025260138936098

GRIPS Payment ID: 192025260138936098
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEPay Payment Gateway
BRN Date: 02/07/2025 13:23:40
Method: State Bank of India UPI
Payment Init. Date: 02/07/2025 13:23:16
Payment Ref. No: 2001757039/10/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms Massive Developers Private Limited
Address: Durgapur 5
Mobile: 9735168110
Period From (dd/mm/yyyy): 02/07/2025
Period To (dd/mm/yyyy): 02/07/2025
Payment Ref ID: 2001757039/10/2025
Dept Ref ID/DRN: 2001757039/10/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001757039/10/2025	Property Registration- Stamp duty	0030-02-103-003-02	9991
2	2001757039/10/2025	Property Registration- Registration Fees	0030-03-104-001-16	8014
Total				18005

IN WORDS: EIGHTEEN THOUSAND FIVE ONLY.

PAID

Major Information of the Deed

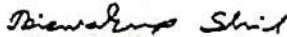
Deed No :	I-2306-06729/2025	Date of Registration	02/07/2025
Query No / Year	2306-2001757039/2025	Office where deed is registered	
Query Date	21/06/2025 6:42:20 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Swapan Kumar Dutta Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9735168110, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 8,00,000/-]		
Set Forth value	Market Value		
	Rs. 64,61,714/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,011/- (Article:48(g))	Rs. 8,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Srinagar Pally Chayanmath Road, Mouza: Viringi, JI No: 119, Pin Code : 713213

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-3920 (RS :-1503)	LR-14043	Bastu	Bastu	5 Katha 6.5 Chatak		64,61,714/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					8.9203Dec	0 /-	64,61,714 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Biswarup Shil (Presentant) Son of Late Prafulla Chandra Shil Executed by: Self, Date of Execution: 02/07/2025 , Admitted by: Self, Date of Admission: 02/07/2025 ,Place : Office		 Captured	
		02/07/2025	LTI 02/07/2025	02/07/2025

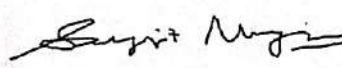
32 Arterial Road, Near NIT LS Gate Durgapur, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: BBxxxxxx8D, Aadhaar No: 49xxxxxxxx1618, Status :Individual, Executed by: Self, Date of Execution: 02/07/2025 , Admitted by: Self, Date of Admission: 02/07/2025 ,Place : Office

Developer Details :

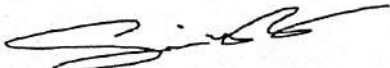
SI No	Name,Address,Photo,Finger print and Signature
1	MASSIVE DEVELOPERS PRIVATE LIMITED 8/18 Newton Avenue, Durgapur-05, City:- Durgapur, P.O:- B Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Satyajit Mukherjee Son of Mr Uttam Mukherjee Date of Execution - 02/07/2025, , Admitted by: Self, Date of Admission: 02/07/2025, Place of Admission of Execution: Office	 Jul 2 2025 5:59PM	 Captured LTI 02/07/2025	 02/07/2025
Village:- Baliyuri, P.O:- Baliyuri, P.S:-Faridpur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713385, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: DDxxxxxx1H, Aadhaar No: 22xxxxxxxx6825 Status : Representative, Representative of : MASSIVE DEVELOPERS PRIVATE LIMITED				

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	 02/07/2025	 Captured 02/07/2025	 02/07/2025
Identifier Of Mr Biswarup Shil, Mr Satyajit Mukherjee			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Biswarup Shil	MASSIVE DEVELOPERS PRIVATE LIMITED-8.92031 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Srinagar Pally Chayanmath Road,
Mouza: Viringi, JI No: 119, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3920, LR Khatian No:- 14043	Owner:বিস্বরূপ শীল, Gurdian:প্রবুল চন্দ্র শীল, Address:দুর্গাপুর, Classification:বাড়, Area:0.08920000 Acre,	Mr Biswarup Shil

Endorsement For Deed Number : I - 230606729 / 2025

On 02-07-2025

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 : 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 17:41 hrs on 02-07-2025, at the Office of the A.D.S.R. DURGAPUR by Mr Biswarup Shil, 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 64,61,714/-

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

Execution is admitted on 02/07/2025 by Mr Biswarup Shil, Son of Late Prafulla Chandra Shil, 32 Arterial Road, Near NIT LS Gate Durgapur, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, 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 02-07-2025 by Mr Satyajit Mukherjee,

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 8,014.00/- (B = Rs 8,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 8,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/07/2025 1:23PM with Govt. Ref. No: 192025260138936098 on 02-07-2025, Amount Rs: 8,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 8940234736533 on 02-07-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,011/- and Stamp Duty paid by , by Stamp Rs 20.00/-, by online = Rs 9,991/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 677, Amount: Rs.20.00/-, Date of Purchase: 02/07/2025, Vendor name: KHUDIRAM MONDAL
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/07/2025 1:23PM with Govt. Ref. No: 192025260138936098 on 02-07-2025, Amount Rs: 9,991/-, Bank: SBI EPay (SBIEPay), Ref. No. 8940234736533 on 02-07-2025, Head of Account 0030-02-103-003-02



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