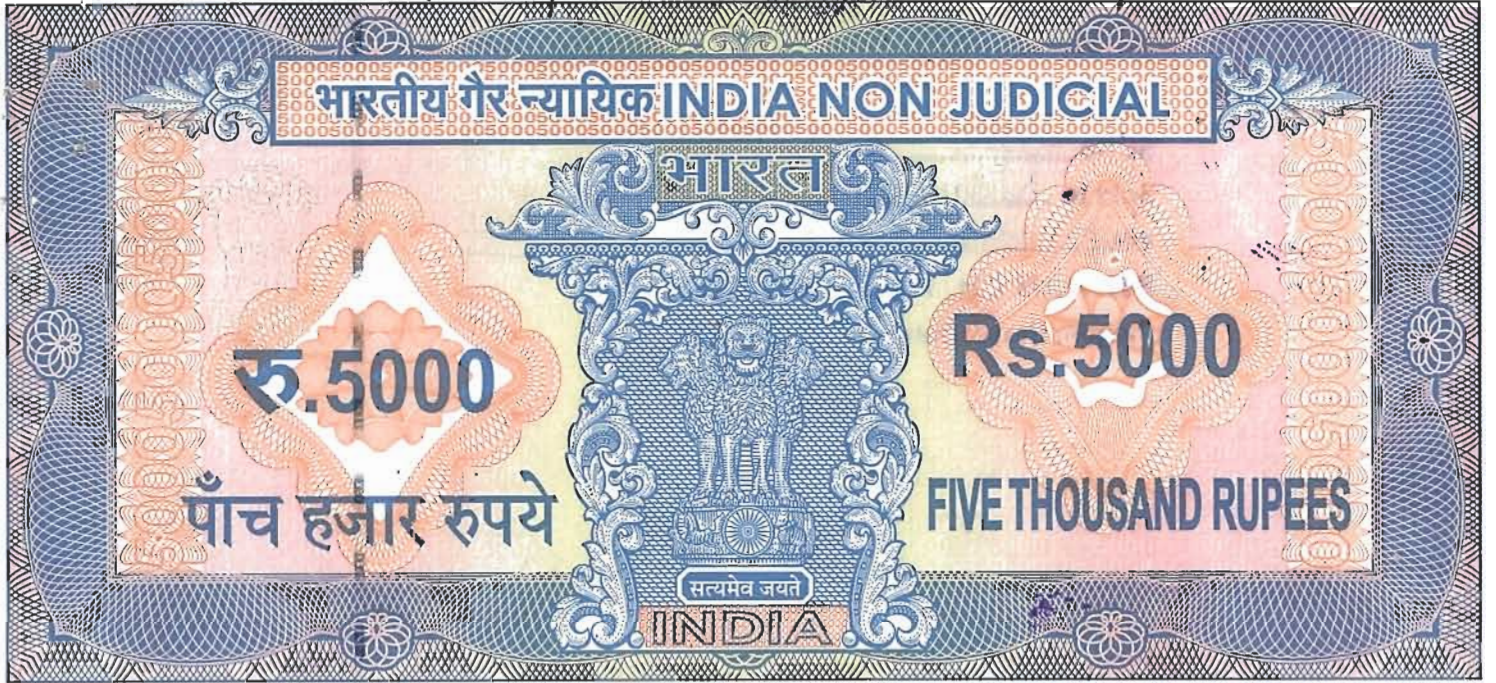


17387/24

17932/24

18586



पश्चिम बंगाल WEST BENGAL

L 457079

02-288/535/2024
9/11/2024
1:52 pm

Scander Mishra Kalyani
Hira Lal Kalyani
Gobinda Kalyani
Kshirod Kumar Kalyani & Kshirod Kalyani
represented by regd. Power of attorney holder
Scander Mishra Kalyani
Uma Shoukar Kalyani
PRAMATYANI
Narayan Kalyani
Partner
Gobinda Kalyani
Kshirod Kumar Kalyani & Kshirod Kalyani
represented by regd. Power of attorney holder
Scander Mishra Kalyani

DEVELOPMENT AGREEMENT

Certified that the document is admitted for registration. The signature sheet(s) & the endorsement sheet(s) attached with the document are the part of the document.

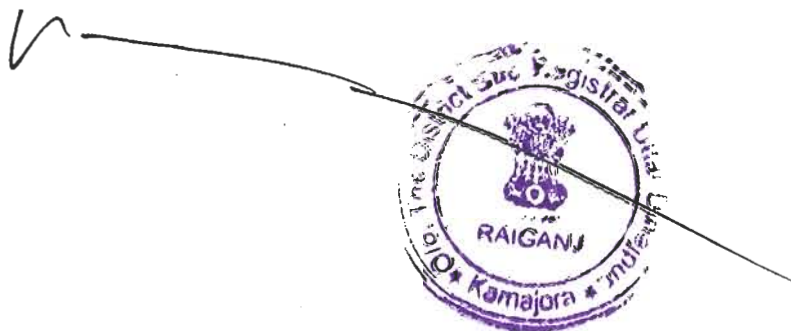

District Sub-Registrar
Raiganj, Uttar Dinajpur.

26.11.2024

13 NOV 2024


Anup Kumar Kundu
Advocate
Raiganj, District Judges Court
Uttar Dinajpur at Raiganj
En. No. F/824/739 of 2004
Uttar Dinajpur, 20016/04/04/2004

St. No. 1527 Re. 5880/-
Sold to Nanda Kishore Ranyani.
Vill. Bandoz P.S. Raiganj
BIDHAN CH. PAUL, M.
Raiganj Court, Date 12.11.2024



District Sub-Registrar
Uttar Dinajpur, Raiganj

13 NOV 2024

Nanda Kishore Kalyani
Hira Lal Kalyani
Gobinda Kalyani
Kishor Kumar Kalyani
Kishor Kalyani representative
by regd. power of attorney holder
Nanda Kishore Kalyani
Uma Shankar Kalyani
PRM KALYANILLP
Narayan Kalyani
Partner
Gobinda Kalyani
Kishor Kumar Kalyani
Kishor Kalyani representative
by power of attorney holder
Nanda Kishore Kalyani

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 12TH DAY OF NOVEMBER, 2024.

BETWEEN

1. **Nanda Kishore Kalyani**, (having **PAN AIEPK7636E** & **Aadhaar No. 6643 0415 1675**) Son of Late Kishori Chand Kalyani, Indian by Nationality, Hindu by faith, Businessman by occupation, Resident of P.O. & P.S. Raiganj, Bandar (Barindrapara), District – Uttar Dinajpur, PIN 733134, in the State of West Bengal (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, representatives, administrators, assigns) and
2. **Hira Lal Kalyani**, (having **PAN AIEPK7637F** & **Aadhaar No. 5711 7245 3863**) Son of Late Kishori Chand Kalyani, Indian by Nationality, Hindu by faith, Businessman by occupation, Resident of P.O. & P.S. Raiganj, Bandar (Barindrapara), District – Uttar Dinajpur, PIN 733134, in the State of West Bengal (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, representatives, administrators, assigns) and
3. **Gobinda Kalyani**, (having **PAN AIEPK7632A** & **Aadhaar No. 9963 3400 5803**) Son of Sri Nanda Kishore Kalyani, Indian by Nationality, Hindu by faith, Chartered Accountant by occupation, Resident of P.O. & P.S. Raiganj, Bandar (Barindrapara), District – Uttar Dinajpur, PIN 733134, in the State of West Bengal (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, representatives, administrators, assigns) and

Anup Kumar Kundu

4. **Kshirod Kumar Kalyani @ Kshirod Kalyani**, (having PAN **AEOPK8146B** & Aadhaar No. **4719 8229 4246**) Son of Sri Nanda Kishore Kalyani, Indian by Nationality, Hindu by faith, Service by occupation, Resident of P.O. & P.S. Raiganj, Bandar (Barindrapara), District - Uttar Dinajpur, PIN 733134, in the State of West Bengal (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, representatives, administrators, assigns), represented by regd. power of attorney holder namely Nanda Kishore Kalyani, son of Late Kishori Chand Kalyani, Indian by Nationality, Hindu by faith, Businessman by occupation, Resident of PO & PS Raiganj, Bandar (Barindrapara), District- Uttar Dinajpur, PIN-733134, vide regd. power of attorney deed No. 5273/2024 registered at the office at District Sub-Registrar, Uttar Dinajpur at Raiganj.
5. **Uma Shankar Kalyani**, (having PAN **AGWPK5584D** & Aadhaar No. **8045 7172 8376**) Son of Sri Hira Lal Kalyani, Indian by Nationality, Hindu by faith, Service by occupation, Resident of P.O. & P.S. Raiganj, Bandar (Barindrapara), District - Uttar Dinajpur, PIN 733134, in the State of West Bengal (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, representatives, administrators, assigns) together all the above five hereinafter called the "**FIRST PARTY/LANDLORDS**" of the "**ONE PART**"

AND

1. **PRM KALYANI LLP**, a Limited Liability Partnership (having PAN **ABBFP4941R** & LLPIN **ABA-3639**) incorporated under the provisions of the limited Liability Partnership act, 2008, having its registered office at Shop No.8, Jeevandeep Building, Sevoke Road, Siliguri, District Jalpaiguri, PIN 734001, in the state of West Bengal, represented by its authorized partner **Mr. Narayan Kalyani**(having

Nanda Kishore Kalyani
Hira Lal Kalyani
Gopinath Kalyani
Kshirod Kumar Kalyani
Kshirod Kalyani representative
by power of attorney holder
Nanda Kishore Kalyani
Uma Shankar Kalyani
PRM KALYANI LLP
Narayan Kalyani
Partner
Gopinath Kalyani
Kshirod Kumar Kalyani
Kshirod Kalyani
represented by power
of attorney holder
Nanda Kishore Kalyani

Gobinda Kishore Kalyani
Hira Lal Kalyani
Gobinda Kalyani
Kshirod Kumar Kalyani
Kshirod Kalyani represented
by power of attorney holder
Gobinda Kishore Kalyani
Uma Shankar Kalyani
PRM KALYANI LLP
Narayan Kalyani
Partner
Gobinda Kalyani
Kshirod Nanda Kalyani
Kshirod Kalyani
represented by power of
attorney holder
Gobinda Kishore Kalyani

PAN AFMPK9019A& Aadhaar No.3750 0690 1760) Son of Dindayal Kalyani, Indian by Nationality, Hindu by faith, Businessman by occupation, resident of Bandar Kalibari Road, P.O. & P.S. Raiganj, District Uttar Dinajpur, PIN 733134 duly authorized by its letter of authorization dated 26.12.2023 (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, successors-in-office, representatives, administrators and assigns) and

2. **Gobinda Kalyani**, (having **PAN AIEPK7632A&Aadhaar No. 9963 3400 5803**) Son of Sri Nanda Kishore Kalyani, Indian by Nationality, Hindu by faith, Chartered Accountant by occupation, Resident of P.O. & P.S. Raiganj, Bandar (Barindrapara), District – Uttar Dinajpur, PIN 733134, in the State of West Bengal (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, representatives, administrators, assigns) and
3. **Kshirod Kumar Kalyani @ Kshirod Kalyani**, (having **PAN AEOPK8146B&Aadhaar No. 4719 8229 4246**) Son of Sri Nanda Kishore Kalyani, Indian by Nationality, Hindu by faith, Service by occupation, Resident of P.O. & P.S. Raiganj, Bandar (Barindrapara), District – Uttar Dinajpur, PIN 733134, in the State of West Bengal (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, representatives, administrators, assigns) and whereas together all the above hereinafter called the **“SECOND PARTY/DEVELOPER”** represented by regd. power of attorney holder namely Nanda Kishore Kalyani, son of Late Kishori Chand Kalyani, Indian by Nationality, Hindu by faith, Businessman by occupation, Resident of PO & PS Raiganj, Bandar (Barindrapara), District- Uttar Dinajpur, PIN-733134, vide

Nanda Kishore Kalyani
Hira Lal Kalyani
Gobinda Kalyani
Kshirod Kumar Kalyani
Kshirod Kalyani represented
by power of attorney holder
Nanda Kishore Kalyani
Uma Shankar Kalyani
PRM KALYANI LLP
Narenjan Kalyani
Partner
Gobinda Kalyani
Kshirod Kumar Kalyani
Kshirod Kalyani
represented by power of
attorney holder
Nanda Kishore Kalyani

regd. power of attorney deed No. 5273/2024 registered at the office at District Sub-Registrar, Uttar Dinajpur at Raiganj.

LAND HISTORY

Whereas Nanda Kishore Kalyani and Hiralal Kalyani acquired 17.57 decimal of land and 24.73 decimal of land in R.S Plot no. 1096 corresponding to LR Plot No. 782/871 and L.R Plot No. 782/872 by way of the partition suit bearing number 30/2002 P.S. before the LD. Civil Judge (Senior Division) at Raiganj, which was disposed of interim of compromise and as per compromise petition Nanda Kishore Kalyani and Hiralal Kalyani were allotted the said land.

Subsequently Nanda Kishore Kalyani transferred 5.855 decimal of vacant land out of 11.71 decimal land by registered deed of gift vide number 180111847 for 2019, in favour of his elder son Gobinda Kalyani and again transferred 5.855 decimal of land by another registered deed of gift vide number 180111846 for 2019 in favour of Kshirod Kumar Kalyani

Hiralal Kalyani also in his turn transferred 11.55 decimal of land in R.S Plot number 1096 corresponding to L.R Plot number 782/872 in favour of his son Uma Shankar Kalyani by registered deed of gift vide number 180401976/2020.

AND WHEREAS above named all the five persons a. NANDA KISHORE KALYANI, b. HIRA LAL KALYANI c. GOBINDA KALYANI d. KSHIROD KUMAR KALYANI and e. UMA SHANKAR KALYANI together, (The Landlords/ First Party of these presents) are the sole, absolute and exclusive owner of all that undivided share in the Project Land.

Anup Kumar Kundu
Advocate
Raiganj, District Judges Court
Uttar Dinajpur at Raiganj
Er. No. F/824/739 of 2004
Email-anupkumarkundu2016@gmail.com
Mob. No. 9874225832

Sandeep Kishore Kalyani
Hina Lal Kalyani
Pratibha Kalyani
Kishor Kumar Kalyani
Kishor Kalyani
Represented by Power of Attorney holder
Sandeep Kishore Kalyani
Vivek Shrivastava Kalyani
PRM KALYANI LLP
Navin Kalyani
Partner
Pratibha Kalyani
Kishor Kumar Kalyani
Kishor Kalyani
Represented by Power of Attorney holder
Sandeep Kishore Kalyani

AND WHEREAS, the First Parties are desirous of constructing and developing a multi-storied commercial building, hereinafter referred to as the "said Project" on the Project land.

AND WHEREAS the First Parties not being in a position to put their contemplation and scheme into action due to devoid of technical know-how and preoccupation in their daily course of business, have approached the Second Party to promote and develop the said Project on the Project land.

AND WHEREAS the Second Party finding the offer of the First Parties reasonable and relying on the aforesaid facts has accepted the offer of the First Parties to promote and develop the said Project under certain terms and conditions as mentioned hereunder.

AND WHEREAS, the Parties are now entering into this Agreement to record their mutual and inter-se rights and obligations for jointly developing the Project and for joint development of the Project in general.

NOW, THEREFORE, in order to avoid future disputes and differences between the parties and in consideration of the foregoing and the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it has been thought fit and proper to put into writing the terms and conditions as mutually agreed by and between the parties.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

DEVELOPMENT RIGHTS

Handwritten: Kshirod Kumar Kalyani &
 Kshirod Kalyani represented by power of attorney holder
Handwritten: Kshirod Kumar Kalyani &
 Kshirod Kalyani represented by power of attorney holder
 PRM KALYANI LLP
Handwritten: Partner
Handwritten: Kshirod Kumar Kalyani &
 Kshirod Kalyani represented by power of attorney holder
Handwritten: Kshirod Kumar Kalyani &
 Kshirod Kalyani represented by power of attorney holder

- 1.1. THAT on the execution of these presents, the Landlords have granted any and all entire development rights, unrestricted access and advertisement rights with respect to the Project together with the benefit of the development approvals to the Developer.
- 1.2. THAT the Developer does not possess the right to exercise the mechanism of collateral security against the Project Land for financial assistance for the development of the said Project.
- 1.3. THAT the Developer possesses the right to advertise in the media and/or publish brochure, etc., for the sale of units in the said Project, the cost of which shall be borne by the Developer.
- 1.4. THAT the Landlords hereby grant in favour of the Developer and the Developer hereby accepts from the Landlords, the entire Development Rights over the Project Land.

2. PROJECT DEVELOPMENT, ALLOCATION AND REALISATION

- 2.1. THAT the Developer shall develop the Project on the Project Land.
- 2.2. THAT in consideration for the grant of the Development Rights from the Landlords to the Developer, the Landlords and the Developer hereby agree that the constructed area and/or saleable area in the said Project shall be shared between the Parties hereto in the manner as more particularly described in clause 2.3 given herein below.
- 2.3. THAT any and all income / revenue generated from the usage / utilization of the shop/unit area along with common area like lobby space, lift branding, escalator branding, parking space or by

any other way of usage / utilization shall be shared/allocated in favour of the Landlords and the Developer in the following manner:-

Landlord 49.00%

1. Nanda Kishore Kalyani	10.00%
2. Hiralal Kalyani	12.25%
3. Gobinda Kalyani	7.25%
4. Kshirod Kumar Kalyani	7.25%
5. Uma Shankar Kalyani	12.25%

Developer 51.00%

1. PRM KALYANI LLP.	40.00%
2. Gobinda Kalyani	5.50%
3. Kshirod Kumar Kalyani	5.50%

2.4. THAT the Developer shall commence the development and construction over, the Project Land upon acquiring all necessary plans, elevations, designs, drawings, specifications, approvals and permissions as may be required under the rules and guidelines and/or other Applicable Laws from the appropriate authority for the development of the said Project and if any violation as such is made on the part of developer, the Developer will be solely responsible.

THAT the Developer shall be at liberty to implement the Project in such phases and within such time period but not exceeding 3 years from the date of execution of the project, as may be deemed appropriate by the Developer.

2.5. THAT all the approvals which may be required for the development of the said Project shall be obtained by the Developer at its own

to produce the original title deeds as and when to be exhibited to any statutory bodies or as and when required by the Developer.

3.3. THAT the Landlords have, as on the date hereof executed a power of attorney in favour of the Developer to do all acts and deeds necessary on their behalf for the development of the Project Land, deal with the Project Land in accordance with this Agreement and to give effect to this Agreement and shall ensure and procure execution of such power of attorney from the Landlords to enable the Developer to carry out development and completion of the said Project and confer upon the Developer the right to sell, lease or transfer the Developer's Share Allocation in the said Project, independently, without any prior consent or execution of the Landlords.

3.4. THAT the Landlords agree and undertake that they will execute and deliver such documents, deeds, no-objection certificates, authorizations and take such other actions that may be required for the Developer to market and sell the developed areas and as may be requested by the Developer to consummate more effectively the purposes or subject matter of this Agreement.

4. REPRESENTATIONS & WARRANTIES

4.1. THAT the Landlords hereby represent and warrant to the Developer that the Landlords:

- (a) have a clear and marketable title to the Project Land free from all or any encumbrances, charges, liens, lispendens, acquisition, requisitions, claims and demands, and the Project Land is capable of being developed into the said Project;

- (b) shall provide all information as concerning any future acquisition of land which is capable of becoming part of the Project Land in accordance with this Agreement;
- (c) have acquired the Project Land free of any attachment by any governmental authority or lender or creditor or other person, including any revenue authority;
- (d) have acquired the Project Land free of it being a HUF property;
- (e) have acquired the Project Land free of any litigation, acquisition proceedings under the Land Acquisition Act, or proceedings under any urban, agricultural or other land ceiling laws;
- (f) ensure that contiguous Project Land is made available for development immediately upon its consolidation by the Landlords;
- (g) shall at the instructions of the Developer execute all such documentation which may be necessary for the development of the Project Land as envisaged by the Developer, including all and any documentation to be submitted with the government departments/bodies;
- (h) shall declare that the Developer shall have the absolute right to claim and utilize any monetary compensation or any other form of compensation in lieu of any acquisition of any portion of the Project Land;
- (i) undertake to jointly and severely indemnify and keep indemnified the Developer from any and all claims, actions, disputes, loss, compensation, penalty etc. raised in view of the Landlord's defect in the title to the Project Land;

- (j) shall take all necessary and effective steps to remove such defects and encumbrance and shall also remove all hurdles in the way of development so as to enable the Developer to carry on the construction work smoothly in the event the title of the Landlord to the Project Land is found to be defective or encumbered in any way;
- (k) undertake to signify their consent to the plans, elevations, designs, drawings, specifications, etc. as proposed by the Developer and to sign it and all other incidental and necessary papers for approval of the building plan;
- (l) shall cooperate with the Developer to obtain the requisite statutory approvals, permissions, and licenses to commence the development and construction on the Project Land;
- (m) shall not (i) initiate, solicit or consider, whether directly or indirectly, any competitive bids from any third party whatsoever, for the development of the Project Land (or any part thereof); and (ii) negotiate or discuss with any person or entity the financing, transfer, mortgage of the Project Land (or any part thereof);
- (n) have paid the cost for acquiring the Project Land in full, including but not limited to the purchase price, stamp duty and registration charges and if any such charges are found to be due the same shall be borne and paid by the Landlords;
- (o) Shall pay all taxes and dues including that of land revenue, and provide xerox certified true copy duly attested all land documents with mutation papers and khazana with respect to the Project Land;

- (p) shall make payments for the conversion of the character of the Project Land; and
- (q) shall not interfere in the development of the Project and shall not exercise any recourse over the Project Land unless where developer keep set aside the project for more than reasonable timeframe as agreed in the agreement.
- (r) shall remove all the encroachments (if any) in front of the Project land which will obstruct the visibility or access of the project at their own cost and expenses.
- 4.2. THAT the Developer hereby represents and warrants to the Landlords that the Developers:
- (a) shall get the plans, elevations, designs, architectural drawings (as per the sanctioned Floor-Area Ratio) and specifications approved from the appropriate authority at its own cost; submission of which is to be made within ninety days from the date of execution of these presents subject to full co-operation from the landlords;
- (b) must deliver one true copy of the proposed building plan to the Landlords before the submission of the building plan to the concerned authority for its approval;
- (c) shall carry the sale / transfer of units in the said project to intending buyers/transferees as per the prevailing market value;
- (d) shall, undertake the maintenance of the said project till the handover of the project after its completion;

Sanjay Vishnu Kalyani
Shital Lal Kalyani
Gobind Kalyani
Kshirod Kumar Kalyani
Kshirod Kalyani represented by power of attorney holder
Sanjay Vishnu Kalyani
Uma Shantav Kalyani
PRM KALYANI LLP
Narayan Kalyani
Partner
Gobind Kalyani
Kshirod Kumar Kalyani
Kshirod Kalyani represented by power of attorney holder
Sanjay Vishnu Kalyani

AK
AK

Anup Kumar Kundu
 Advocate
 Raiga District Judges Court
 Itar Dinajpur at Raigan
 En. No F/824/739 of 2004
 mail-anupkumarkundu20016@gmail.com
 Mob No 9474436832

- (e) shall make timely payments to the Government Agencies; and
- (f) shall complete the said Project within 3 (three) years from the date of commencement of the construction / development of the said Project.

The Developer shall not be responsible for any failure to complete the said project within the stipulated time, if the construction/development is prevented or delayed by an event of force majeure. In an event of force majeure, the Developer must immediately notify the Landlords giving full particulars of the event of force majeure and the reasons for the event of force majeure preventing or delaying the construction/development. Upon completion of the event of force majeure, the Developer must as soon as reasonably practicable recommence construction/development.

- 4.3. THAT the Landlords also represent and warrant to the Developer that no one other than the Developer shall be entitled to undertake the development and construction work on the Project Land and the Landlords shall not grant or create any third-party rights or interest in respect of development of the Project Land, from the date hereof.
- 4.4. THAT the Parties hereby represent and warrant to each other that:
- (a) they have the full power, authority and legal right to enter into and engage in the transactions contemplated by this Agreement and have taken or obtained all necessary corporate and other action to authorize the due execution, delivery and performance of this Agreement and have duly executed and delivered this Agreement;

representation and warranties made under this Agreement; and/or

- (d) on account of or arising out of any breach of any of the terms or any law, rules and regulations or otherwise howsoever.

5.2. THAT without prejudice to the Developer's rights under Clause 5.1 above, in particular the Landlords shall keep indemnified and hold harmless the Developer against any losses or liabilities, cost(s) or claim(s), action(s), or proceeding(s) or third-party claim(s) that may arise against the Developer on account of any defect in or want of title in relation to the Project Land or any part thereof on the part of the Landlords.

6. NOTICES

6.1. THAT any notice required or permitted to be given hereunder shall be addressed to the address as given by the Parties in this Agreement.

6.2. THAT any notice required or permitted to be given hereunder shall be in writing and shall be effectively served

- (i) if deliver personally, upon receipt by the other Party;
- (ii) if sent by prepaid courier service, airmail or registered mail, within five (5) business days of being sent; or
- (iii) if sent by facsimile or other similar means of electronic communication (with confirmed receipt), upon receipt of transmission notice by the sender.

6.3. THAT any Party hereto may change any particulars of its address for notice, by notice to the others in the manner aforesaid.

7. CONFIDENTIALITY THAT this Agreement, its existence and all information exchanged between the Parties under this Agreement shall not be disclosed to any person by the Landlords. The Landlords shall hold in strictest confidence, shall not use or disclose to any third party, and shall take all necessary precautions to secure any confidential information of the Developer.

Disclose of such information shall be restricted solely to employees, agents, consultants and representatives who have been advised of their obligation with respect to the confidential information. The obligations of confidentiality do not extend to information which:

- (a) is disclosed to employees, legal advisers, auditors and other consultants of a Party provided such persons have entered into confidentiality obligations similar to those set forth herein;
- (b) is disclosed with the consent of the Party who supplied the information;
- (c) is, at the date this Agreement is entered into, lawfully in the possession of the recipient of the information through sources other than the Party who supplied the information;
- (d) is required to be disclosed pursuant to applicable law or is appropriate in connection with any necessary or desirable intimation to the Government of India; or

- (e) is generally and publicly available, other than as a result of breach of confidentiality by the Person receiving the information.

8. GOVERNING LAW AND JURISDICTION

- 8.1. THAT this Agreement shall be governed and interpreted by, and construed in accordance with the laws of India. Subject to Clause 9 below, the Courts at Raiganj shall have the territorial jurisdiction over the subject matter of this Agreement.
- 8.2. THAT if the First Parties fail to execute any documents as required by the Second Party, then the Second Party shall be entitled to file suit for specific performance and all the costs, damages, charges and expenses on account of filing of the suit and damages shall be payable by the First Parties to the Second Party.

9. DISPUTE RESOLUTION

THAT in the event any dispute or difference, only the courts having territorial jurisdiction over the concerned properties have the jurisdiction to entertain try and determine all actions and proceedings between the parties hereto relating to or arising out of or under this Agreement or connected herewith.

10. MISCELLANEOUS

- 10.1. *No Partnership.* Nothing contained in this Agreement shall constitute or be deemed to constitute a partnership between the Parties or as a joint venture/ Association of persons in any manner, and no Party shall hold himself out as an agent for the other Party, except with the express prior written consent of the other Party.

Standee Vishnu Kalyani
 Shiva Lal Kalyani
 Gopinath Kalyani
 Kshirod Kumar Kalyani
 Kshirod Kalyani represented
 by Power of Attorney holder
 Standee Vishnu Kalyani
 Uma Chakkar Kalyani
 PRM KALYANI LL
 Narayan Kalyani
 Partner
 Gopinath Kalyani
 Kshirod Kumar Kalyani
 Kshirod Kalyani
 represented by Power
 of Attorney holder
 Standee Vishnu Kalyani

be inoperative and shall not be part of the consideration moving from any Party hereto to the others, and the remainder of this Agreement shall be valid, binding and of like effect as though such provision was not included herein.

- 10.7. *Hindrance free movement.* The articles of display or otherwise shall not be kept by the either party in any place of common use in the building so as to cause hindrance in any manner in the free movement of users of places of common use in the building.
- 10.8. *Death of Landlord.* In case of death of any of the First Parties, then in that event their respective successors/heirs will remain bound to execute the sale deed in favour of prospective buyers to be selected by the Developer and also remain bound to execute an irrevocable Power of Attorney authorizing/granting the same power in favour of the Developer as granted by the deceased Landlord.
- 10.9. *Supersession.* Except as otherwise agreed between the Parties, this Agreement constitutes the entire agreement between the Parties as to its subject matter and supersedes any previous understanding or agreement on such subject matter between the Parties.
- 10.10. *Government Approval.* All the obligations of the Developer under this Agreement are subject to Applicable Laws and receipt of approvals from the Government Authorities, if so, required under any Applicable Law.
- 10.11. *Transfer of Property Act.* Nothing contained in this Agreement shall be deemed to be an agreement of sale under Section 53-A of the Transfer of Property Act. Further the Parties agree and

Sunda Vishwa Kalyan
 Hira Lal Kalyani
 Gopinath Kalyani
 Kshirod Kumar Kalyani
 Kshirod Kalyani represent
 by power of attorney holder
 Sunda Vishwa Kalyan
 Uma Shankar Kalyani
 PRM KALYANI L.L.
 Navin Kalyani
 Partner
 Gopinath Kalyan
 Kshirod Kumar Kalyan
 Kshirod Kalyan
 represented by power of
 attorney holder
 Sunda Vishwa Kalyan

acknowledges that nothing in this Agreement shall deemed to be a conveyance or sale or transfer of any right, title or interest of the Project Land from the Landlords to the Developer save and except as otherwise provided in this Agreement. The title in the Project Land shall continue to be vested with the Landlords till such time the same is transferred in accordance with this Agreement.

10.12. *Specific Performance:* This Agreement shall be specifically enforceable in accordance with the terms hereof, at the instance of either of the Parties.

10.13. *Counterparts:* This Agreement or any amendments thereto may be executed in several counterparts, all of which shall be considered one and the same instrument and shall become effective when one or more counterparts have been signed by each of the Parties and delivered to the other Party.

10.14. *Costs:* The Parties shall bear their own costs and expenses in relation to the preparation, execution, registration, administration, modification and amendment of this Agreement. The stamp duty and registration charges payable in connection with this Agreement shall be equally borne by the Parties herein.

10.15. *Tax Liabilities:* The parties shall bear their respective proportionate statutory impositions and/or tax liabilities. The capital gain, wealth tax, income tax and/or any other taxes that may arise due to the development of the said Project shall be borne by the parties in proportion to their allocated share in the said Project.

10.16. *Common Area Maintenance:* The Common Area Maintenance account will be handled by a building management agency to be

Anup Kumar Kunda
 District Judge's Court
 Aligarh District at Raiganj
 En. No. F/824/739 of 2004
 Email-anupkumarkunda20016@gmail.com
 Mob. No. 9475436277

appointed on completion of the said Project. The Common Area Maintenance account will be based on the actual cost of maintaining the common areas and the common infrastructure. The total cost incurred for the Common Area Maintenance shall be divided by the total, allocated area in the said Project and the Landlords, the Developer and the prospective Purchasers / Lessees / Licensees / Transferees shall pay the maintenance amount to the building management agency in proportion to the size of the area allocated to them or owned/possessed by them.

SCHEDULE

(Project Land)

All that piece or parcel of vacant Dokan land measuring 0.423 Acres, situated within Mouza- Mohanbati, J.L. No. 151. Classification- Dokan, P.S.- Raiganj, Ward No. 5. of Raiganj Municipality, N.S Road (Asha Talkies More to Dehasree More), in the District of Uttar Dinajpur.

Holding No. 1349B/43A

L.R. Khatian No.	L.R. Plot No.	Area of Land (Acre)
2505	782/871	0.0585
6582	782/872	0.1318
11050	782/871	0.0586
10980	782/871	0.0586
10952	782/872	0.1155
Total		0.423

Sundera Kishore Kalyani
Hira Lal Kalyani
Jyoti Lal Kalyani
Kshirod Kumar Kalyani
Kshirod Kalyani represented
by Power of Attorney holder
Sundera Kishore Kalyani
Uma Shankar Kalyani
PRM KALYANI LLP
Narayan Kalyani
Partner
Sundera Kishore Kalyani
Kshirod Kumar Kalyani
Kshirod Kalyani
represented by Power of
Attorney holder
Sundera Kishore Kalyani

The said land is bounded and butted as follows

North : MUNICIPAL ROAD- Parbati Sundari School Road
 South : Land of Suman Dey and others.
 East : PWD Road
 West : Kulick Abasan

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

This deed of Developer Agreement is printed on one stamp paper worth Rupees 5000/- and twenty four bond papers and bond papers containing the ten finger impressions of the all the parties with their photographs.

SIGNED, SEALED AND DELIVERED

By the parties in the presence of:

1. *Jay Shankar Kalyani*
 Son of *Radhakrishna Kalyani*
Bandar, Barindrapur
Raiganj, Ntara Dinajpur

Sundera Kishore Kalyani
Hira Lal Kalyani
Jyoti Lal Kalyani
Kshirod Kumar Kalyani
Kshirod Kalyani represented by Power of Attorney holder.
Sundera Kishore Kalyani
Uma Shankar Kalyani

2. *Atm Sarad*
 Son of *Late Shew Karan Sarad*
B.B.D. more Ramendrapally
PO- RAIGANJ
DT W/ Dinajpur

Signature of the First Parties/Landlords.

2.

Shanda Kishore Kalyani

Atira Lal Kalyani

Jobinade Kalyani

Kshirod Kumar Kalyani @
Kshirod Kalyani represented by
power of attorney holder.
Shanda Kishore Kalyani
Uma Shankar Kalyani

PRM KALYANI LLP

Narayan Kalyani
Partner

Jobinade Kalyani

Kshirod Kalyani @ Kshirod
Kumar Kalyani represented
by power of attorney holder
Shanda Kishore Kalyani

PRM KALYANI LLP

Narayan Kalyani
Partner

Jobinade Kalyani

Kshirod Kumar Kalyani @ Kshirod
Kalyani represented by power of attorney
holder.
Shanda Kishore Kalyani

Signature of the Developer.

*Drafted as per the instructions of the
parties hereto and printed in my chamber.
Read over and explained by me.*

Advocate, Anup Kumar Kundu

Enr. No. F- 824 / 730 of 2004

Raiganj District Judges Court

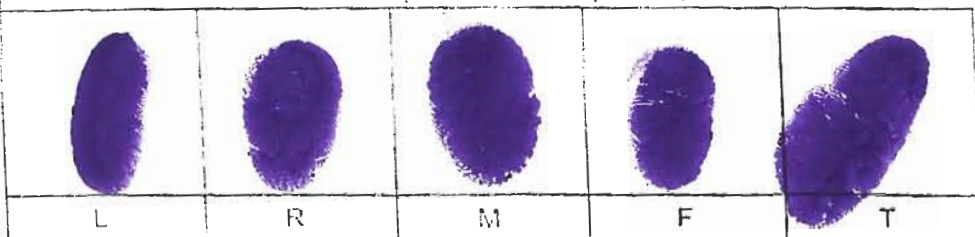
Anup Kumar Kundu

Advocate
Raiganj District Judges Court
Jharkhand at Raiganj
Enr. No. F/824/730 of 2004
Email: anupkumarkundu2003116@gmail.com
Mobile No. 9474435037

S. No.	Signature of the
	<i>Sandeesh Kishore Kalyani</i>

SPECIMEN FOR TEN FINGER PRINTS

(LEFT HAND)



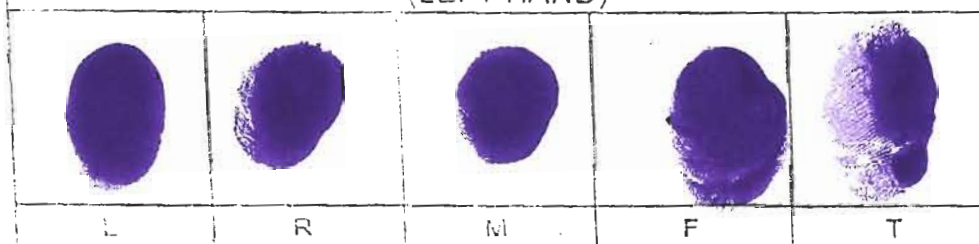
(RIGHT HAND)



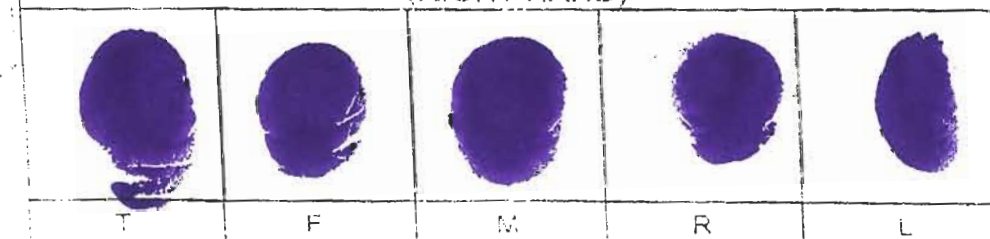
S. No.	Signature of the
	<i>Hira Lal Kalyani</i>

SPECIMEN FOR TEN FINGER PRINTS

(LEFT HAND)



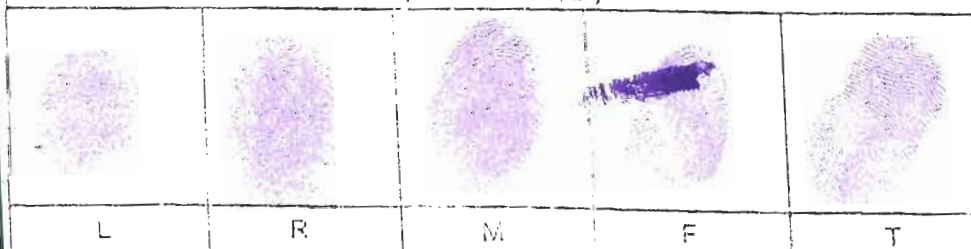
(RIGHT HAND)



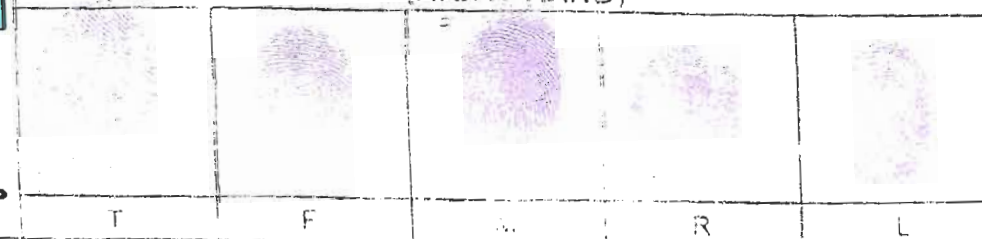
S. No.	Signature of the
	<i>Sandeesh Kishore Kalyani</i>

SPECIMEN FOR TEN FINGER PRINTS

(LEFT HAND)



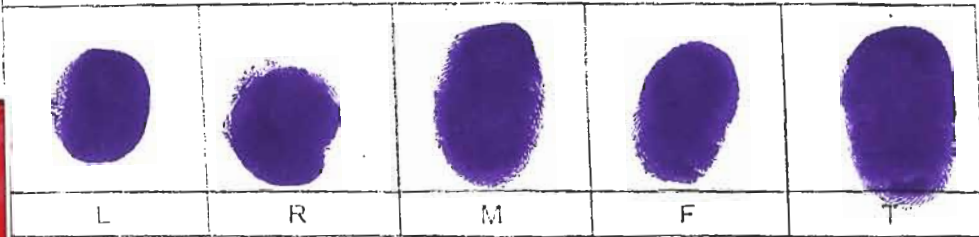
(RIGHT HAND)



S. No. Signature of the

SPECIMEN FOR TEN FINGER PRINTS

(LEFT HAND)



(RIGHT HAND)



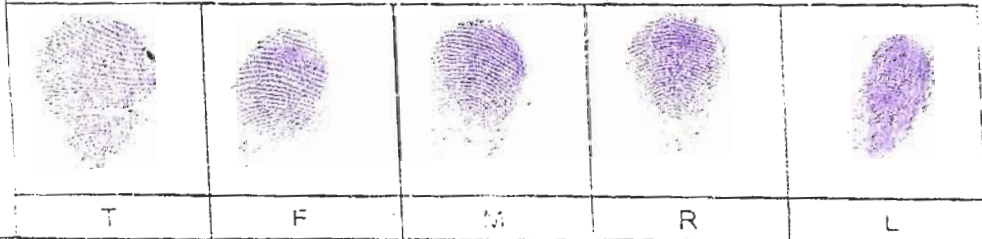
S. No. Signature of the

SPECIMEN FOR TEN FINGER PRINTS

(LEFT HAND)



(RIGHT HAND)



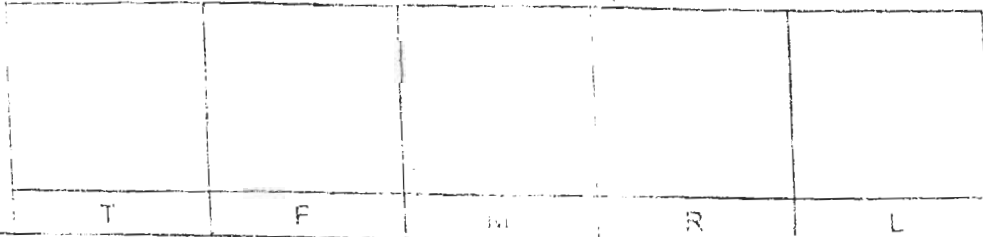
S. No. Signature of the

SPECIMEN FOR TEN FINGER PRINTS

(LEFT HAND)



(RIGHT HAND)





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



192024250274634688

GRN Details

GRN: 192024250274634688 Payment Mode: SBI Epay
GRN Date: 13/11/2024 15:54:03 Bank/Gateway: SBIEpay Payment Gateway
BRN : 7636109588416 BRN Date: 13/11/2024 15:54:21
Gateway Ref ID: 0928306252 Method: ICICI Bank - Corporate NB
GRIPS Payment ID: 131120242027463467 Payment Init. Date: 13/11/2024 15:54:03
Payment Status: Successful Payment Ref. No: 2002881535/1/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr ANUP KUMAR KUNDU
Address: PURBA NETAJIPALLY
Mobile: 8927122842
Period From (dd/mm/yyyy): 13/11/2024
Period To (dd/mm/yyyy): 13/11/2024
Payment Ref ID: 2002881535/1/2024
Dept Ref ID/DRN: 2002881535/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002881535/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	35000
2	2002881535/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				35007

IN WORDS: THIRTY FIVE THOUSAND SEVEN ONLY.



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



261120242029083738

GRIPS Payment Detail

GRIPS Payment ID:	261120242029083738	Payment Init. Date:	26/11/2024 16:10:32
Total Amount:	35000	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	4045002102025	BRN Date:	26/11/2024 16:10:54
Payment Status:	Successful	Payment Init. From:	Department Portal

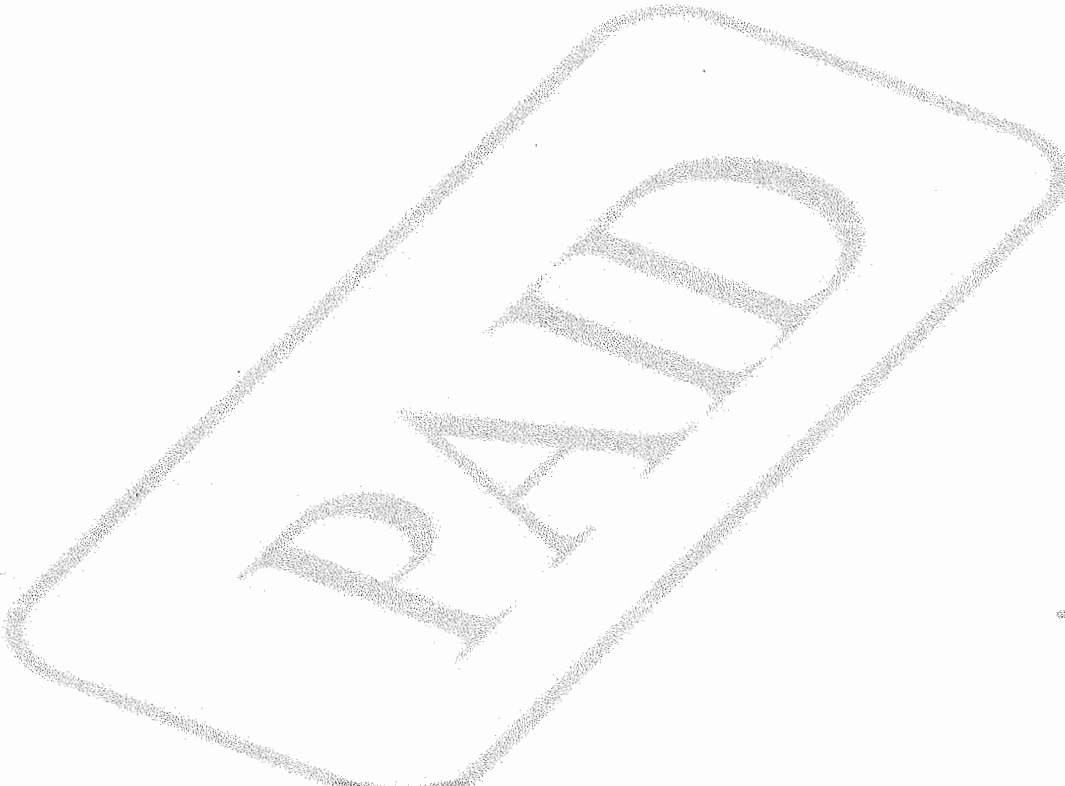
Depositor Details

Depositor's Name: Mr Anup Kumar Kundu
Mobile: 8927122842

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250290837398	Directorate of Registration & Stamp Revenue	35000
Total			35000

IN WORDS: THIRTY FIVE THOUSAND ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2002881535/2024	Office where deed will be registered
Query Date	13/11/2024 1:42:59 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Anup Kumar Kundu Purba Netaji Pally, Thana : Raiganj, District : Uttar Dinajpur, WEST BENGAL, Mobile No. : 8927122842, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Market Value	
Rs. 13,00,000/-	Rs. 4,14,08,657/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 75,000/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5,000/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: Uttar Dinajpur, P.S:- Raiganj, Municipality: RAIGANJ, Road: N S Road, Road Zone : (Asha Talkies More -- Dehashree More) , Mouza: Mohanbati, JI No: 151, Pin Code : 733134

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-782/871 (RS :-)	LR-2505	COMMER CIAL	Dokan	0.0585 Acre	2,00,000/-	57,26,729/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-782/872 (RS :-)	LR-6582	COMMER CIAL	Dokan	0.1318 Acre	4,00,000/-	1,29,02,272/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-782/871 (RS :-)	LR-11050	COMMER CIAL	Dokan	0.0586 Acre	2,00,000/-	57,36,518/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L4	LR-782/871 (RS :-)	LR-10980	COMMER CIAL	Dokan	0.0586 Acre	2,00,000/-	57,36,518/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,

L5	LR-782/872 (RS :-)	LR-10952	COMMER CIAL	Dokan	0.1155 Acre	3,00,000/-	1,13,06,620/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			42.3Dec	13,00,000 /-	414,08,657 /-	
		Grand Total :			42.3Dec	13,00,000 /-	414,08,657 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr NANDA KISHORE KALYANI Son of Late KISHORI CHAND KALYANIVillage:- BANDAR BARINDRAPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: Alxxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 12/11/2024	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 12/11/2024
2	Mr HIRALAL KALYANI Son of Late KISHORI CHAND KALYANIVillage:- BANDAR BARINDRAPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: Alxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 12/11/2024	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 12/11/2024
3	Mr GOBINDA KALYANI (Presentant) Son of Mr NANDA KISHORE KALYANIVillage:- BANDAR BARINDRAPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: Alxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 12/11/2024	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 12/11/2024
4	Mr KSHIROD KUMAR KALYANI, (Alias: Mr KSHIROD KALYANI) Son of Mr NANDA KISHORE KALYANIVillage:- BANDAR BARINDRAPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: AExxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
5	Mr UMA SHANKAR KALYANI Son of Mr HIRA LAL KALYANIVillage:- BANDAR BARINDRAPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: AGxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 12/11/2024	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 12/11/2024

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	PRM KALYANI LLP Shop No.8, Jeevandeep Building , Sevike Road, Siliguri, City:- Jalpaiguri, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.:: ABxxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative
2	Mr GOBINDA KALYANI Son of Mr NANDA KISHORE KALYANI Village:- BANDAR BARINDRAPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: Alxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 12/11/2024	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 12/11/2024
3	Mr KSHIROD KUMAR KALYANI, (Alias: Mr KSHIROD KALYANI) Son of Mr NANDA KISHORE KALYANI Village:- BANDAR BARINDRAPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AExxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney

Attorney Details :

SI No	Name & Address	Attorney of
1	Mr NANDA KISHORE KALYANI Son of Late KISHORI CHAND KALYANI Village:- BANDAR BARINDRA PARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: Alxxxxxx6E,Aadhaar No Not Provided by UIDAI	Mr KSHIROD KUMAR KALYANI
2	Mr NANDA KISHORE KALYANI Son of Late KISHORI CHAND KALYANI Village:- BANDAR BARINDRA PARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: Alxxxxxx6E,Aadhaar No Not Provided by UIDAI	Mr KSHIROD KUMAR KALYANI

Representative Details :

SI No	Name & Address	Representative of
1	Mr NARAYAN KALYANI Son of Late DINDAYAL KALYANI SUDARSHANPUR, Village:- SUDARSHANPUR, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx9A,Aadhaar No Not Provided by UIDAI	PRM KALYANI LLP

Identifier Details :

Name & address
Mr JAY SHANKAR KALYANI Son of RADHAKRISHNA KALYANI BANDAR BARINDRAPARA, Village:- BANDAR BARINDRAPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr NANDA KISHORE KALYANI, Mr HIRALAL KALYANI, Mr GOBINDA KALYANI, Mr UMA SHANKAR KALYANI, Mr NARAYAN KALYANI, Mr GOBINDA KALYANI, Mr NANDA KISHORE KALYANI, Mr NANDA KISHORE KALYANI

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr NANDA KISHORE KALYANI	PRM KALYANI LLP-4.329 Dec,Mr GOBINDA KALYANI-0.7605 Dec,Mr KSHIROD KUMAR KALYANI-0.7605 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr HIRALAL KALYANI	PRM KALYANI LLP-9.7532 Dec,Mr GOBINDA KALYANI-1.7134 Dec,Mr KSHIROD KUMAR KALYANI-1.7134 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr GOBINDA KALYANI	PRM KALYANI LLP-4.3364 Dec,Mr GOBINDA KALYANI-0.7618 Dec,Mr KSHIROD KUMAR KALYANI-0.7618 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mr KSHIROD KUMAR KALYANI	PRM KALYANI LLP-4.3364 Dec,Mr GOBINDA KALYANI-0.7618 Dec,Mr KSHIROD KUMAR KALYANI-0.7618 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Mr UMA SHANKAR KALYANI	PRM KALYANI LLP-8.547 Dec,Mr GOBINDA KALYANI-1.5015 Dec,Mr KSHIROD KUMAR KALYANI-1.5015 Dec

Land Details as per Land Record

District: Uttar Dinajpur, P.S:- Raiganj, Municipality: RAIGANJ, Road: N S Road, Road Zone : (Asha Talkies More -- Dehashree More) , Mouza: Mohanbati, JI No: 151, Pin Code : 733134

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 782/871, LR Khatian No:- 2505	Owner:নন্দ কিশোর কল্যাণী, Gurdian:কিশোর চাঁদ, Address:নিজ , Classification:দোকান, Area:0.05850000 Acre,	Mr NANDA KISHORE KALYANI
L2	LR Plot No:- 782/872, LR Khatian No:- 6582	Owner:হীরা লাল কল্যাণী, Gurdian:কিশোর চাঁদ, Address:নিজ , Classification:দোকান, Area:0.13180000 Acre,	Mr HIRALAL KALYANI
L3	LR Plot No:- 782/871, LR Khatian No:- 11050	Owner:গোবিন্দ কল্যাণী , Gurdian:নন্দ কিশোর কল্যাণী, Address:নিজ , Classification:দোকান, Area:0.05860000 Acre,	Mr GOBINDA KALYANI

L4	LR Plot No:- 782/871, LR Khatian No:- 10980	Owner:ক্ষিরোদ. কুমার কল্যাণী , Gurdian:নন্দ কিশোর কল্যাণী, Address:নিজ , Classification:দোকান, Area:0.05860000 Acre,	Mr KSHIROD KUMAR KALYANI
L5	LR Plot No:- 782/872, LR Khatian No:- 10952	Owner:উমা শঙ্কর কল্যাণী , Gurdian:হীরা লাল কল্যাণী, Address:নিজ , Classification:দোকান, Area:0.11550000 Acre,	Mr UMA SHANKAR KALYANI

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 13-12-2024) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 13-12-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. UTTAR DINAJPUR, A.D.S.R. RAIGANJ, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

Major Information of the Deed

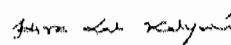
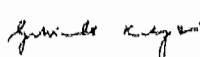
Deed No :	I-1801-18586/2024	Date of Registration	26/11/2024
Query No / Year	1801-2002881535/2024	Office where deed is registered	
Query Date	13/11/2024 1:42:59 PM	D.S.R. UTTAR DINAJPUR, District: Uttar Dinajpur	
Applicant Name, Address & Other Details	Anup Kumar Kundu Purba Netaji Pally, Thana : Raiganj, District : Uttar Dinajpur, WEST BENGAL, Mobile No. : 8927122842, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 13,00,000/-	Rs. 4,14,08,657/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,000/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

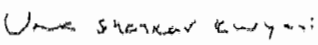
Land Details :

District: Uttar Dinajpur, P.S:- Raiganj, Municipality: RAIGANJ, Road: N S Road, Road Zone : (Asha Talkies More -- Dehashree More) , Mouza: Mohanbali, JI No: 151, Pin Code : 733134

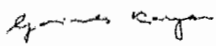
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-782/871 (RS :-)	LR-2505	COMMER CIAL	Dokan	0.0585 Acre	2,00,000/-	57,26,729/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-782/872 (RS :-)	LR-6582	COMMER CIAL	Dokan	0.1318 Acre	4,00,000/-	1,29,02,272/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-782/871 (RS :-)	LR-11050	COMMER CIAL	Dokan	0.0586 Acre	2,00,000/-	57,36,518/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L4	LR-782/871 (RS :-)	LR-10980	COMMER CIAL	Dokan	0.0586 Acre	2,00,000/-	57,36,518/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L5	LR-782/872 (RS :-)	LR-10952	COMMER CIAL	Dokan	0.1155 Acre	3,00,000/-	1,13,06,620/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			42.3Dec	13,00,000 /-	414,08,657 /-	
		Grand Total :			42.3Dec	13,00,000 /-	414,08,657 /-	

Land Lord Details :

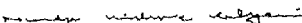
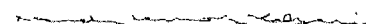
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr NANDA KISHORE KALYANI Son of Late KISHORI CHAND KALYANI Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office	Photo  13/11/2024	Finger Print  Captured LTI 13/11/2024	Signature  13/11/2024
Village:- BANDAR BARINDRAPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AIxxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office				
2	Name Mr HIRALAL KALYANI Son of Late KISHORI CHAND KALYANI Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office	Photo  13/11/2024	Finger Print  Captured LTI 13/11/2024	Signature  13/11/2024
Village:- BANDAR BARINDRAPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AIxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office				
3	Name Mr GOBINDA KALYANI (Presentant) Son of Mr NANDA KISHORE KALYANI Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office	Photo  13/11/2024	Finger Print  Captured LTI 13/11/2024	Signature  13/11/2024
Village:- BANDAR BARINDRAPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AIxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office				

4	Mr KSHIROD KUMAR KALYANI, (Alias: Mr KSHIROD KALYANI) Son of Mr NANDA KISHORE KALYANI Village:- BANDAR BARINDRAPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: AExxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney			
5	Name Mr UMA SHANKAR KALYANI Son of Mr HIRA LAL KALYANI Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	13/11/2024	LT1 13/11/2024	13/11/2024	
Village:- BANDAR BARINDRAPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: AGxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	PRM KALYANI LLP Shop No.8, Jeevandeep Building , Sevice Road, Siliguri, City:- Jalpaiguri, P.O:- Sevoke Road, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734001 , PAN No.: ABxxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			
2	Name Mr GOBINDA KALYANI Son of Mr NANDA KISHORE KALYANI Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	13/11/2024	LT1 13/11/2024	13/11/2024	
Son of Mr NANDA KISHORE KALYANI Village:- BANDAR BARINDRAPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.: AIxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 13/11/2024 ,Place : Office				
3	Mr KSHIROD KUMAR KALYANI, (Alias: Mr KSHIROD KALYANI) Son of Mr NANDA KISHORE KALYANI Village:- BANDAR BARINDRAPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: AExxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr NANDA KISHORE KALYANI Son of Late KISHORI CHAND KALYANI Date of Execution - 12/11/2024, , Admitted by: Self, Date of Admission: 13/11/2024, Place of Admission of Execution: Office	Photo  Nov 13 2024 4:21PM	Finger Print  Captured LTI 13/11/2024	Signature  13/11/2024
Village:- BANDAR BARINDRA PARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: Alxxxxxx6E,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr KSHIROD KUMAR KALYANI				
2	Name Mr NANDA KISHORE KALYANI Son of Late KISHORI CHAND KALYANI Date of Execution - 12/11/2024, , Admitted by: Self, Date of Admission: 13/11/2024, Place of Admission of Execution: Office	Photo  Nov 13 2024 4:27PM	Finger Print  Captured LTI 13/11/2024	Signature  13/11/2024
Village:- BANDAR BARINDRA PARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: Alxxxxxx6E,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr KSHIROD KUMAR KALYANI				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr NARAYAN KALYANI Son of Late DINDAYAL KALYANI Date of Execution - 12/11/2024, , Admitted by: Self, Date of Admission: 13/11/2024, Place of Admission of Execution: Office	Photo  Nov 13 2024 4:26PM	Finger Print  Captured LTI 13/11/2024	Signature  13/11/2024
SUDARSHANPUR, Village:- SUDARSHANPUR, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx9A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PRM KALYANI LLP				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JAY SHANKAR KALYANI Son of RADHAKRISHNA KALYANI BANDAR BARINDRAPARA, Village:- BANDAR BARINDRAPARA, P.O:- RAIGANJ, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134		 Captured	
	13/11/2024	13/11/2024	13/11/2024
Identifier Of Mr NANDA KISHORE KALYANI, Mr HIRALAL KALYANI, Mr GOBINDA KALYANI, Mr UMA SHANKAR KALYANI, Mr NARAYAN KALYANI, Mr GOBINDA KALYANI, Mr NANDA KISHORE KALYANI, Mr NANDA KISHORE KALYANI			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr NANDA KISHORE KALYANI	PRM KALYANI LLP-4.329 Dec,Mr GOBINDA KALYANI-0.7605 Dec,Mr KSHIROD KUMAR KALYANI-0.7605 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr HIRALAL KALYANI	PRM KALYANI LLP-9.7532 Dec,Mr GOBINDA KALYANI-1.7134 Dec,Mr KSHIROD KUMAR KALYANI-1.7134 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr GOBINDA KALYANI	PRM KALYANI LLP-4.3364 Dec,Mr GOBINDA KALYANI-0.7618 Dec,Mr KSHIROD KUMAR KALYANI-0.7618 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mr KSHIROD KUMAR KALYANI	PRM KALYANI LLP-4.3364 Dec,Mr GOBINDA KALYANI-0.7618 Dec,Mr KSHIROD KUMAR KALYANI-0.7618 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Mr UMA SHANKAR KALYANI	PRM KALYANI LLP-8.547 Dec,Mr GOBINDA KALYANI-1.5015 Dec,Mr KSHIROD KUMAR KALYANI-1.5015 Dec

Land Details as per Land Record

District: Uttar Dinajpur, P.S:- Raiganj, Municipality: RAIGANJ, Road: N S Road, Road Zone : (Asha Talkies More -- Dehashree More) , Mouza: Mohanbati, JI No: 151, Pin Code : 733134

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 782/871, LR Khatian No:- 2505	Owner:নন্দ কিশোর কল্যাণী, Gurdian:কিশোরি চাঁদ, Address:নিজ , Classification:দোকান, Area:0.05850000 Acre,	Mr NANDA KISHORE KALYANI
L2	LR Plot No:- 782/872, LR Khatian No:- 6582	Owner:হীরা লাল কল্যাণী, Gurdian:কিশোরি চাঁদ, Address:নিজ , Classification:দোকান, Area:0.13180000 Acre,	Mr HIRALAL KALYANI

L3	LR Plot No:- 782/871, LR Khatian No:- 11050	Owner:গোবিন্দ কল্যাণী , Gurdian:নন্দ কিশোর কল্যাণী, Address:বিজ , Classification:দোকান, Area:0.05860000 Acre,	Mr GOBINDA KALYANI
L4	LR Plot No:- 782/871, LR Khatian No:- 10980	Owner:কিরোদ কুমার কল্যাণী , Gurdian:নন্দ কিশোর কল্যাণী, Address:বিজ , Classification:দোকান, Area:0.05860000 Acre,	Mr KSHIROD KUMAR KALYANI
L5	LR Plot No:- 782/872, LR Khatian No:- 10952	Owner:উমা শঙ্কর কল্যাণী , Gurdian:শ্রী লাল কল্যাণী, Address:বিজ , Classification:দোকান, Area:0.11550000 Acre,	Mr UMA SHANKAR KALYANI

Endorsement For Deed Number : I - 180118586 / 2024

On 13-11-2024

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

Presented for registration at 16:11 hrs on 13-11-2024, at the Office of the D.S.R. UTTAR DINAJPUR by Mr GOBINDA KALYANI , 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 4,14,08,657/-

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

Execution is admitted on 13/11/2024 by 1. Mr NANDA KISHORE KALYANI, Son of Late KISHORI CHAND KALYANI, P.O: RAIGANJ, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession Business, 2. Mr HIRALAL KALYANI, Son of Late KISHORI CHAND KALYANI, P.O: RAIGANJ, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession Business, 3. Mr GOBINDA KALYANI, Son of Mr NANDA KISHORE KALYANI, P.O: RAIGANJ, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession Business, 4. Mr UMA SHANKAR KALYANI, Son of Mr HIRA LAL KALYANI, P.O: RAIGANJ, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession Service, 5. Mr GOBINDA KALYANI, Son of Mr NANDA KISHORE KALYANI, P.O: RAIGANJ, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession Others

Indetified by Mr JAY SHANKAR KALYANI, , Son of RADHAKRISHNA KALYANI, BANDAR BARINDRAPARA, P.O: RAIGANJ, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Business

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

Execution is admitted on 13-11-2024 by Mr NARAYAN KALYANI,

Indetified by Mr JAY SHANKAR KALYANI, , Son of RADHAKRISHNA KALYANI, BANDAR BARINDRAPARA, P.O: RAIGANJ, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Business

Executed by Attorney

1. Execution by Mr NANDA KISHORE KALYANI, , Son of Late KISHORI CHAND KALYANI, P.O: RAIGANJ, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Business as constituted attorney for Mr KSHIROD KUMAR KALYANI , Mr KSHIROD KALYANI P.O: RAIGANJ, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134 is admitted by him

Indetified by Mr JAY SHANKAR KALYANI, , Son of RADHAKRISHNA KALYANI, BANDAR BARINDRAPARA, P.O: RAIGANJ, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Business

2. Execution by Mr NANDA KISHORE KALYANI, , Son of Late KISHORI CHAND KALYANI, P.O: RAIGANJ, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Business as constituted attorney for Mr KSHIROD KUMAR KALYANI , Mr KSHIROD KALYANI P.O: RAIGANJ, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134 is admitted by him

Indetified by Mr JAY SHANKAR KALYANI, , Son of RADHAKRISHNA KALYANI, BANDAR BARINDRAPARA, P.O: RAIGANJ, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/11/2024 3:54PM with Govt. Ref. No: 192024250274634688 on 13-11-2024, Amount Rs: 7/-, Bank: SBI EPay (SBlePay), Ref. No. 7636109588416 on 13-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,000/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1527, Amount: Rs.5,000.00/-, Date of Purchase: 12/11/2024, Vendor name: B C Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/11/2024 3:54PM with Govt. Ref. No: 192024250274634688 on 13-11-2024, Amount Rs: 35,000/-, Bank: SBI EPay (SBlePay), Ref. No. 7636109588416 on 13-11-2024, Head of Account 0030-02-103-003-02



Bibhuti Bhusan Mandal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. UTTAR DINAJPUR
Uttar Dinajpur, West Bengal

On 26-11-2024

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/11/2024 4:10PM with Govt. Ref. No: 192024250290837398 on 26-11-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 4045002102025 on 26-11-2024, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,000/- and Stamp Duty paid by by online = Rs 35,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/11/2024 4:10PM with Govt. Ref. No: 192024250290837398 on 26-11-2024, Amount Rs: 35,000/-, Bank: SBI EPay (SBlePay), Ref. No. 4045002102025 on 26-11-2024, Head of Account 0030-02-103-003-02



Bibhuti Bhusan Mandal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. UTTAR DINAJPUR
Uttar Dinajpur, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1801-2024, Page from 431864 to 431900

being No 180118586 for the year 2024.



M

Digitally signed by BIBHUTI BHUSAN MANDAL
Date: 2024.11.26 17:19:42 +05:30
Reason: Digital Signing of Deed.

(Bibhuti Bhusan Mandal) 26/11/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. UTTAR DINAJPUR

West Bengal.