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পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

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1.11.22
23.12.22
O.K. (by 2615024/22)
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certified that the Documents
as Admitted to Registration the
Sign are Sheet and the Endr-
gements with this
Documents are the Part of this
Document

A.D.S.R. Durgapur
Bardwan

23 DEC 2022

DEVELOPMENT AGREEMENT

THIS JOINT VENTURE DEVELOPMENT AGREEMENT MADE
AT A.D.S.R. OFFICE, DURGAPUR, ON THIS 23.12.2022.

Contd...P/2

Raj

SI No. 2659 Date 21 DEC 2022
Sold to MASSIVA Developers Pvt. Ltd.
Address DGP-66
Value of Stamp 5000/-
Date of Purchase of the Stamp 08 DEC 2022
Paper from Treasury
Name of the Treasury from where
Purchase: Durgapur



Ram Prasad Banerjee

Stamp Vender

A.D.S.R. Office, Durgapur-16

Licence No-1/83



Addl. Dist. Sd-Registrar
Durgapur, Paschim Bardhaman

23 DEC 2022

BETWEEN

MR. BISWARUP SHIL [PAN No. : BBPPS6268D], son of PRAFULLA CHANDRA SHIL, aged about 54 years, by religion – HINDU, by occupation – Business, residing at 32 Arterial road, near NIT LS gate Durgapur, Police Station – Aurobindo Avenue, District – Paschim Bardhaman, Pin Code - 713 204, hereinafter referred to as the “**LAND OWNER**” (which term or expression shall, unless excluded by or repugnant or contrary to the subject or context, be deemed to mean and include his heirs, successors legal representatives, administrators, executors and assigns) of the **ONE PART**;

AND

M/S 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 ¾, Central Park, City Centre, Durgapur, Post Office -Durgapur, Police Station – City Centre, Pin Code-713216, District – Paschim Bardhaman, hereinafter referred to as the “**DEVELOPER**” (which term or expression shall, unless excluded by or repugnant or contrary to the subject or context, be deemed to mean and include its partners, successors-in-business/office, administrators, executors and assigns) of the **OTHER PART**, being represented by one of its directors, namely, **SRI SATYAJIT MUKHERJEE** [PAN No. : DDUPM6451H], son of Sri Uttam Mukherjee, residing at Village + Post - Balijuri, Police Station - Durgapur Faridpur, Pin - 713363, District – Paschim Bardhaman, as the authorized person of the Developer to sign and to act in this behalf for and on behalf of the Developer.


WHEREAS:

- A)** The Land Owner is the absolute and exclusive Land Owner and is possessed of and otherwise sufficiently entitled to All that the land measuring 9 decimals and comprised in L.R. Dag No. 3920 corresponding to R.S. Dag No. 1503, thereby a total land admeasuring 9 (Nine) decimals under L.R. Khatian Nos. 13874 and 14043, J.L. No. 119, Mouza – Bhiringi, Post Office – Bhiringi, Police Station – Durgapur, District – Paschim Bardhaman, more fully and particularly described in the First Schedule hereinunder written, hereinafter referred to as the “**LAND**”;
- B)** However, the Developer expressed its desire to develop the portion of the entire land which is now the land owner has once shed cover the property and the developer has agreed to demolish the shed at his own cost and developer shall not charge/claim any expenses for the such demolition of this shed. The developer further agreed to allow the land owner remove all the bricks, tin shed, wood, gate rod from the existing structure at the transportation cost of the land owner.
- C)** That the developer has to bear/meet all liabilities and obligation by any outsider or any association regarding construction.
- D)** That the land owner shall not be liable to pay any extra cost for installation of electric transformer and water connection charge to any authority.
- E)** The Land Owner is also desirous of developing of the said land to be developed and for the aforesaid purpose has agreed to provide the said **LAND** for the purpose of undertaking the development thereof subject to the terms and conditions hereinafter appearing.
- Ray*

- F)** In this agreement, wherever the context so permits, the Land Owner and the Developer are collectively referred to as the 'Parties' and individually as a 'Party' ;
- G)** The parties are desirous of recording the terms and conditions of the agreement for development of the Land in writing.
- H)** If any fraction arise at the time of allocation of flat as per ratio mention herein above then the same shall be settled @ Rs. 2400 per sq feet.

NOW THEREFORE, in consideration of the premises and mutual covenants and agreements herein contained the parties hereto agree as follows:-

ARTICLE I – REPRESENTATIONS AND WARRANTIES BY THE LAND OWNER

1.1 At or before entering into this Agreement the Land Owner has represented and assured the Developer Party as follows:-

- i) Excepting the Land Owner nobody else has any right, title, interest, claim or demand into or upon the Land or any part or portion thereof;
- ii) The Land Owner has a marketable title in respect of the Entire Land.
- iii) The land is free from all encumbrances charges, liens, lispendens, attachments, mortgage, trusts whatsoever or howsoever;
- iv) The Land is not subject to any notice of attachment under the Income Tax Act, Public Demand Recovery Act, Tax recovery



proceedings, certificate proceedings or under any other act or statute or rules or regulations for the time being in force;

- v) So far the knowledge of the Land Owner, no part or portion of the Land is subject to any road alignment or any notice of road alignment;
- vi) All rates, taxes, and other outgoings including the land tax in respect of the Land from the date of execution of this Agreement shall be paid and borne and discharged by the Developer;
- vii) The Land Owner has not entered into any other agreement for sale, transfer and/or development in respect of the.

1.2 Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof and after being satisfied as to the free, unencumbered and marketable right, title and interest of the Land Owner in or over the Land, the Developer has agreed to enter into this agreement.

ARTICLE - II - DEFINITIONS

2.1 In this Agreement unless the context otherwise permits the following expressions shall have the meanings assigned to them as under:

- i) **ARCHITECT** shall mean such person or persons, firm or firms, who may be appointed by the Developer for designing and planning of the said New Building or Buildings at the Residue land.

- ii) **BUILDING / NEW BUILDING / SAID BUILDING** shall mean the multistoried building or buildings or any extension

Ray

thereof comprising of several self contained residential Flats/apartments/units/constructed spaces/car parking spaces to be built and erected at the Residue land in accordance with the Plan.

- iii) **CAR PARKING SPACE** shall mean the space, whether covered or uncovered, for the purpose of parking cars in a multistoried building space.
- iv) **CONSENTS** shall mean the planning permission and all other consents, licenses, permissions and approvals (whether statutory or otherwise) necessary or desirable for the carrying out, completion use and occupation of the Development and the New Building/Buildings and/or Housing Project at the Residue Land;
- v) **COMMON PARTS AND PORTIONS** shall mean the common parts and portions of the said building/buildings and/or housing project to be used in common by all the Land Owners and occupiers of the said housing project and shall include but not limited to Corridors, Hallways, Staircases, Lift, Passage and Pathways, Driveways, Common Lavatory, Open Spaces, Overhead Water Tank, Water Pump and Motor, Pump Room, drainage pipe lines, septic tank, sewerage lines, rain water pipes and other facilities which may be mutually agreed upon between the parties and required for establishment, maintenance and/or management of the said new building or buildings at the Land.
- vi) **COMPLETION OF BUILDING/CONSTRUCTION/PROJECT** shall mean completion of the proposed new building or buildings at the Land strictly in accordance with the Plan fitted with all specifications as provided in the SECOND SCHEDULE and completion of the units/apartments/Flats in a manner fit for normal human habitation.



- vii) **DEVELOPMENT AGREEMENT** shall mean this Agreement with all alterations and variations that may be effected by the mutual consents of the parties and reduced to writing.
- viii) **DEVELOPER** shall mean the said **M/S MASSIVE DEVELOPER PRIVATE LIMITED** and its director, successors-in-business/interest, executors, administrators and assignees.
- ix) **DEVELOPER'S ALLOCATION** shall mean ALL THAT the entirety of the ultimate Total Constructed Area of the land to comprise of various flats, units, apartments, constructed spaces and car parking spaces save and except the Land Owner's Allocation together with the undivided proportionate share in all common parts and portions AND TOGETHER WITH the undivided proportionate share in the land comprised in the Land attributable and/or allocable thereto.
- x) **FLATS /UNITS /APARTMENTS** shall mean the various flats, units, apartments, constructed spaces to comprise in the said housing project to be used for residential purposes and to be ultimately held and/or owned by various persons on Land Ownership basis;
- xi) **INTENDING TRANSFEREES** shall mean the persons intending to acquire various flats, units, apartments, constructed spaces and car parking spaces on Land Ownership basis or otherwise in the Housing Project at the Land.
- xii) **HOUSING PROJECT** shall mean the development of the Land whereby the Developer shall construct, erect and complete the new building or buildings for residential purposes in



accordance with the map or plan which may be sanctioned by the authorities concerned and in terms of this Agreement.

- xiii) **LAND OWNER** shall mean the said MR. BISWARUP SHIL [PAN No. : BBPPS6268D], son of PRAFULLA CHANDRA SHIL, aged about 54 years, by religion – HINDU, by occupation – Business, residing at 32 Arterial road, near NIT LS gate Durgapur, Police Station – Aurobindo Avenue, District – Paschim Bardhaman, Pin Code - 713204,, and the term shall include his heirs, successors, legal representatives, executors, administrators and assigns.
- xiv) **LAND OWNER'S ALLOCATION** shall mean 40 % of ALL THAT of the ultimate Total Constructed Area of the sanctioned plan forming part of the development of the Land Area to comprise of various flats, units, apartments, together with car parking spaces.
- xv) **PLAN** shall mean the Plan which is already sanctioned or to be sanctioned by the authority or authorities concerned and shall include all such modifications and/or alterations made thereto from time to time for constructing the new building/buildings at the Land.
- xvi) **PROFESSIONAL TEAM** shall mean the Architects, Structural Engineers, Mechanical and/or Electrical Engineers, Surveyors and/or such other professional engaged and/or contracted by the Developer from time to time.
- xvii) **LAND OR AREA** shall mean the Entire Land already used for constructing building/tower/block **as per sanctioned site plan i.e** the said 9 decimal land mentioned in terms of the



agreement, more fully described in the **SCHEDULE** hereunder written.

- xviii) **SERVICES** shall mean the supply to and installation on the property of electricity, water, drainage and other unavoidable services.
- xix) **SPECIFICATIONS** shall mean the specification with which the said new building and/or buildings shall be constructed, erected and completed as may be recommended by the Architect for the time being (brief details will appear from the detailed **SCHEDULE** hereunder written).
- xx) **SUPER BUILT UP AREA** according to the context shall mean (i) the plinth area of the said Units (which includes, inter-alia, the area of the covered balconies and also the thickness of the extra name and internal walls thereof and pillars and Columns therein **PROVIDED THAT** if any wall, pillar or column be common between two units then one-half of the area under such wall or pillar shall be included in each such Unit), (ii) such proportionate share of the area of the common areas.
- xxi) **TOTAL CONSTRUCTED AREA** shall mean the entire building/buildings and/or construction to be made at or over the Land in accordance with Plan.
- xxii) **TRANSFERABLE SPACE** shall mean the constructed space in the new building or buildings available for independent common use and occupation including the car parking spaces after making due provisions for the space required for common facilities and amenities.

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ARTICLE III – INTERPRETATIONS

3.1 In this Agreement (save to the extent that the context otherwise so requires):-

- (i) Any reference to any act of Parliament whether general or specific shall include any modification, extension or re-enactment of it for the time being in force and all instruments, orders, plans, regulations, bye laws permissions or directions any time issued under it.
- ii) Reference to any agreement, contract deed or documents shall be construed as a reference to it as it may have been or may from time to time be amended, varied, altered, supplemented or novated.
- iii) An obligation of the parties in this Agreement to do something shall include an obligation to procure the same shall be done and obligation on its part not to do something shall include an obligation not to permit or allow the same to be done.
- iv) Words denoting one gender shall include other genders as well.
- v) Words denoting singular number shall include the plural and vice versa.
- vi) A reference to a statutory provision includes a reference to any modification, consideration or re-enactment thereof for the time being in force and all statutory instruments or orders made pursuant thereto.



- vii) Any reference to this agreement or any of the provisions thereof includes all amendments and modification made to this Agreement from time to time in force.
- viii) The headings in this agreement are inserted for convenience of reference and shall be ignored in the interpretation and construction of this agreement.
- ix) The Schedules shall have effect and be construed as an integral part of this agreement.

ARTICLE IV - COMMENCEMENT DATE AND DURATION

- 4.1 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**")
- 4.2 This Agreement shall, unless terminated in the manner as hereinafter appearing, remain in full force and effect until the respective obligations of the parties under this Agreement are discharged.

ARTICLE V - GRANT OF DEVELOPMENT RIGHT

- 5.1 Subject to what is herein contained the Developer has agreed to undertake development of the Land or Area and to incur all costs, charges and expenses in connection therewith and for the purpose of undertaking development of the Area, the Land Owner has agreed to grant the exclusive right of development in respect of the Area unto and in favour of the Developer and in connection therewith the Developer shall have the following rights:



- i) To apply for and obtain all consents approvals and/or permissions as may be necessary and/or required for undertaking development of the entire Land or Area;
- ii) To take such steps as are necessary to divert all pipes, cables or other conducting media in, under or above the Entire Land or any adjoining or neighboring and contiguous property which need to be diverted as a result of the Development;
- iii) To install electricity, water, and foul water drainage of the said property.
- iv) To serve such notices and enter into such agreements with statutory undertakers or other companies as may be necessary to install the services;
- v) To give all necessary or usual notices to all water, gas, electricity and other statutory authorities as may be necessary in respect of development of the said property and pay all costs, fees and outgoings incidental to or consequential on any such notice;
- vi) To procure compliance with all conditions attached to the building permission and any other permissions which may be granted during the course of development;
- vii) To procure compliance with, all statutes and any enforceable codes of practice of the local authorities including panchayats or municipalities or corporations, as the case may be, or other authorities affecting the Land or Area or the development thereat;
- viii) To take all necessary steps and/or obtain all permissions approvals and/or sanctions as may be necessary and/or required and shall do all acts deeds and things required by



any statute and comply with the lawful requirements of all the authorities for the development of the Land or Area.

- ix) To incur all costs, charges and expenses for the purpose of constructing, erecting and completing the said new building and/or buildings in accordance with the Plan;
- x) To make proper provision for security of the Land or Area during the course of development;
- xi) Not to allow any person to encroach nor permit any encroachment by any person and/or persons into or upon the Land or Area or any part or portion thereof;
- xii) Not to expose the Land Owner to any liability and shall regularly and punctually make payment of the fees and/or charges of the Architect, Engineer and other agents and statutory dues as may be necessary and/or required for the purpose of construction, erection and completion of the said new building/buildings and/or housing project;
- xiii) To remain solely liable and/or responsible for all acts, deeds, matters and things for undertaking construction of the said new building and/or buildings in accordance with the Plan and to pay, perform and observe all the terms, conditions, covenants and obligations on the part of the Developer to be paid, performed and observed.

ARTICLE VI - TOTAL DEVELOPMENT COSTS

- 6.1 The Developer shall incur and bear all development costs including all costs, fees and expenses wholly and exclusively expended or



incurred by the Developer, including, without limitation, the items listed below:

- i) The costs of obtaining planning permissions in respect of the development (including fees of the architects, surveyors and/or consultants relating thereto) together with planning and building regulation fees, fees payable to statutory undertakers and other fees necessary to secure all required consents and any cost in entering into and complying with any agreement or any legislature of similar nature;
- ii) The costs of investigations, surveys, and tests in respect of soil, drains and structures ;
- iii) The costs to be incurred and/or payable to architects, surveyors, engineers, quantity surveyors or others engaged in respect of the development;
- iv) The costs and expenses payable to for marketing and/or selling the Development including any advertising, research and other marketing costs
- v) All rates, water rates, or any other outgoings or impositions lawfully assessed in respect of the Land or Area in respect of the Development and all costs of maintaining and repairing the Development in so far as in all such cases the responsibility therefore is not assumed by or recoverable from any third party;
- vi) All other sums properly expended or incurred by the Developer in relation to carrying out the completion of the Development;



- vii) All costs and interests and other finance costs payable by the Developer for undertaking development.

ARTICLE VII – TITLE

- 7.1 The Land Owner has assured and represented to the Developer that the Land Owner is entitled to the Land or Area and excepting the Land Owner nobody else has any right, title or interest into or upon the Land.
- 7.2 The Land Owner shall, during subsistence of this Agreement and as and when informed, contest all litigations relating to and/or touching his title in respect of the Land.

ARTICLE VIII –PLAN

- 8.1 Immediately after execution of this agreement, the Land Owner shall not have any objection and indeed permit the Developer to proceed with undertaking the preliminary work of development at the Land in accordance and for the purposes mentioned in this Agreement.
- 8.2 All amounts which may become payable to the Architect, Engineers and other agents shall be paid, borne and discharged by the Developer.
- 8.3 The said plan will envisage construction of the new building or buildings for residential purpose to comprise of various flats, units, apartments constructed spaces and car parking spaces capable of being held and/or enjoyed independently of each other.
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- 8.4 The Developer shall be entitled to apply for and obtain all necessary approvals, consents and/or sanctions as may be necessary and/or required for the purpose of undertaking construction of the said new building/buildings and/or housing project and the Developer hereby agrees and undertakes to sign and execute such plan and/or such other applications and/or papers as may be necessary and/or required for the purpose of obtaining sanction of the said Plan and in addition the Land Owner shall execute a Power of Attorney in favor of the Developer or its nominee and/or nominees for facilitating such work but without conferring upon him any power to transfer the Land Owner's Allocation or any part thereof.
- 8.6 The Developer, during subsistence of this Agreement, shall be entitled to have the Plan /revised and/or modified by the authorities concerned as and when required by the Architect or the authorities concerned and shall also be entitled to alter and/or modify the said plan by the authorities concerned as the Developer in its absolute discretion may deem fit and proper and shall provide a copy thereof to the Land Owner within 30 (thirty) days from obtaining such revised or modified plan.
- 8.7 Immediately after sanction of the said Plan and other permissions for undertaking construction is obtained, the Developer shall: –
- i) immediately commence and/or proceed diligently to execute and complete the development;
 - ii) proceed diligently and execute and complete the development in a good and workmanlike manner with good quality materials details whereof will appear from the Third Schedule annexed hereto and/or as may be recommended by the Architect free from any latent or inherent defect.
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- iii) Execute and complete the development in accordance with the plan and shall obtain all permissions which may be necessary and/or required and shall comply with the requirements of any statutory or other competent authority and the provisions of this agreement.

ARTICLE IX - AUTHORISED REPRESENTATIVE

- 9.1 Unless otherwise decided by the parties only in respect of their respective representations, Mr. Biswarup Shil shall represent himself and that Mr. Satyajit Mukherjee shall be deemed to be the authorized representative of the Developer (hereinafter collectively referred to as the "**AUTHORISED REPRESENTATIVES**") and any act deed or thing done by any of the authorized representatives shall be final conclusive and binding on the party to which such authorized representative belongs.
- 9.2 Any notice given to any of the authorized representatives will be a notice to the persons whom such authorized representatives are representing.

ARTICLE X - CONSTRUCTION AND COMPLETION

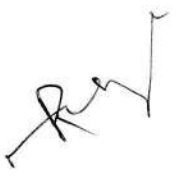
- 10.1 Unless prevented by circumstances contributed by Force Majeure, the said New Building and/or Buildings and/or Housing Project shall be constructed, erected and completed within a period of 30 months from the date of sanction of the said Plan (hereinafter referred to as the **COMPLETION DATE**) from the date of execution of these presents unless the period is mutually extended by the parties and reduced to writing.
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- 10.2 The Developer shall be authorized in the name of the Land Owner in so far as is necessary to apply for and obtain building materials for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity, power, drainage, and/or gas to the New Building/Buildings and other inputs and facilities required for the construction or for better use and enjoyment of the new building/buildings for which purpose the Land Owner shall execute in favor of the Developer or its nominee or nominees a Power of Attorney and other authorities, without, however, conferring any power for transfer of any portion of the Land Owner's allocation, as shall be needed and/or required by the Developer provided that the Land Owner shall be completely absolved from any liability and/or responsibility in this regard.
- 10.3 All costs, charges and expenses including taxes and Architect's fees after the execution of this Agreement shall be paid, borne and discharged by the Developer and the Land Owner shall bear no responsibility in this context.
- 10.4 After the said new buildings are completed, the Land Owner shall be liable to immediately execute a sale deed to the society members that will comprise the residential unit holders (proportionately as per their Land Ownership in square feet) on the property so developed and sold respectively by the Land Owner and developer from their share of allocations mentioned in this deed of agreement.
- 10.5 It is understood that the Developer shall construct, erect and complete the new building or buildings at the Land strictly in adherence to the Plan and any deviation therefrom shall solely be the responsibility of the Developer and the Land Owner is fully absolved from any such liability or responsibility.
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- 10.6 The Developer shall time to time inform any change in the structure of its partners and the particulars thereof to the Land Owner as and when such change takes place.
- 10.7 If any accident or mishap takes place during construction and/or development of the said Land, whether due to negligence or otherwise of the Developer, the Architect or its labors or contractors, or otherwise, the Land Owner shall be fully absolved of any liability or claim thereof or therefrom.
- 10.8 The Developer hereby undertakes to keep the Land Owner indemnified against all third-party claims and actions arising out of any of act of omission or commission of the Developer in or relating to the construction of the proposed new building/buildings.
- 10.9 The Developer hereby undertakes to keep the Land Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's action with regard to the development of the Area and/or in the matter of construction of the said new building/buildings and/or for any defect therein.

ARTICLE XI- SPACE ALLOCATION

- 12.1 The Land Owner's allocation of 40% of total constructed area to comprise of various flats, units, apartments, and car parking spaces shall be provided and the Land Owner shall be further entitled to the undivided proportionate share in all common parts and portions and together with the undivided proportionate share in the land comprised in the Land or Area attributable and/or allocable thereto.
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- 12.2 After providing for the Land Owner's Allocation as above the Developer shall be entitled to retain for itself the remaining of the total constructed area to comprise of various flats, units, apartments, constructed spaces, car parking spaces together with the undivided proportionate share in all common parts and portions and together with the undivided proportionate share in the land comprised in the Land or Area attributable and/or allocable thereto.
- 12.3 Each of the parties hereby covenant and assure the other that in the event of any party being required to be a confirming party in any agreement and/or deed of conveyance he/it shall willingly execute such document as a confirming party as and when called for to act as such.
- 12.4 Upon completion of the said new building/buildings and within thirty days from the date of notice to that effect being given by the Developer, the Land Owner shall take over possession of the Land Owner's Allocation and shall be liable to pay for his allocation:
- i) proportionate share of Municipal/Panchayat taxes and other outgoings;
 - ii) proportionate share of the maintenance charges;
- and this provision shall apply vice versa.
- 

**ARTICLE XII- CONTRIBUTION OF CHARGES – DEPOSITS AND
ADVANCES**

13.1 **CHARGES** – All agreements which are to be entered into for sale and transfer of the various flats, units, apartments, constructed spaces and car parking spaces in the said housing project whether forming part of the Land Owner's allocation or the Developer's Allocation shall provide for making payment of the following amounts and in the event of the Land Owner entering into any agreement for sale he may receive the undermentioned amount and make payment thereof to the Developer and the Developer in its turn shall receive such amounts from their intending transferees in respect of the Developer's Allocation :

- i) proportionate share of the electricity Transformer charges/HT Services;
- ii) proportionate share of Generator connection to the flat/unit/space;
- iii) proportionate share on account of any recreational facilities to be provided for in the said housing project for the benefit of the flat/unit Land Owners;
- iv) Any amount which may become payable in accordance with law for flats;
- v) Such charges as may be determined for formation of the Holding Organisation and/or Association of Flat Owners;
- vi) maintenance charges estimated for one year.



The Land Owner shall not be liable to pay any of the aforesaid charges save as mentioned in Article 13.1 (ii) for the Flats/Units of the Land Owner's Allocation so long the same is not transferred to

any intending Purchaser. The transferees under him shall be liable to pay all the above-mentioned charges and such payments are to be made on pro-rata basis.

- 13.2 In addition to the above each of the Intending Purchasers in terms of the agreements to be entered into with them shall also be liable to keep in deposit and/or make payment by way of advances the proportionate share of rates, taxes and other outgoings estimated for one year or until such time mutation is effected in the name of the Intending Purchaser.
- 13.3 The aforesaid charges are indicative and the parties hereto from time to time may mutually agree and/or decide to impose such further charges which are to be recovered and/or paid by the intending purchasers from time to time.
- 13.4 An amount of Rs. 5,00,000/- (Rupees Five Lakhs only) is given as security deposit to the land owner which shall be paid back to the developer while executing the first deed of sale or completion of the concerned building, whichever, is earlier. This payment is done through
- i) Rs.1,00,000 (One Lakh only) advance through bank dated on 30.09.2022.
 - ii) Amount - Rs1,00,000 (one lakh only) transfer through bank on 19.12.2022.
 - iii) Amount - Rs1,00,000 (one lakh only) transfer through bank on 20.12.2022.
 - iv) Cheque no: 256315 date 20.01.2023 amount - Rs 2,00,000 (two lakh only) Rs. 2,00,000 shall be paid by the Developer if necessary for land owner.

ARTICLE XIII – COMMON RESTRICTIONS

- 15.1 Save as otherwise provided, the Land Owner's and the Developer's Allocation in the said new building or buildings shall be subject to



the same restrictions on transfer and use in the new building or buildings intended for the common benefits of all occupiers of the new building or buildings which shall include the following:

- (i) Neither party shall use or permit to use the said new building or building or any portion thereof for carrying on any obnoxious, illegal and/or immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazards to the other occupiers of the new building or buildings.
- (ii) The Land Owner or the Developer, as the case may be, shall not demolish or permit demolition of any wall or other structure in their respective allocations or any other portion thereof or make any structural alteration therein without prior written consent of the Land Owner or the Developer, as the case may be, in this behalf.
- (iii) Both the Land Owner and the Developer shall abide by all laws, bye-laws, rules and regulations of the Government, local authorities, etc., as the case may be, and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, rules and regulations.
- (iv) The respective allottees of the Land Owner and the Developer shall keep the interior and outer walls, sewerage drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling, etc. in each of their respective allocation in the new building or buildings in good working condition and repair and in particular so as not to cause any damage to the new building or buildings or any other space or accommodation therein and shall keep either of them and/or



the other occupiers of the building or buildings indemnified from and against the consequences of any breach.

- (v) The parties herein shall not do or cause or permit to be done any act or thing which may render void and voidable any insurance of the new building or buildings or any portion thereof and shall keep the Land Owner, the Developer and other occupiers of the said building or buildings harmless and indemnified from and against the consequences of any breach.
- (vi) No goods or other items shall be kept by the Land Owner or the Developer or any one occupying any unit or portion in the new building or buildings under the Land Owner or the Developer for display or otherwise in the corridors of other place of common use in the new building or buildings and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use in the said new building or buildings and in case any such hindrance is caused the Land Owner or the Developer or both of them, as the case may be, shall be entitled to remove the same at the risk and cost of the Land Owner or the Developer or other occupiers, as the case may be.
- (vii) Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the new building or buildings or in the compounds, corridors or any other portion or portions of the new building or buildings.
- (viii) The occupiers of the new building/buildings shall permit the Developer and/or the Land Owner, as the case may be, and/or their servants and agents with or without workmen



and others at all reasonable times with the authority letter from the Developer or the Land Owner, as the case may be, to enter into the portions of the occupiers and every part thereof for the purpose of maintenance or repairing any part of the building or buildings and/or for the purpose of repairing, maintenance, rebuilding, cleaning, lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down, maintaining, repairing and testing drains, gas and water pipes and electric wires and for any similar purposes as and when seems to be required.

ARTICLE XIV – MAINTENANCE OF THE COMMON PARTS AND PORTIONS FORMING PART OF THE SAID PROJECT

- 16.1 The Developer in consultation with the Land Owner shall, in accordance with law, be entitled to frame necessary rules and regulations for the purpose of regulating the user of the various units of the said project and each of the persons intending to and/or acquiring a unit/space in the said project shall be liable and agrees to observe such rules and regulations as shall be framed from time to time and shall also be liable to contribute the proportionate share on account of the maintenance charges to the Developer till such time the Holding organization or Society is formed.

ARTICLE XV - CONSEQUENCES OF DELAY IN COMPLETION

-  17.1 The Developer shall complete the said new building and/or buildings and/or Housing project within a period of 30 months from the date of sanction of the Plan.

- 17.2 In the event of the Developer failing to complete the said housing project within the aforesaid period of 30 (thirty) months and/or in the manner as hereinbefore recited then and in that event the Developer shall be liable to pay a sum of Rs. 25,000/- (Rupees twenty five thousand) per month (to be paid proportionately) as liquidated damages to the Land Owner but in no manner the Developer shall be entitled to have a grace period of more than 6 (six) months for completion of the building. Furthermore, if the developer will unable to compete the building or unable to do the construction then no amount will be paid by the Land Owner to the developer for any construction work done by the developer and the damage for the cancelation of the agreement by the developer before 30 months will be 5% of the total construction cost.

ARTICLE XVI - DOCUMENTATION

- 18.1 The parties appreciate that there should be uniformity in the agreements for sale, deeds of conveyance and other documents to be executed by the parties in favour of the intending purchasers in respect of the various flats units apartments and constructed spaces forming part of the development.

ARTICLE XVII - FORCE MAJEURE-EXCLUSABLE DELAYS

- 19.1 The parties hereto shall not be considered to be liable or under any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

- 19.2 Force Majeure shall mean any unavoidable hindrance including but not limited to flood, earthquake, riot, war, storm, tempest, civil

commotion, shortage of raw materials, sudden down in real estate market, strike, labour unrest or any political disturbance or communal unrest or any other circumstances which may be beyond the control of the Party concerned. Neither of the parties shall be regarded to have committed any breach of the terms herein if he/it is prevented from discharging any of its obligations due to any condition amounting to Force Majeure or circumstances beyond his/its control.

ARTICLE XVII - LAND OWNER'S OBLIGATIONS

20.1 The Land Owner has agreed:

- i) To co-operate with the Developer in all respect for development of the Residue Area in terms of this agreement;
- ii) To execute all deeds, documents and instruments as may be necessary and/or required from time to time for the purpose of discharging the relative obligations of the parties under this agreement;
- iii) To sign and execute all deeds, documents and instruments as may be necessary and/or required for the purpose of obtaining all permissions, approvals and/or sanctions to enable the Developer to undertake construction of the New Building and/or Buildings in accordance with the Sanctioned Plan;
- iv) To execute a registered power of attorney in favor of the Developer or its nominee and/or nominees to enable the Developer to transfer the transferable space out of the Developer's Allocation or any part thereof with this agreement.

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- 20.2 The Power of Attorney as will be executed by the Land Owner in favour of the nominee or nominees of the Developer in terms of this Agreement shall be co-terminus with the Agreement.

ARTICLE XVIII -PROJECT FINANCE

- 21.1 The Developer shall be entitled to avail of project finance from any bank and/or financial institution and/or any other person and/or persons on such terms and conditions as the Developer in its absolute discretion may deem fit and proper from its share of property allocation. IT IS BEING EXPRESSLY AGREED AND UNDERSTOOD that the Developer alone shall be liable for repayment of the loan amount and the interest accrued due thereon and in no event the Land Owner shall be liable to contribute any amount towards repayment of such loan and the Developer has agreed to indemnify and keep the Land Owner saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings including litigation costs thereof.

ARTICLE XIX- BREACHES

- 22.1 In the event of the Developer failing to complete the said housing project within the period specified in this Agreement, unless prevented by circumstances beyond its control, the Land Owner shall be entitled to terminate this agreement by a written notice of 30 (thirty) days to the Developer and upon such termination being effected, the Land Owner shall have the right to re-enter the Land or Area and all constructions made till such time shall be deemed to be the property of the Land Owner and the Developer shall not be entitled to any sum, whether for costs or damages or otherwise.



ARTICLE XX - MUTUAL COVENANTS

- 23.1 It is hereby expressly made clear by and between the parties hereto that the whole object of the parties of entering into this agreement is to undertake development of the said Property by construction of new building and/or buildings thereon and/or to sell and transfer the development in favour of various intending purchasers and as such the parties have agreed to render all possible co-operation and assistance to each other.
- 23.2 The Land Owner hereby agrees and undertakes not to do any act, deed or thing which may be in contravention and/or violation of any of the terms and conditions herein contained and to do all acts deeds and things as and when necessary and/or required for smooth implementation of this agreement and the same provision applies to the Developer also.
- 23.3 The Land Owner agrees and undertakes not to do any act deed or thing which may cause hindrance or obstruction in the Developer undertaking the work of construction of the said new building and/or buildings in terms of this agreement. The Land Owner further agrees and undertakes not to create any kind of charge and/or mortgage nor to lease out and/or let out and/or part with possession of the said Property or any part thereof without the consent of the Developer in writing during subsistence of this Agreement.
- 23.4 Any shortfall in the allocation of the Land Owner shall be meted out by the Developer in terms of money provided that in any event the shortfall shall not be more than 5% of what has been agreed under this Agreement.
- 

23.5 The Land Owner shall, as and when requested by the Developer, supply to the Developer all such documents as in possession of the Land Owner relating to the Land Owner's right, title and interest in the said property.

23.7 As and by way of NEGATIVE COVENANTS the Land Owner has further assured and represented to the Developer as follows:

- i) Not to enter into any agreement for sale transfer lease and/or development nor create any interest of any third party into or upon the Land or Area and/or premises during subsistence of this Agreement.
- ii) Not to do any act deed or thing which may be contrary to or in violation of any of the terms and conditions herein contained.
- iii) To do all acts deeds and things as may be necessary and/or required from time to time for smooth implementation of these presents.

ARTICLE XXI - MISCELLANEOUS

24.1 RELATIONSHIP OF THE PARTIES -

- (i) This Agreement does not create nor shall it in any circumstances be taken as having created a partnership between the parties hereto.
 - (ii) All contracts and agreements entered into by the Developer pursuant to this Agreement shall be contracts or agreements between the Developer as principal and the respective third parties and the Land Owner shall have no obligation or liability under them.
- 

- 24.2 **NON WAIVER** - Any delay tolerated and/or indulgence shown by the Land Owner or the Developer in enforcing the terms and conditions herein mentioned or any tolerance shown shall not be treated or constructed as a waiver of any breach nor shall the same in any way prejudicially affect the rights of the Land Owner or the Developer, as the case may be.
- 24.3 **ENTIRE AGREEMENT** - this agreement supersedes all document and/or writing and/or correspondence exchanged between the parties hereto. Any addition, alteration or amendment to any of the terms mentioned herein shall not be capable of being enforced by any of the parties unless the same is recorded in writing and signed by both the parties.
- 24.4 **NOTICES:** Notices, demands or other communications required or permitted to be given or made hereunder shall be in writing and delivered personally or sent by registered or speed post with recorded delivery. Any such notice, demand of communication shall, unless the contrary is proved, be deemed to have been duly served on the next following business day in the place or receipt (if given by registered post with acknowledgement due) two days after posting and in proving the same it shall be sufficient to show, in the case of a letter, that the envelope containing the same was duly addressed, correctly stamped.
- 24.5 No remedy or indemnity conferred by any of the provisions of this Agreement is intended to be exclusive of any other remedy or obvious liability which is otherwise available at law, in equity, by statute or otherwise and each and every other remedy or liability shall be cumulative and shall be in addition to every other remedy or liability given hereunder or now or hereafter existing at law, in equity, by statute or otherwise. The election of any one or more of such remedies or liabilities by any one of the parties hereto shall
- 

not constitute a waiver by such party of the right to pursue any other available remedy or liability.

24.6 Time shall be the essence as regards the provisions of this agreement, both as regards the time and period mentioned herein and as regards any times or periods which may, by agreement between the parties be substituted for them.

24.7 If any provision of this Agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

24.8 Save as hereinbefore provided, termination of this agreement for any cause shall not release a party from any liability which at the time of termination has already accrued to another party or which thereafter may accrue in respect of any act or omission prior to such termination.

24.9 All rates, taxes and other outgoings including Khazana (hereinafter referred to as the RATES & TAXES) payable in respect of the Land or Area after (not includes any pending till this execution) execution hereof and till completion of the said housing project shall be paid, borne and discharged by the Developer.

24.10 The Agreement (together with schedules, if any) shall constitute the entire agreement between the parties and save as otherwise expressly provided, no modifications, amendments or waiver of any of the provisions of this agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by the parties hereto.

24.11 This agreement shall be binding on the parties hereto and their respective successors and assignees.

- 24.12 Nothing contained in this agreement shall be deemed to constitute a partnership between the parties hereto nor shall constitute any party the agent of the other for any purpose.
- 24.13 Each party shall co-operate with the other and execute and deliver to the others such other instruments and documents and take such other actions as may be reasonably requested from time to time in order to carry out, evidence and confirm their rights and the intended purpose of this Agreement.
- 24.14 The Developer and the Land Owner has complied with all necessary formalities to enter into this agreement.
- 24.15 All costs and expenses for execution and registration of this Agreement including the stamp duty, registration fee and Advocate's fee shall be exclusively paid and borne by the Developer.
- 24.16 All costs towards litigation, if any, relating to the construction on the Land or Area till handing over the Land Owner's Allocation to the Land Owner after completion of the Project shall be paid and borne by the Developer.

ARTICLE XXIII - ARBITRATION

- 25.1 The parties as far as possible shall try and resolve all disputes and differences which may arise amicably but in the event of such differences and/or disputes are not capable of being amicably resolved then and in that event the parties have agreed to refer the same to the arbitration of a sole arbitrator and the same shall be deemed to be a reference within the meaning of the Arbitration and conciliation Act 1996 or any other statutory modification or enactment for the time being thereto in force.

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25.2 The Arbitrator will have summary powers and will be entitled to set up his own procedure and the Arbitrator shall have power to give interim awards and/or directions.

25.3 The venue of Arbitration shall be Durgapur only.

Memo of Consideration

- i) Rs.1,00,000 (One Lakh only) advance through bank dated on 30.09.2022.
- ii) Amount - Rs1,00,000 (one lakh only) transfer through bank on 19.12.2022.
- iii) Amount - Rs1,00,000 (one lakh only) transfer through bank on 20.12.2022.
- iv) Cheque no: 256315 date 20.01.2023 amount - Rs 2,00,000 (two lakh only)
Rs. 2,00,000 shall be paid by the Developer if necessary for land owner.

FIRST SCHEDULE ABOVE REFERRED TO

(ENTIRE PROPERTY)

- A)** ALL THAT the land admeasuring 9 decimals and comprised in L.R. Dag No. 3920 corresponding to R.S. Dag No. 1503 , thereby a total land admeasuring 9 (Nine) decimals under L.R. Khatian No. 13874 and 14043 corresponding to J.L. No. 119, Mouza - Bhiringi, Post Office - Bhiringi, Police Station - Durgapur, District - Paschim Bardhaman, more fully and particularly described in the First Schedule hereinunder written, hereinafter referred to as the "**LAND**";
District - Paschim Bardhaman,

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and butted and bounded:

- ON THE EAST : By Land
 ON THE NORTH : By 16 ft. wide road.
 ON THE SOUTH : By Land of Sadhan Pandit.
 ON THE WEST : By Land of Gokul Pal.

SCHEDULE ABOVE REFERRED TO

(SPECIFICATIONS)

Details of Developers Allocation in the said project consisting of the 60% and the details of 40% which will be allocated to the Land Owner against the land will be consisting of the following construction and specifications:-

Apartments

1. Flooring: Good quality tiles flooring in the drawing room, kitchen and bedrooms. Toilets to be finished with anti skid tiles on the floor and good quality wall tiles on the walls up to 6 ft.
2. Doors: All flush doors with good quality handles and locks. Toilet doors shall be PVC doors.
3. Windows: Aluminum windows with clear glass and full height double locking sliding windows in all the living rooms.
4. Toilets: Sanitary ware and fittings of good brands.
5. Kitchen: Scratch resistant stainless steel sink with drain board. Kitchen wall tiles upto 3 (three) feet above the kitchen platform.
6. Electrical: Concealed electrical wiring.
7. Walls: Wall Putty

B. Common Utilities

1. Lift: Good quality elevator.
2. Fire: Fighting and prevention equipment as per statute and norms.
3. Generator, with adequate back-up (based on the requirement of an End User in respect of his/her/their/its Apartment but at an additional cost, and 100% (hundred percent) power back up for such of the common services and areas as determined by the Architect.

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

in the presence of:

1. *Azish Gupta*
S/O Ram Lakhan Gupta
Palashdiha,
Durgapur - 8.

Biswarup Shil
SIGNATURE OF THE FIRST PARTY

MASSIVE DEVELOPERS PVT. LTD.

Sahyjit Murje
Director

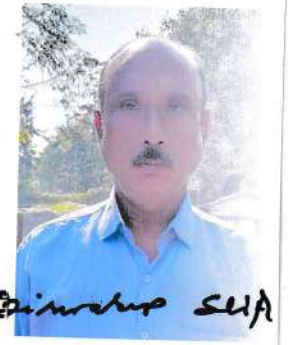
Sahyjit Shil
S/O Biswarup Shil
E2, 32 ARTERIAL ROAD
DURGAPUR-4

SIGNATURE OF THE SECOND PARTY

Prepared by me
Rav Sena Dalal
Deed Writer.
Durgapur A.D.S.R. office
License no. D.P.R. 27.
Type by me
Satish Chandra Dutta
City center DGP-16

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো /Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature: *Biswarup Saha*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো /Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature: *Saharjit Mukje*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো /Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature:

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো /Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature:



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that MASSIVE DEVELOPERS PRIVATE LIMITED is incorporated on this Fourth day of November Two thousand twenty-two under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U45309WB2022PTC258062.

The Permanent Account Number (PAN) of the company is AAQCM3385F *

The Tax Deduction and Collection Account Number (TAN) of the company is CALM25637D *

Given under my hand at Manesar this Tenth day of November Two thousand twenty-two .

DS MINISTRY OF
CORPORATE AFFAIRS 10

Digital Signature Certificate
Kuldeep Singh

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

MASSIVE DEVELOPERS PRIVATE LIMITED

3/4, CENTRAL PARK, CITY CENTRE, DURGAPUR, Bardhaman, West
Bengal, India, 713216



* as issued by the Income Tax Department

MASSIVE DEVELOPERS PVT. LTD.
Sahyast Kumar
Director



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



192022230227042958

GRN Details

GRN:	192022230227042958	Payment Mode:	SBI Epay
GRN Date:	23/12/2022 13:08:28	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	8040425692733	BRN Date:	23/12/2022 13:08:50
Gateway Ref ID:	918138455	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	231220222022704294	Payment Init. Date:	23/12/2022 13:08:28
Payment Status:	Successful	Payment Ref. No:	2003615074/3/2022
			[Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr SATYAJIT MUKHERJEE
Address:	BALIJURI FARIDPUR PIN- 713363
Mobile:	9593500576
Period From (dd/mm/yyyy):	23/12/2022
Period To (dd/mm/yyyy):	23/12/2022
Payment Ref ID:	2003615074/3/2022
Dept Ref ID/DRN:	2003615074/3/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003615074/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	2003615074/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	5014
Total				7025

IN WORDS: SEVEN THOUSAND TWENTY FIVE ONLY.

PAID

Major Information of the Deed

Deed No :	I-2306-13144/2022	Date of Registration	23/12/2022
Query No / Year	2306-2003615074/2022	Office where deed is registered	
Query Date	22/12/2022 4:13:46 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Rokshakar Chatterjee City Centre,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9434474691, Status :Deed Writer		
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 : 5,00,000/-]	
Set Forth value		Market Value	
		Rs. 58,67,494/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,011/- (Article:48(g))		Rs. 5,014/- (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: 54 Feet 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-13874	Vastu	Vastu	3.3 Dec		21,51,415/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-3920 (RS :-1503)	LR-14043	Vastu	Vastu	5.7 Dec		37,16,079/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			9Dec	0 /-	58,67,494 /-	
	Grand Total :				9Dec	0 /-	58,67,494 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BISWARUP SHIL (Presentant) Son of PRAFULLA CHANDRA SHIL Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office	 23/12/2022	 LTI 23/12/2022	 23/12/2022
32, ARTERIAL ROAD NEAR NIT LS GATE, 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, PAN No.: BBxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	MASSIVE DEVELOPERS PRIVATE LIMITED 3/4, CENTRAL PARK, CITY CENTRE, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 , PAN No.: AAxxxxxx5F,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
	Mr SATYAJIT MUKHERJEE Son of Mr UTTAM MUKHERJEE Date of Execution - 23/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office	 Dec 23 2022 2:43PM	 LTI 23/12/2022	 23/12/2022
Village:- BALIJURI, P.O:- BALIJURI, P.S:-Faridpur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713363, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: DDxxxxxx1H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MASSIVE DEVELOPERS PRIVATE LIMITED (as director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASISH GUPTA Son of RAM LAKHAN GUPTA PALASHDIHA, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713208			
	23/12/2022	23/12/2022	23/12/2022
Identifier Of Mr BISWARUP SHIL, Mr SATYAJIT MUKHERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BISWARUP SHIL	MASSIVE DEVELOPERS PRIVATE LIMITED-3.3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr BISWARUP SHIL	MASSIVE DEVELOPERS PRIVATE LIMITED-5.7 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: 54 Feet 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:- 13874	Owner:বিশ্বরূপ শীল, Gurdian:প্রফুল্ল কুমার শীল, Address:নিজ , Classification:বাস্তু, Area:0.03300000 Acre,	Mr BISWARUP SHIL
L2	LR Plot No:- 3920, LR Khatian No:- 14043	Owner:বিশ্বরূপ শীল, Gurdian:প্রফুল্ল চন্দ্র শীল, Address:দুর্গাপুর , Classification:বাস্তু, Area:0.05620000 Acre,	Mr BISWARUP SHIL

On 23-12-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:11 hrs on 23-12-2022, 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 58,67,494/-

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

Execution is admitted on 23/12/2022 by Mr BISWARUP SHIL, Son of PRAFULLA CHANDRA SHIL, 32, ARTERIAL ROAD NEAR NIT LS GATE, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Hindu, by Profession Business

Indetified by Mr ASISH GUPTA, , , Son of RAM LAKHAN GUPTA, PALASHDIHA, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

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

Execution is admitted on 23-12-2022 by Mr SATYAJIT MUKHERJEE, director, MASSIVE DEVELOPERS PRIVATE LIMITED, 3/4, CENTRAL PARK, CITY CENTRE, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr ASISH GUPTA, , , Son of RAM LAKHAN GUPTA, PALASHDIHA, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,014.00/- (B = Rs 5,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2022 1:08PM with Govt. Ref. No: 192022230227042958 on 23-12-2022, Amount Rs: 5,014/-, Bank: SBI EPay (SBlePay), Ref. No. 8040425692733 on 23-12-2022, Head of Account 0030-03-104-001-16

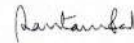
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2659, Amount: Rs.5,000.00/-, Date of Purchase: 21/12/2022, Vendor name: RAM PRASAD BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2022 1:08PM with Govt. Ref. No: 192022230227042958 on 23-12-2022, Amount Rs: 2,011/-, Bank: SBI EPay (SBlePay), Ref. No. 8040425692733 on 23-12-2022, 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**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 286405 to 286449
being No 230613144 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.12.27 13:31:11 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/12/27 01:31:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
