



पश्चिम बंगाल WEST BENGAL

47AB 946332

20.02.21

13.4.21

[Signature]

DEVELOPMENT AGREEMENT

Certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Document are the Part of this Document.

A.D.S.R. Dargach
Bardhaman

22 FEB 2021

QUERY NO. : 2000381115/2021
 DISTRICT : Paschim Bardhaman
 MOUZA : Arrah
 P.S. : Kanksa
 AREA OF LAND : 2.50 Katha

[Signature]
 H.V.

SING. 9047 Date 22/02/2021
Sort to Shree Shyam Builders & Developers.
Address Durgapur - 12
Value of Stamp 12
Date of Purchase of the stamp 11 FEB 2021
Paper from Treasury
Name of the Treasury from Durgapur

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



স্বাক্ষরিত হইল এই স্মারক
এই স্মারকের অধীনে A. D. S. R.
অফিসে এই স্মারক প্রদত্ত হইল
এই স্মারক প্রদত্ত হইল
এই স্মারক প্রদত্ত হইল

স্বাক্ষরিত হইল
এই স্মারক

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

22 FEB 2021

THIS DEVELOPMENT AGREEMENT IS MADE ON 22ND DAY OF FEBRUARY, 2021

BETWEEN

(1) **SRI. SUKUMAR MANDAL [PAN-ASKPM7453M]** Son of Late Ramesh Chandra Mandal, by Nationality- Indian, by faith-Hindu, by occupation-Service, (2) **SMT. MUKTI MANDAL [PAN-BNCPM0619P]** Wife of Sri Sukumar Mandal, by Nationality- Indian, by faith-Hindu, by occupation-Housewife, both are resident of Village & P.O.- Boinchi, P.S.- Pandua, PIN-712134, District- Hoogly hereinafter refereed to and called as "**LANDOWNERS**" (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.**

AND

SHREE SHYAM BUILDERS AND DEVELOPERS [PAN-ADGFS7379M] a partnership firm, incorporated under the provisions of the partnership Act, 1932 having its office at Village & P.O. -Bamunara, Durgapur-12, P.S.-Kanksa, District-Burdwan at present- Paschim Bardhaman, West Bengal, PIN-713212, hereinafter referred to as the "**DEVELOPER**", represented by its Partners (1) **SRI. RAHUL ROY [PAN-AUIPR8398G]** S/O- Sri Pradip Roy, by faith Hindu, by occupation- Business. Resident of Village & P.O. -Bamunara, P.S.- Kanksha, City -Durgapur, District-Burdwan at present Paschim Bardhaman, West Bengal, PIN-713212 (2) **SRI. DEBABRATA ROY [PAN-AVPPR3915H]** S/O- Sri Lakshmikanta Roy, by faith Hindu, by occupation- Business. Resident of Village & P.O. -Bamunara, P.S.- Kanksha, City -Durgapur, District-Burdwan at present Paschim Bardhaman, West Bengal, PIN-713212 (3) **SRI. BISWAJIT GOSWAMI [PAN-ALZPG6872G]** S/O- Sri Biswanath Goswami, by faith Hindu, by occupation- Business. Resident of Village & P.O. -Bamunara, P.S.- Kanksha, City -Durgapur, District-Burdwan at present Paschim Bardhaman, West Bengal, PIN-713212 (which term shall include their heirs, executors, representatives and assigns) of the **SECOND PART.**

WHEREAS schedule mentioned property was purchased property of Sri Susanta Bandyopadhyaya son of Sri Anandamoy Bandyopadhyaya which he purchased vide deed No- 4619 for the year 1990 of A.D.S.R. Durgapur and after that Sri Susanta Bandyopadhyaya son of Sri Anandamoy Bandyopadhyaya transferred the schedule mentioned land infvaour of present owners vide deed No-2749 for the year 2008 of A.D.S.R. Durgapur and after that they mutated their name in L.R.R.O.R..

AND WHEREAS the First Part herein has approached the Second Part and whereas the Second Part after considering the various aspects of execution of the project and

proposal of the landowner has decided to construct multistoried building there at consisting of apartments and flat with the object of selling such flats/apartments to the prospective purchasers and the Second Part has accepted the proposal of First Part

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows:-

- 1.1 **OWNER/LANDLORD:- (1) SRI SUKUMAR MANDAL** Son of Sri Ramesh Chandra Mandal, by Nationality- Indian, by faith-Hindu, by occupation-Service, **(2) SMT. MUKTI MANDAL** wife of Sri Sukumar Mandal, by Nationality- Indian, by faith-Hindu, by occupation-Housewife, both are resident of Village & P.O.- Boinchi, P.S.-Pandua, PIN-712134, District- Hoogly
- 1.2 **DEVELOPER:- SHREE SHYAM BUILDERS AND DEVELOPERS** a partnership firm, incorporated under the provisions of the partnership Act, 1932 having its office at Village & P.O. -Bamunara, Durgapur-12, P.S.-KANKSA, District-Burdwan at present--Paschim Bardhaman, West Bengal, PIN-713212
- 1.3 **LAND:-** Shall mean land measuring Baid Land measuring an area 2.50 Katha or 3.46 decimals, under Mouza- Arrah, J.L.No-91, R-S Plot no-1567, L.R Plot no-1658, L.R Khatian No.5079, 5080,
- 1.4 **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the **FIRST SCHEDULE**
- 1.5 **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
- 1.6 **PANCHYAT:-** Shall mean the Malandighi Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 **PLAN:** Shall Mean the sanctioned and/or approved plan of the building/s sanctioned by the Malandighi Gram Panchyat and shall also include variations/modifications, alterations therein that may be made by the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any
- 1.8 **OWNER'S AREA:-** Shall mean one 3BHK Flat on the 2nd floor of proposed building measuring more or less 1100 (One Thousand One Hundred) Sq. Feet (super built up) & a medium size Car parking space more or less 120 (One Hundred Twenty) Square Feet at front of the building together with undivided impartiable proportionate interest in the First schedule mentioned land.
- 1.9 **DEVELOPER'S AREA:** Shall mean entire building together with the undivided impartiable proportionate interest in the said land save and except owner allocation as mentioned in point 1.8 of this agreement.
- 1.10 **BENEFIT ARISING OUT OF PROJECT:** -Land owner shall be entitled to get Rs. 11,00,000/- (Rupees Eleven Lac) only out of which Rs. 2, 00,000/- (Rupees Two Lac) at the time of execution of this agreement and Rs. 1,00,000/- (Rupees One Lac) only within two month from the sanctioned plan and rest Rs. 8,00,000/-

(Rupees Eight Lac) only will be payable within 36 months from the date of sanctioned plan.

1.11 UNIT/FLAT: Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat

1.12 PROJECT: Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/ and Others be taken over by the Unit/Flat and occupiers.

1.13 FORCE MAJEURE: Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer

1.14 PURCHASER/S shall mean and include:

A) If he/she be an individual then his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

B) If it be a Hindu Undivided Family then its members for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns

C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;

D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

E) If it be a Trust then its Trustees for the time being and their successor(s)-in-interest and assigns.

1.15 Masculine gender: Shall include the feminine and neuter gender and vice versa.

1.16 Singular number: Shall include the plural and vice-versa.

II- COMENCMENT: - This agreement has commenced and shall be deemed to have commenced on and with effect from the date of execution of this agreement..

III- EFFECTIVENESS:- This agreement shall become effective from the date of sanctioned plan by Malandighi Gram Panchyat

IV:- DURATION:- This agreement is made for a period of 36 month from date of sanctioned plan by Malandighi Gram Panchyat with a grace period of 6 month.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Malandighi Gram Panchyat over and above the First Schedule Land.

VI:- OWENER DUTY & LIABILITY:-

1. The owner has offered total land of 2.50 Katha or 3.46 decimals for development and construction of a Residential Complex consisting of flats / apartments & parking spaces.
2. That the Owner shall within 30 (Thirty) days from this agreement shall peaceful possession of the 1st Schedule property to the second party
3. The Owners hereby declared that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owners and any other party (except **SHREE SHYAM BUILDERS AND DEVELOPERS**) either for sale or for development and construction of Residential Complex and the said land is free from any encumbrance.
4. That the Owner has agreed that he will personally present before the Registering Authority to sign all the agreement for sale and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners maintaining all terms & conditions written before.
5. That the Owner also agree that he gives full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on his behalf in respect of all activities related to developing and construction of a Residential Complex on The said land i.e to receive sanctioned plan from the Malandighi Gram Panchyat, such other statutory authority or authorities, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers save and except Owner's allocation and accept booking money, advance

and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the owners and the owners shall agreed to ratify all acts and things la fully done by the developer

6. That the Owner has agreed that they will personally present before Panchyat and A.D.D.A as and when required.
7. The Land owners hereby declare that for the purpose of completion of project , the Developer shall have every right to took project Loan but Land Owners shall not be responsible personally for repaying the project Loan.
8. That the Owner hereby declare that he has no other claims through this agreement other then which is written in this agreement.
9. The Owner hereby agreed to execute a Development Power of attorney in the name of representative of the Developer within one month from this agreement for the purpose of selling Flat /parking save and except those Flat /parking are allotted in favour of Landowner in this agreement.

VII- DEVELOPER DUTY, LIABILITY & responsibility:-

1. The Developer **SHREE SHYAM BUILDERS AND DEVELOPERS**. confirms and assures the owners that they are fully acquainted with and aware of the process / formalities related to similar project in Corporation area and fully satisfied with the papers/documents related to the ownership, physical measurement of the said land, litigation free possession, suitability of the site and viability of the said project and will not raise any objection with regard thereto.
2. The developer **SHREE SHYAM BUILDERS AND DEVELOPERS** confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within the schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building

plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.

- 
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary step to save the property from any kind of encroachment by the adjacent land owner.
 5. That the Developer shall be responsible for any acts deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats .
 6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible for the said incident or damage or loss during construction.
 7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within 36 months from the date of execution of this agreement with further additional period of 6 months if needed both the case the time shall be computed on and from the date of execution of this agreement
 8. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall be the entire responsibility.

9. That the Developer hereby declared that after completion of project and successful handing over of the project to the prospective buyers/ leaseholder they have no right to interfere in any matter of the project.
10. That Developer shall agreed to indemnify the land owner from the obligation of paying Income Tax, sales tax or any other duties levies either by the State Government or Central Government or statutory local authorities form his part which are required to pay for the profits which he derived after selling the flats to the prospective buyer.

VIII-Cancellation

The Owner has every right to cancel and/or rescind this agreement after 36 month from date of sanctioned plan by Malandighi Gram Panchyat if the Developer is unable to make payment or deliver the flats to the land owner within stipulated period. If this agreement is cancelled for the reason mentioned earlier then the Developer shall liable to pay the amount which he received from the prospective buyer.

The Developer has every right to cancel and/or rescind this agreement if the Landowners shall fails or neglect to resolved the land related problem

IX-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Disputes- Differences in opinion in relation to or arising out during execution of the residential project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties or their legal advisors.
- d) Photo copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.

- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disturb the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
- g) The second party or the developer shall have the right and/or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and/or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- j) The owners shall have no claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation.
- k) The landowners and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.

- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.
- m) Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement the Developer can not claim any damages from the landowner towards the cost incurred in construction of project.
- n) **Declaration :-** This is an agreement as per Indian Contract Act, 1872 therefore by virtue this agreement no right, title and interest of land is transferred by landowner in favour of Developer.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel of Baid Land measuring an area **2.50 Katha or 3.46 Decimals**, under **Mouza- Arrah**, J.L.No-91, R.S Plot no-1567, **L.R Plot no-1658**, L.R Khatian No.5079, 5080, Dist. Paschim Bardhaman,

Butted and Bounded by:-

North	:	R.S. Plot No-1568
East	:	Land of Kaliganj Mouza
South	:	R.S. Plot No-1566
West	:	House of Debjani Gorai & 6 feet wide Road

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Landowner/representative of Developer are attested in additional pages in this deed being no. (1) (A), (1) (B), i.e. in total numbers of pages and these will be treated as part of this deed.

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

SIGNED AND DELIVERED by the OWNERS /FIRST PART at DURGAPUR in the presence of:

Sukumar Mandal
Mukti Mandal

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the presence of:

Ratul Ray
Partner

SHREE SHYAM BUILDERS & DEVELOPERS

Debabrata Roy
Partner

SHREE SHYAM BUILDERS & DEVELOPERS

Biswajit Ghosh
Partner

WITNESSES:

① Sumantra Mandal
Sub. Munnim Mandal
v/o. Angap. Dist-15
P.S. Cuxen, Dist. Bonga
Presenting Kuning Banna

② Subrata Mukherjee
Sl. 4 Sub. Mukherjee
Present. Durgap. - 7
Dist - Paschim Bardhaman

Drafted and Typed by me
&

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

Subrata Mukherjee
SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- VB/506/2007

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Sukumar Mandal

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Mukti Mandal

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature _____

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature _____

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Rachul Roy

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Debabrata Roy

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Bidyajit Ghosh

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

ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature _____

 भारत सरकार
Government of India

 Surajit Mondal
Father : Manoranjan Mondal
DOB : 15/07/1993
Male



7372 4361 9968

आधार - आम आदमी का अधिकार

Surajit Mondal



Surajit Mondal

 आधार Unique Identification Authority of India

Address:
ANGADPUR, DURGAPUR -15, Durgapur (m Corp.),
Angadpur, Bardhaman, West Bengal, 713215

7372 4361 9968

 1947
1800 300 1947

 help@uidai.gov.in

 MVM

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

GRN Details

GRN:	192020210231362838	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	20/02/2021 17:26:48	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	5877842635840	BRN Date:	20/02/2021 17:02:26
Gateway Ref ID:	202105111182878	Method:	State Bank of India New PG DC
Payment Status:	Successful	Payment Ref. No:	2000381115/4/2021
			[Query No**/Query Year]

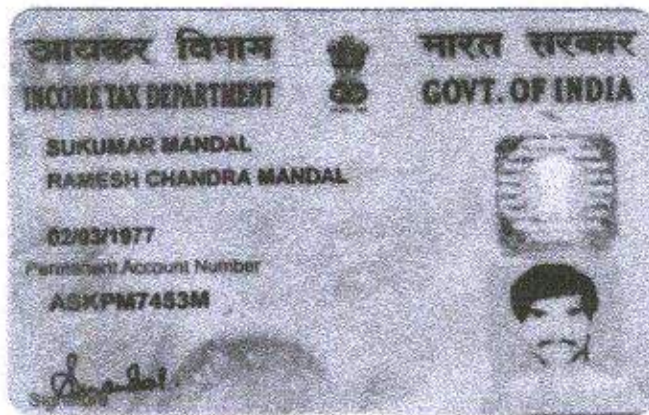
Depositor Details

Depositor's Name:	SHREE SHYAM BUILDERS AND DEVELOPERS
Address:	Bamunara, PIN - 713212
Mobile:	8906021958
Depositor Status:	Buyer/Claimants
Query No:	2000381115
On Behalf Of:	Mr SUBRATA MUKHERJEE
Identification No:	2000381115/4/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000381115/4/2021	Property Registration- Stamp duty	0030-62-103-003-02	5000
2	2000381115/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	11615
Total				16015

IN WORDS: SIXTEEN THOUSAND FIFTEEN ONLY.



Sukumar Mandal

Mandal



1

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
BNCPM0619P

नाम / Name MUKTI MANDAL

पिता का नाम / Father's name MANAS GHOSH

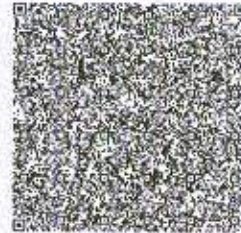
जन्म की तारीख / Date of Birth 01/03/1975

लिंग / Gender Female



हस्ताक्षर / Signature

PAN Application Digitally Signed Card. Not Valid unless Physically Signed



Signature Not Verified

Digitally signed by Income Tax
PAN Services Unit, NSDL
eGovernance
Date: 2021.01.08 15:48:03 IST
Reason: NSDL e-PAN Sign
Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand, tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कर्दादा से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इन-इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल हैं।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर विभाग, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". मल्लय पैन कार्ड में एनहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BNCPM0619P

नाम / Name
MUKTI MANDAL

पिता का नाम / Father's Name
MANAS GHOSH

जन्म की तारीख
Date of Birth
01/03/1975

PAN Application Digitally Signed Card Not Valid unless Physically Signed

इस कार्ड के खोने/चोरी होने पर कृपया सूचित करें/सीट करें।
आयकर पैन सेवा इकाई, पुणे एन ई यूएल
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्म-ए-सलीम,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
e-mail: info@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962.

Mukti Mandal

आयकर विभाग

INCOME TAX DEPARTMENT

DEBABRATA ROY

LAKSHMIKANTA ROY



भारत सरकार

GOVT. OF INDIA

30/08/1985

Permanent Account Number

AVPPR3915H

Debabrata Roy

Signature



Debabrata Roy

लायकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

BISWAJIT GOSWAMI
BISWANATH GOSWAMI
23/10/1985

Permanent Account Number
ALZPG6872G

Signature



1808 037 S 8

Biswajit Goswami

Biswanath Goswami

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAHUL ROY
PRADIP ROY
28/09/1990

Permanent Account Number

AUIPR8398G

Rahul Roy
Signature



Rahul Roy



8 2 FEB 2021



Major Information of the Deed

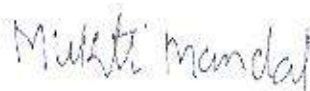
Deed No :	I-2306-01365/2021	Date of Registration	22/02/2021
Query No / Year	2306-2000381115/2021	Office where deed is registered	
Query Date	19/02/2021 3:35:40 PM	2306-2000381115/2021	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, 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 : 11,00,000/-]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 10,51,876/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,011/- (Article:48(g))		Rs. 11,014/- (Article:E, E, B)	
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

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-1658 (RS :-1567)	LR-5080	Bastu	Baid	1.25 Katha	1/-	5,25,938/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
L2	LR-1658 (RS :-1567)	LR-5079	Bastu	Baid	1.25 Katha	1/-	5,25,938/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
		TOTAL :			4.125Dec	2 /-	10,51,876 /-	
	Grand Total :				4.125Dec	2 /-	10,51,876 /-	

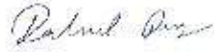
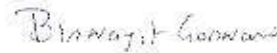
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUKUMAR MANDAL Son of Late RAMESH CHANDRA MANDAL Executed by: Self, Date of Execution: 22/02/2021 , Admitted by: Self, Date of Admission: 22/02/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	22/02/2021	22/02/2021	22/02/2021	
Village- Boinchi, P.O:- Boinchi, P.S:- Pandua, District:-Hooghly, West Bengal, India, PIN - 712134 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ASxxxxxx3M, Aadhaar No: 27xxxxxxxx1209, Status :Individual, Executed by: Self, Date of Execution: 22/02/2021 , Admitted by: Self, Date of Admission: 22/02/2021 ,Place : Office				
2	Name Smt MUKTI MANDAL (Presentant) Wife of Mr SUKUMAR MANDAL Executed by: Self, Date of Execution: 22/02/2021 , Admitted by: Self, Date of Admission: 22/02/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	22/02/2021	22/02/2021	22/02/2021	
Village- Boinchi, P.O:- Boinchi, P.S:- Pandua, District:-Hooghly, West Bengal, India, PIN - 712134 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BNxxxxxx9P, Aadhaar No: 33xxxxxxxx4783, Status :Individual, Executed by: Self, Date of Execution: 22/02/2021 , Admitted by: Self, Date of Admission: 22/02/2021 ,Place : Office				

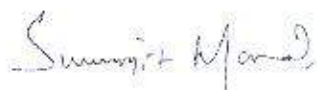
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHREE SHYAM BUILDERS AND DEVELOPERS Village- Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 , PAN No.:: ADxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAHUL ROY Son of Mr PRADIP ROY Date of Execution - 22/02/2021, , Admitted by: Self, Date of Admission: 22/02/2021, Place of Admission of Execution: Office	Photo  Feb 22 2021 3:00PM	Finger Print  LTI 22/02/2021	Signature  22/02/2021
Village- Bamunara, P.O:- Bamunara, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AUxxxxxx8G, Aadhaar No: 53xxxxxxx7125 Status : Representative, Representative of : SHREE SHYAM BUILDERS AND DEVELOPERS (as PARTNER)				
2	Name Mr DEBABRATA ROY Son of Mr LAKSHMIKANTA ROY Date of Execution - 22/02/2021, , Admitted by: Self, Date of Admission: 22/02/2021, Place of Admission of Execution: Office	Photo  Feb 22 2021 3:00PM	Finger Print  LTI 22/02/2021	Signature  22/02/2021
Village- Bamunara, P.O:- Bamunara, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AVxxxxxx5H, Aadhaar No: 82xxxxxxx3931 Status : Representative, Representative of : SHREE SHYAM BUILDERS AND DEVELOPERS (as PARTNER)				
3	Name Mr BISWAJIT GOSWAMI Son of Mr BISWANATH GOSWAMI Date of Execution - 22/02/2021, , Admitted by: Self, Date of Admission: 22/02/2021, Place of Admission of Execution: Office	Photo  Feb 22 2021 3:01PM	Finger Print  LTI 22/02/2021	Signature  22/02/2021
Village- Bamunara, P.O:- Bamunara, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx2G, Aadhaar No: 48xxxxxxx3342 Status : Representative, Representative of : SHREE SHYAM BUILDERS AND DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, P.O:- Angadpur, P.S:- Coke Oven, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713215			

	22/02/2021	22/02/2021	22/02/2021
Identifier Of Mr SUKUMAR MANDAL, Smt MUKTI MANDAL, Mr RAHUL ROY, Mr DEBABRATA ROY, Mr BISWAJIT GOSWAMI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUKUMAR MANDAL	SHREE SHYAM BUILDERS AND DEVELOPERS-1.25 Katha

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt MUKTI MANDAL	SHREE SHYAM BUILDERS AND DEVELOPERS-1.25 Katha

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1658, LR Khatian No:- 5080	Owner:সুকুমার মণ্ডল, Gurdian:রমেশ চন্দ্র মণ্ডল, Address:হুগলী, Classification:বাড়ি, Area:0.01500000 Acre,	Mr SUKUMAR MANDAL
L2	LR Plot No:- 1658, LR Khatian No:- 5079	Owner:মুক্টি মণ্ডল, Gurdian:সুকুমার মণ্ডল, Address:হুগলী, Classification:বাড়ি, Area:0.01500000 Acre,	Smt MUKTI MANDAL

On 22-02-2021

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 13:46 hrs on 22-02-2021, at the Office of the A.D.S.R. DURGAPUR by Smt MUKTI MANDAL , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 10,51,876/-

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

Execution is admitted on 22/02/2021 by 1. Mr SUKUMAR MANDAL, Son of Late RAMESH CHANDRA MANDAL, Village- Boinchi, P.O: Boinchi, Thana: Pandua, , Hooghly, WEST BENGAL, India, PIN - 712134, by caste Hindu, by Profession Service, 2. Smt MUKTI MANDAL, Wife of Mr SUKUMAR MANDAL, Village- Boinchi, P.O: Boinchi, Thana: Pandua, , Hooghly, WEST BENGAL, India, PIN - 712134, by caste Hindu, by Profession House wife

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 22-02-2021 by Mr RAHUL ROY, PARTNER, SHREE SHYAM BUILDERS AND DEVELOPERS (Partnership Firm), Village- Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 22-02-2021 by Mr DEBABRATA ROY, PARTNER, SHREE SHYAM BUILDERS AND DEVELOPERS (Partnership Firm), Village- Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 22-02-2021 by Mr BISWAJIT GOSWAMI, PARTNER, SHREE SHYAM BUILDERS AND DEVELOPERS (Partnership Firm), Village- Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,014/- (B = Rs 11,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2021 5:29PM with Govt. Ref. No: 192020210231362838 on 20-02-2021, Amount Rs: 11,014/-, Bank: SBI EPay (SBlePay), Ref. No. 5877842635840 on 20-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 5,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9049, Amount: Rs.10/-, Date of Purchase: 22/02/2021, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2021 5:29PM with Govt. Ref. No: 192020210231362838 on 20-02-2021, Amount Rs: 5,001/-, Bank: SBI EPay (SBlePay), Ref. No. 5877842635840 on 20-02-2021, Head of Account 0030-02-103-003-02



Partha Bairaggya

**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 2306-2021, Page from 49496 to 49523
being No 230601365 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2021.02.25 15:26:55 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/02/25 03:26:55 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)