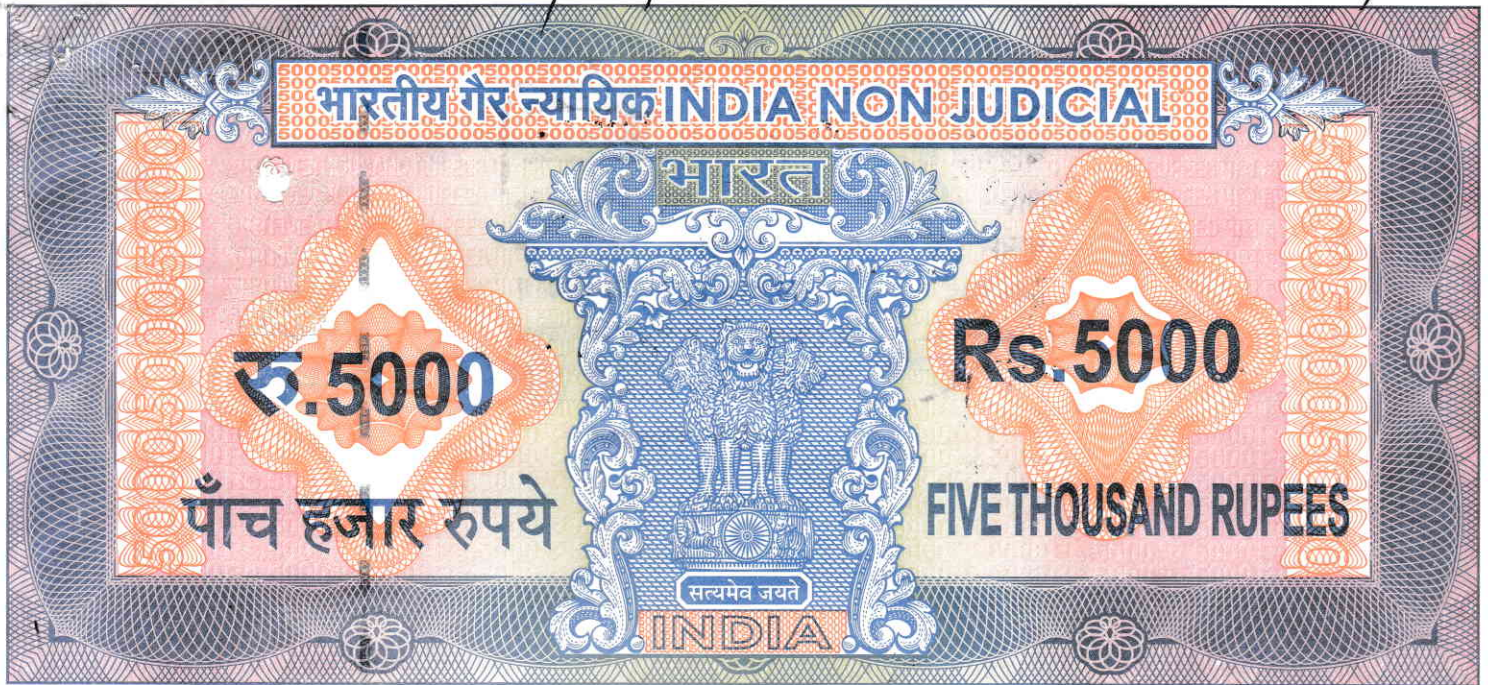


I-2999/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Q. 2001515113/2024

L 518770

পশ্চিমবঙ্গ চিহ্ন
20.06.2024
11:42 am

admitted that the document is
admitted to Registration. The
signature sheet and the
endorsement sheets attached
with this document are the part
of this document.

Adm. District Sub. Reg. 1000

20/06/24

Dilep Karon Dao

Bibekanda Das

Manat Mchan pad by the box of
Samaranah Mahadeo
A.S.R.K. Kumar Das

Quik Bars,

flüchtige Kunden -

Shibamanda Dor

SHIVAY CONSTRUCTION
in Doha-Katar

SHIVAY CONSTRUCTION
Anir Doh-Konker
Hitesh Borsewar.

PARTNER

Tin Pan Land Supply
PARTNER

**DEED OF DEVELOPMENT AGREEMENT
AND GENERAL POWER OF ATTORNEY**

This Deed of Development Agreement and General Power of Attorney is executed on this the 20th day of June 2024 (Two Thousand Twenty Four);

BETWEEN

Dilip Kumar Das.
Bibekananda Das

Manas Mohan Das by the
Pen of Samarath Mahapatra

Ashok Kumar Das

Dipak Das.

Hirak Kumar Das.

Sibananda Das

SHIVAY CONSTRUCTION
Amarnath Karmakar
Nitesh Burman
Tinku Prasad
PARTNER

1) **Sri Dilip Kumar Das (PAN- ADIPD3207B)** son of Late Rasbihari Das 2) **Bibekananda Das. (PAN-AXWPD7270L)** son of Late Rasbihari Das 3) **Sri Manas Mohan Das (PAN-ANVPD7873N)** all are sons of Late Late Rasbihari Das, resident of G C Adhikary Road, Upar Nadiha, Purulia, P.O. Dulmi Nadiha, P. S. Purulia(Town) Dist. Purulia, West Bengal, Pin. 723102, 4. **Sri Ashok Kumar Das (PAN-ADOPD1740K)** son of Late Rasbihari Das, residing at Sahana Apartment, third floor, flat no. 1, lower Chelidanga, Asansol, P.O. U C Danga, P.S. Asansol, Dist. Paschim Bardhaman, West Bengal, Pin 713304, 5. **Sri Dipak Das (PAN-ARIPD3088J)** son of Late Rasbihari Das, residing at Village Janta, P.O. Tilla, P. S. Nimdih, Dist Saraikela Kharsowan, Jharkhand, Pin. 832401, 6) **Sri Hirak Kumar Das (PAN-ADFPD0966J)** son of late Rashbihari Das, residing at G6 Do ctor S Quarter, M G Campus, Murshidabad Medical College and Hospital, Behrampore Station Road, P.O. & P.S. Behrampore, Dist Murshidabad, West Bengal, Pin-742101, 7) **Sri Sibananda Das (PAN-ALXPD1744Q)** son of Late — Rasbihari Das, resident of G C Adhikary Road, Upar Nadiha, Purulia, P.O. Dulmi Nadiha, P. S. Purulia(Town) Dist Purulia, West Bengal, Pin-723102, all are by faith Hindu, Indian Citizen, hereinafter referred to and called as the **LAND LORD/OWNERS** (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include his/her/their heirs, executors, administrators, legal representatives, assignees etc.) of the **ONE PART**.

AND

“SHIVAY CONSTRUCTION” (PAN-AEMFS6155G) a partnership firm having its head office at Sarat sen Compound, Purulia Municipality Ward No. 5, P.O. Dulmi Nadiha, P.S. Purulia(T), Dist. Purulia, Pin. 723102, W. B. herein after called and referred to as the **DEVELOPER**(which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include it's heirs, executors, administrators, legal representatives, assignees etc. in office) of the **OTHER PART**. represented by it's partners (a) **Sri Amarnath Karmakar (PAN- CMHPK2504A)** S/o Late Shiblal Karmakar, by faith Hindu, Indian Citizen, by occupation Business, resident of Sonu Tower, Namopara, Rathtala, Purulia, P.O.-Namopara, P.S.- Purulia (T), Dist.- Purulia, West Bengal, PIN- 723103, (b) **Sri Nitesh Burman(PAN- AIDPB4177A)** S/o Bholanath Burman resident of Nilkhuthidanga ward no.10, P.O. Purulia, P.S. Purulia(Town), Dist. Purulia, PIN – 723101, West Bengal, (c) **Sri Tinku Prasad Gupta (PAN-AMCPG8878Q)** son of Sri Mangal Gupta, by faith hindu, Indian Citizen, by occupation Business, resident of Old Police Line More, Purulia, ward no. 10, P.O. Purulia, P.S. Purulia(Town), Dist. Purulia

WHEREAS the property in Mouza Nadiha J. L. No. 291/3 under Purulia Municipality Ward no. 5, being holding no. 1846, being C.S. Plot no. 1507 part corresponding to R.S. Plot No. 1028 under measuring area of 04 Cottahs 15 Chhatak 22 Sq. ft. land with a single storied building an area of 2399 Square feet constructed over it which is lying and situated at Jail Khana Road, Purulia, have been recorded in the name of Rasbihari Das in last Survey Settlement and published his name in R.S. Khatian No. 620.

Dileep Kumar Das.

Bibekanga Das

Manoj Mohan Das by
the son of Samarendra
Mahanta

Ashok Kumar Das

Dipak Das.

Hirak Kumar Das.

Shibananda Das

SHIVAY CONSTRUCTION
Amar Das Kumar
Mitash Kumar
Tinku Das Proprietor

AND WHEREAS said Rasbihari Das while possessed over the aforesaid property which is fully described in the schedule bellow died leaving behind him his aforesaid sons alongwith three daughters and the property left by Rasbihari Das devolved upon his sons and daughters.

AND

WHEREAS after acquired the schedule mentioned property the daughters of said Rasbihari Das amicably left all right title and interest of their share to their brothers after receiving a valuable consideration and also executed a registered deed of sale in favour of the land owners.

AND

WHEREAS the Land owners mutated their inherited property in their names and also recorded their names in present L R settlement in L R Khatian nos. 4237, 4242, 4239, 4238, 4240, 4241 & 4243 respectively.

AND

WHEREAS thus the Land owners became rightful owners of the schedule mentioned property they are in peaceful possession over the same.

AND

WHEREAS for the benefit of themselves and also for the development of the property, the landlord/owner have decided to demolish the existing structures and to erect and/or construct a multi-storied building thereon over the aforesaid property mentioned in the schedule herein below and as such due their lacuna in the area of infrastructure, the landlord/owner have decided and intended to develop the schedule property with the assistance of a competent Developer and/or promoter and as soon as the Developer of the other part in this deed have come to know the intention of the landlord/owner have proposed to the landlord/owner to make an agreement for development of the schedule property and the landlord/owner also agreed with such proposal of the Developer of the other part in this deed and has agreed to make an agreement under certain terms and condition as cited herein below.

AND

WHEREAS the Developers after scrutinizing and going through all the papers and documents regarding the valid title and possession over the schedule property have agreed to develop the schedule property by construction and or erecting a proposed multi-storied (G+5) building thereon over the same and the same multi-storied (G+5) building will be known as (G+5) as the multi-storied (G+5) building is being erected.

Dileep Kumar Das.

Bibekananda Das

Manoj Mohan Das.

by the Pen of Samarjit
Mahato

Ashok Kumar Das

Dipak Das.

Hirak Kumar Das

Shibananda Das

SHIVAY CONSTRUCTION

Anur Das Kumar
Nitesh Kumar
Joint Partners

AND

WHEREAS due to facing various problems to obtain financial assistance and maintain tax, GST files and other activities both party decided to make a new deed of Development agreement after cancel the previous deeds for trouble free construction work and also selling the constructed flats both parties has agreed to make an agreement under certain terms and condition as cited herein below.

AND

WHEREAS the landlords/owners have assured the present developer that the schedule property is free from all encumbrances, liens, attachment, mortgage etc. and any other liabilities of any nature whatsoever and howsoever and the owners are in peaceful possession of the said property, the owner has assured the developer that he has marketable and saleable right and title over the Scheduled property.

AND

WHEREAS after satisfaction regarding the right, title, interest and possession of the landlords, the Developer herein make this deed of Development agreement with the consent that landlord in every part of construction with assist.

NOW THIS DEED OF DEVELOPMENT AGREEMENT WITNESSES AS FOLLOWS:-

1. That the land-owners delivered peaceful possession of the schedule property through the execution of this deed of development agreement to the developer, for the purpose of development and construction of proposed multi-storied (G+5) building consisting of Commercial room in ground and 1st floor, garage at Basement and residential rooms on 2nd, 3rd, 4th and 5th floor in independent flat/unit from the ground floor to upper floors with garage spaces in the ground floor and the developer in this deed shall accordingly take over possession of the land in question for the aforesaid purpose for development of the same.

That the land owner has fully assured the developer that the land in question is free from all kinds of encumbrances, charges, liens, attachments and encroachment, mortgage etc. and there is no notice of the proposed multistoried building or buildings thereon over the schedule mentioned property and also there is no objection or hindrance or obstacles in obtaining approval and sanctioned plan for construction of multistoried building/apartment from the competent authorities.

Dileep Kuran Das

Prabekanga Das

Manas Mohon Das.

by the Pen of

Samarendra Mahanta

Ashok Kumar Das

Dipak Das.

Himankumar Das.

Shubhananda Das

SHIVAY CONSTRUCTION
Anur Das Kumar
Hitesh Das
Joint Partners

The first party/ landowner further assured the developer that apart from them, no one else is/are entitled to or has any right and interest over the schedule property or any part thereof either as co-sharers and co-interested persons in joint family or otherwise the first party/landowners are not the benamdar trustee for any one in respect of the schedule property and the first party/ landowner are fully entitled to transfer, convey, dispose and alienate the property in any manner to any one as they think proper and fit as per their own and sole discretion, if any dispute or litigation raise in future regarding the schedule land the owners will liable for it.

2. That the first party/ land owner also assured the developer that the developer will be in no manner liable for any of the outgoing and outstanding dues relation to the scheduled land for the period prior to execution of this deed of development agreement and the same liabilities shall be borne by the first party/ land owner only.
3. That the second party/ developer be entitled to do all acts, deeds, matters, which it/he/they think, necessary, relating to the development and construction of proposed multistoried building/apartment consisting of independent, commercial unit, residential flats, garage, parking space etc. in general only on specific reliefs written hereunder:-
4. **The reliefs have been given by the first party/ landowners as follows:-**
 - a. To prepare, amend or revise the building plan so will be submitted by the owner/landlord with the assistance of the Developer herein for the purpose of construction of Multi-storied (G+5) building on the land in question and to process submit the same for approval and sanction to the competent authority Concerned in this name or either in the name of the land owners at the cost and expensed of developer of the other part in this deed.
 - b. To appoint technical person, architects, engineers, contractors etc. and managerial personals for development and construction of the proposed multistoried building and for allied jobs as may be deemed necessary for the purpose. Total responsibility of any type of accidental case of the working workers within the site will be beard by the Developers only.
 - c. That the owner shall not make any interference with the construction work of developer at any point of time, the Developer will construct the complete project as per sanctioned plan of Municipality but developers can do any type of additions, alternations or extensions in the construction work after obtaining revised sanctioned plan from appropriate authority.

Dileep Kura Das.
Bibekananda Das
Manab Mohan Das
by the Pen of
Samasiddhi Mahanta
Ashutosh Kumar Das

Gipok Das.
Himankumar Das.
Shibananda Das

SHIVAY CONSTRUCTION
Anur Datta Kumar
Nitesh Kumar
Tirtha Kumar
PARTNER

5. The project for construction of the multistoried building as in the manner stated aforesaid have been averred and stated as follows under the nomenclature of "OWNERS' ALLOCATION" and "DEVELOPER'S ALLOCATION":-

After obtaining the sanctioned plan from the competent authority the owner in the one hand and the developer in the other hand of this deed will demark their own portions and or shares in the building so will be constructed over the schedule property and in this event the owners' allocated area will be provided for the Developer Allocated area as Developers' Allocation.

6. **OWNERS' ALLOCATION:**

The allocated portion in the manner as aforesaid of the entire multi-storied building, the landowners shall be entitled to get their own area.

- i) Owner's Allocation – Owners will get 40% on total constructed Commercial super built up area and 35% on total constructed residential super built up area.

The residential and commercial units of the building which is proposed to be under the allocation of owners' allocation shall be finished units and the floors shall be covered with floor tiles, windows will be finished with aluminium with glass fitting, the doors will be flash doors made of by Plywood, inside wall will be finished with wall putty, the slab of the kitchen will be made of by granite stone/codappa stone, walls of bathroom and kitchen will be provided with the glaze tiles and the units will be with complete electric wiring as well as the electrical wires with adequate electrical points will be provided.

Initially the owners have been received an amount of Rs. 21,00,0000/- (Rupees twenty one lakh) only from the developers which will be returned with Bank interest by the owners within one month after completion of the construction work if the owners are unable to refund their received amount the developers will be adjusted it on owners allocation commercial portions as per building construction cost.

7. **DEVELOPERS' ALLOCATION:**

- a) After construction of the entire building i.e. (G+5) the developer shall get the rest area of constructed commercial and residential area after deducting the owners allocation.

Dilip Kumar Das.
Bibekanda Das

Manas Mohan Das
He Pen of Samadahi
Mahahe

Ashok Kumar Das

Dilip Das.

Him Kumar Das.

Shibananda Das

SHIVAY CONSTRUCTION
Anur Datta Kumar
Nitesh Burman.
PARTNER

Tirtha Das

b) That it is hereby agreed by and between the owner and the Developers that to avoid future dispute/litigation after sanctioned of proposed building plan the parties shall demarcate their respective portion of the constructed area in term of the above allocation over the copy of sanctioned building plan and put their respective signature therein which may be treated full and final settlement of allocation of the constructed area of the building and in the event after obtaining the sanctioned building plan the Owner and Developers will allocate their portion by demarcating their respective share in different inks such as the Owner allocated portions and Developers allocated portion in the sanctioned plan and it is further decided that after being allocated the respective portion in the manner as stated above the Owner will be bound to empower the Developer to transfer Developers allocated portions through any Deed of Conveyance or Conveyances by executing registered deed of General Power of Attorney.

c) Roof right of the building shall be strictly reserved to the Developer for further construction subject to sanction from appropriate authority and in that case land owners and developers get their respective allocation as described herein above.

d) After deducting the said owners allocation as will be determined after obtaining the sanctioned plan, the existing portion of the building will be developers' allocation. The developer shall construct and finish the entire building in question with a period of 30 months from the date of starting the construction provided that if any type of loss to the second party/ developer such as declaration of war by enemy county, hindrance from Govt. Natural Calamity, defect in the title in the land of the first party/land owners leading to dispose before the court etc. then so much of time as is/are so shall be added to the aforesaid period of 6 months. The developers will construct the multi storied building as per their own choices, expenses and decision. If any dispute or any defect of title find in future regarding the schedule mentioned property the land owners will liable to solve the same if they failing to do so the land owner will be bound to return all the expenses done by the developers.

It is to be mentioned here that the developer will start the construction work, after mutation conversion and sanctioned plan from Municipality and will handover and deliver the possession to the landlord/owner in respect of owners' allocated area as will be distinguished after obtaining of the sanctioned plan with finished work as early as possible within the aforesaid period of 30 months and in this event the parties of this agreement have mutually agreed that the developer can never in any way transfer any unit prior to handover the finished allocated portion to the owner which is under the nomenclature of "OWNERS' ALLOCATION".

Dileep Kumar Das.

Bibekanda Das

Manas Mohan Das

by the pen of Samadhi Mahanta

Ashok Kumar Das

Dipak Das.

Hirak Kumar Das

Shibananda Das

SHIVAY CONSTRUCTION
Anur Datta Kumar
Nitesh Kumar
Partner

It is to be mentioned here that the developer can use their own allocated portion at their sole discretion and the owner can never make any objection to that effect.

It further be mentioned here that during the period of construction, the first party landlord will never be in any way make any obstruction or create any disturbance in the scheduled premises.

Be it noted that owners and developer will retain their allocated portion together with proportionate share or interest in the land of the said premises also together with proportionate common area and facilities of newly constructed building. The allocated portion of the Developer shall be exclusive of the Developer unconcerned with Owner similarly allocated portion of the Owner shall be exclusive of the Owner unconcerned with Developer.

10. It is also be agreed between the parties that the proposed lift which will be provided in the proposed multi-storied building (G+5) will be constructed by the developer at their own cost and expense.

12. THE DEED OF DEVELOPMENT AGREEMENT has been executed by the parties with the condition has stated herein below:

The OWNER shall not be entitled to lay any claim if the DEVELOPER makes any alteration over their allocated portion. The OWNERS' allocated portion will be the exclusive share of the OWNER in which the DEVELOPER and / or their assignees and /or successor in interest shall not be entitled to lay any claim or if any claim laid, that will not be tenable or valid. The DEVELOPERS' allocated portion will be exclusive share of DEVELOPER unconcerned with the OWNER, in which the OWNER and /or their assignees and/or successor in interest shall not be entitled to lay any claim or if any claim laid that will not be tenable and valid. The OWNER and the DEVELOPER shall jointly demarcate and define on a copy of the sanctioned plan of the propose building as OWNERS' ALLOCATION in red colour and after such demarcation the balance portion in the sanctioned plan of the proposed building will be treated as DEVELOPERS' ALLOCATION. It has been further agreed and decided that the DEVELOPER shall deliver the OWNERS' ALLOCATION in finished and complete in the manner as stated in "OWNERS' ALLOCATION" above to the OWNER free of cost, charges and encumbrances. The Developer shall be exclusively entitled to Developers' Allocation having valid right, title, interest and possession therein with exclusive right to enter into any agreement for sale, transfer, let out, lease, license, gift, dispose of or otherwise deal with the same in such part or portion as per his/its discretion and appropriate the earnest money, sale proceeds, premium rent or usufruct of the same

Dileep Kumar Das.
Prabakarananda Das

Manoj Mohan Das by
the son of Samar Das
Mishra

Ashok Kumar Das

Dipank Das.

Hirak Kumar Das.

Shibananda Das

SHIVAY CONSTRUCTION
Hirak Kumar Das
Nitesh Barman.

PARTNER

Tinika Das

without any right, title, interest or claim of the owner and the owner shall not be entitled to lay any manner of claim over the same. The Developer as per his/its own descretion will be entitled to retain or deliver possession of his/its allocated portion or part thereof to any person or persons or any such intending buyer transferee, lessee, tenant etc. and no further consent of the owner shall be required to this effect and this agreement by itself be deemed to be and treated as consent of the owner. The owner shall be exclusively entitled to owners' allocation having valid right, title, interest and possession therein with exclusive right to retain for themselves enter into an agreement for sale transfer let out lease license gift dispose of or otherwise deal with same in such part of portion as per their discretion and appropriate the earnest money sale proceeds premium, rent or usufruct of the same with any right, title, interest or claim of the Developer and the Developer shall not be entitled to lay any manner of claim over the same.

The owner as per his/her/their discretion shall be entitled to retain or deliver possession of his/her/their allocated portion or part thereof to any person or persons or any such intending buyer, transferee, lessee, tenant etc. and no further consent of the Developer shall be required to this effect and this agreement by itself be deemed to be and treated as the consent of the Developer. At the request of the Developer the owner through registered deed of General Power of Attorney shall give power to the Developer or its nominated person, in respect of the Developers' allocated portion having power to enter into an agreement for sale, to transfer, lease, license, gift, or any such other purpose/ purposes what so ever as stated in that deed having right to receive and /or retain the money against that deed or the consideration money.

13. That the aforesaid proposed multi-storied (G+5) building will be constructed and the same will be named after entire constructional work of the building after having mutual discussion of the parties.

Be it mentioned that both the parties manually agreed that after completion of the aforesaid multistoried (G+5) building under the possessional right in accordance with the proportion and distinguished portion of their respective allocation as will be demarcated after obtaining the sanctioned plan as aforesaid and after distinction of their respective allocated area, the parties of this deed will execute a further deed and or assurance to make and execute another deed in where the specific portion of both the parties will be reflected and in such deed both the parties will be bound to put their respective signatures in that documents.

Dip Kumar Das,

2 Dibekanda Das

3. Manas Mohan Das by the
son of Samarseth Mohan

Ashra Kumar Das,

Dipak Das.

4. Sankar Kumar Das.

Shivananda Das

SHIVAY CONSTRUCTION
Anuradha Kamalakar
Nitesh Budhwar
PARTNER

Tin Pan Sanyal

14. That the stamp duty, registration charges, transformer charges, statutory fees, any kind of GST, if be imposed, electricity meter charges, maintenance charges etc. has to be borne and paid by the landlord/ owners in respect of their allocated area, portion in the proportionate ratio as per their allocation of property.

15. That it is hereby agreed by and between the owners and the developers that after delivery of the allocated portion of the owners by the developer within the stipulated period and the owner shall be treated as the unit holder of the building and the owners shall not be entitled to get any privilege to claim any right apart from the privilege and right of other unit holders.

16. It is mutually decided by the parties of this agreement that the developer will construct the multistoried building over the scheduled property by providing and or using standard materials which is being qualified under the marked as ISO and in this event if any damages will occur in future in respect of the building so proposed on the scheduled property, the landlord will be no way be liable for that and every liability will be borne by the developer itself.

8. In this deed of DEVELOPMENT AGREEMENT the owners declared that they will execute a deed of Development Power of Attorney to empowered the developers to do all acts, deed and things on behalf of the owner in respect of the developers allocation portion mentioned in the schedule in the manner stated hereunder:

ARBITRATION

Save and except what has been specifically stated herein before all disputes and differences between the parties arising out of the meaning, construction or imposed of this argument of their respective right and liabilities as per this agreement, shall be adjudicated by reference to the arbitration of two independent each party who shall jointly appoint an umpire and the commencement of reference and the award of the arbitrator or the umpire as the case may be the final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of arbitration Act of 1940 and its statutory modifications and/ or re-enactment thereof in force from time to time.

Notwithstanding the foregoing provision the right to use for specific performance of this contract by one party against the other as per terms of this agreement shall remain unaffected.

Jurisdiction

All Learned Courts within the limit of the Purulia shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of this present between the parties.


Dilep Kumar Das,
Bibekananda Das

Manoj Mohan Das by
the Pen of Samashree Mahabo

Asit Kumar Das

Dipak Das.

H. S. Kumar Das

Shibananda Das

SHIVAY CONSTRUCTION
Anur Das Kumar
Nitesh Therman.
PARTNER
Tinku Das

SCHEDULE

All that a landed property within Mouza: Bhatbandh being J.L. No. 291/3 Pargana Chharrah, at Chaibasa Road, Purulia under Purulia Municipality Ward No. 5, being Holding No. 1846 R.S. Khatian No. 620, Corresponding to L R Khatian nos. 4237, 4242, 4239, 4238, 4240, 4241 & 4243 C.S. Plot No.1507 corresponding to R.S. Plot no. 1028 measuring landed area of **04 Cottahs 15 Chhatak 22 Sq. ft.** with single storied building of 2399 sq.ft. constructed over it has been agreed with the developer to demolish the structure and develop the same through this deed of Development Agreement and the Developer also be empowered in respect of Developer's allocated area as recited above through this deed and the entire landed area been delineated in red colour with specific boundary in the sketch map attached herewith which will be treated as the part and parcel of this deed.

Bounded by:

North- House of Babulal Dutta

South- Chaibasa Road

East- House of Gagan Sen

West- 12 feet wide Road.

Dileep Kumar Das.

Bibekanda Das

Manas Mohan Das

by the Pen of

Sanaspath Mahato

Asit Kumar Das

Dipak Das.

Himel Kumar Das.

Shibananda Das

SHIVAY CONSTRUCTION

Anur Das Kumar

Partner

Nitesh Kumar

WORK SCHEDULE

SPECIFICATION OF CONSTRUCTION AND MATERIALS

1. **Foundation** : Filling with isolated footings.
2. **Structure** : Structure will be of RCC with bricks 10 Inch. outside and 5 Inch. inside wall including cement plaster.
3. **Walls** : Internal- Wall putty and External- Weather coat paint with Water proofing compound.
4. **Flooring** : The entire flat with vitrified tiles.
5. **Cement and Rod** will be of ISI Mark(Cement will be use JSW/Ultratech/ACC/Dalmia, TMT- JSW/Shyam Steel/ Maithon/SRMB/ Rashmi).
6. **Electrical** : Concealed ISI copper wiring with modern switches, adequate light power points.
7. **Kitchen** : Glazed tiles up to the height of 48 inches above cooking platform. Cooking platform of Granite. Stainless Steel Sink.
8. **Toilet** : Concealed pipelines with hot and cold water lines. Glazed tiles up to the height of seven feet. CP bath fittings, sanitary fittings, PVC Cistern of reputed company with ISI mark.
9. **Doors** : wood frame with flush door shutter, Synthetic doors and frame in toilets. And aluminum glass windows.
10. **Water supply**: Deep Tube well. Overhead tank for sufficient storage & supply.
11. **Lift** : Lift five or six men capacity- DG Generator for power backup.

NOTE- The above specification made are subject to change and Builder/ Developer can change the specifications with consult with the owners.

(COMMON EXPENSES AND GENERAL EXPENSES)

GENERAL: All costs and expenses for maintaining, repairing and doing all acts, deeds and things which are necessary for maintaining and beautifying the said Buildings has to be borne by respective parties as per their respective shares in the aforesaid building. The expenses for maintaining the gutters and water pipes, drains and electrical wires of the said building and used and enjoyed by the parties in common with other occupiers and all expenses for maintaining the said Building, Main Entrance, Landing, Staircases of the Building and Boundary walls and the cost of cleaning and lightening of the said Building and keeping the said, back and front of the building borne by the respective parties as per their respective shares in the building.

Dileep Kumar Das,

Bibekananda Das

Manoj Mohan Das

by the Power of

Samarajyoti Mohanta

Ashok Kumar Das

Dibak Das.

Himankumar Das.

Shibananda Das

SHIVAY CONSTRUCTION

from Das Kumar
Nitesh Kumar.

PARTNER

Tika Das

ASSOCIATION: All cost and expenses for establishment and incorporation and registration of the Association for the whole building. Proportionate expenses for the Association will be paid by the parties as per their respective shares in the building including the cost of formation of Association, establishment and registration.

OPERATIONAL: The expenses for day today maintenance of the whole Building particular building and such expenses to be incurred by Association will be borne by the Unit holders proportionately including the salary of the staffs of the Association.

RESERVES: Creation of funds replacement, renovation and / or other periodic expenses.

GENERATOR AND TRANSFORMER: Cost for installation of the Generator and Transformers will be borne by parties and unit holders as per their proportionate share in the building and the same will be treated as common.

Dileep Kesar Das,

Bibekananda Das

Manab Mohan Das

by the Pen of

Samarodh Mahato

Ashok Kumar Das

Dipak Das.

Hirankumar Das -

Shibananda Das

SHIVAY CONSTRUCTION
Amar Dal Kumar
Nitesh Burman
Tinku Das PARTNER

IN WINNESS WHEREOF the parties hereto have executed these presents on the Day and year first above written.

Note:- Signature with photo and fingers' print of the owner and the developers are affixed on the specimen copy annexed with this Deed.

Witnesses

1. Samarodh Mahato
S/o Kamala Kanta Mahato
Vill + P.O - Chakra,
P.S + Dist - Purulia.

2. Kaifash Ch. Sastry.
S/o Sri Ramendh Sastry.
Srisastry.

Scribe - The Deed has been drafted as per the instruction of the Parties and the writings of this deed read over and explained to the Parties who having been fully understood the meaning and purport of this writing of this Deed, put their respective signature and Fingers impression by their own hand and fingers.

Saroj Panda

Saroj Panda (Advocate)

District Judges Court Purulia

Enrollment No.F-500/425/2000

Printed by Ranyat Mahato

Signature of the Owners

Dileep Kesar Das.
Bibekananda Das

Manab Mohan Das by
the Pen of Samarodh
Mahato

Ashok Kumar Das
Dipak Das.

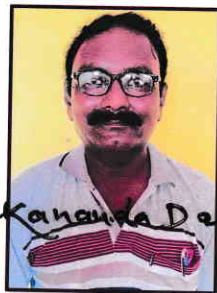
Hirankumar Das -

Shibananda Das

Signature of the Developers

SHIVAY CONSTRUCTION
Amar Dal Kumar
Nitesh Burman
Tinku Das PARTNER

Photo with Signature & Finger's impression of the Land Owner & Developers

 <i>Dilip Kumar Das</i>		 Left Hand				<i>Dilip Kumar Das</i>
	 Right Hand					
 <i>Bibek Rananda Das</i>		 Left Hand				
	 Right Hand					
 <i>Manab Mohan Das</i>		 Left Hand				<i>Manab Mohan Das by the Pen of Samarath Mahato</i>
	 Right Hand					

Ashok Kumar Das



				
Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
				
	Right Hand			

Ashok Kumar Das

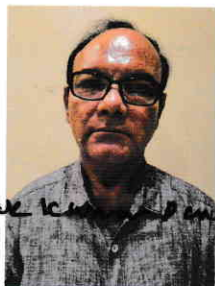
Dipak Das



				
Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
				

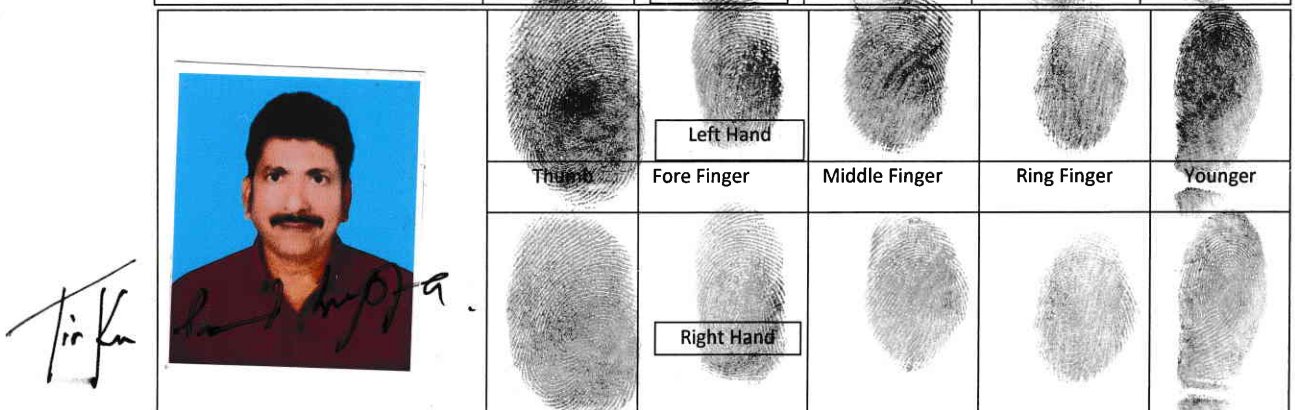
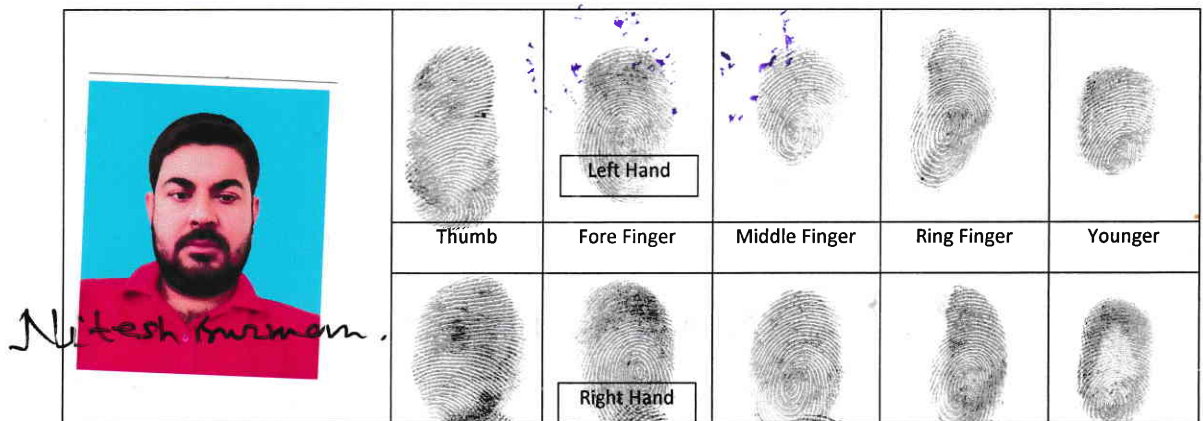
Dipak Das

Him Kumar Das



	 Left Hand			
Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
	 Right Hand			

Him Kumar Das



Shibnanda Das

Anurag Kumar

Nitish Kumar

Tinku

SKETCH MAP OF A PLOT WITHIN MOUZA : NADIHA ; J. L. NO: 03 , P.S -
PURULIA TOWN , WARD NO - 05(OLD) , DIST : PURULIA , UNDER PURULIA
MUNICIPALITY , R. S. PLOT NO - 1028 (PART) , L. R. KH. NO - 4243

REF. AREA :- 0.0130 AC (OUT OF 0.086 AC , i.e $\frac{1}{7}$ th share of the plot)
SHOWN IN RED BORDER .
EXISTING ROAD SHOWN THUS

out of it sold area
2.58 Dec and
Structure 600 Sq ft

Dilip Kumar Das,

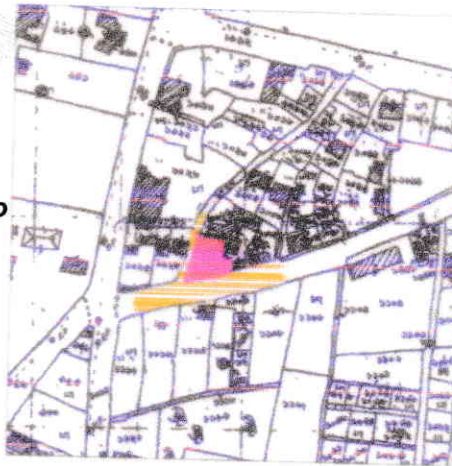
Bibekananda Das

Manoh Mohan Das by the per of
Samosah Mahanta
Ashok Kumar Das

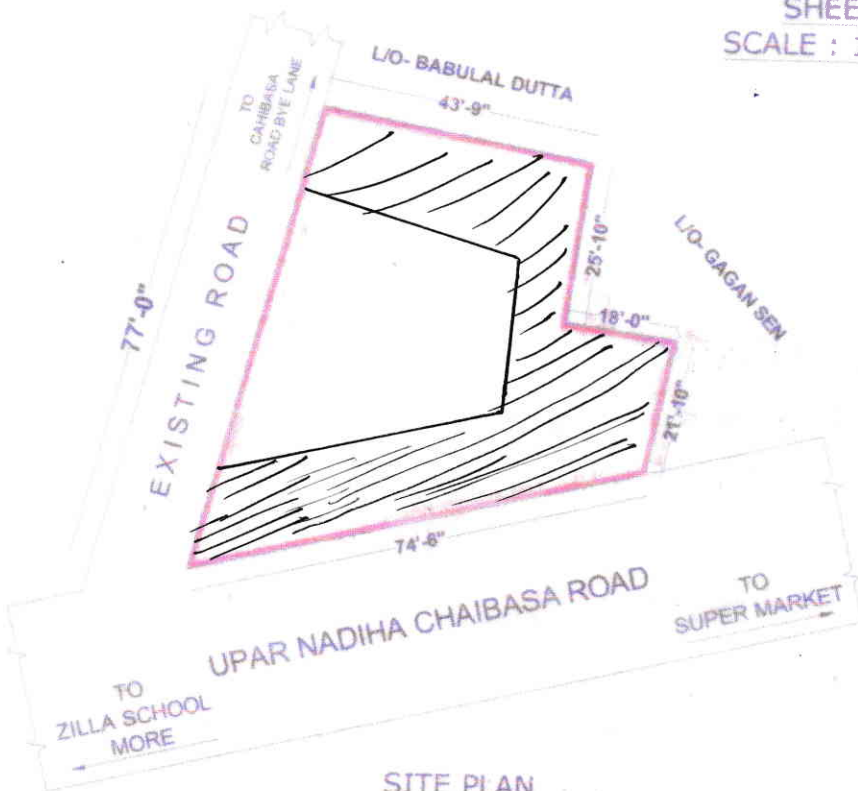
Dipak Das.

Hirak Kumar Das -

Shibananda Das



MOUZA - NADIHA
SHEET NO - 2
SCALE : 16" = 1 MILE



SITE PLAN

SHIVAY CONSTRUCTION
Anuradh Kandan
Nitesh Barmen.
PARTNER

SHIVAY CONSTRUCTION
Tinkun Das Gupta
PARTNER

TRACED BY
Ayan Tripath
(AYAN TRIPATH)

Shibananda Das
SIG. OF OWNER :-

Ayan Tripathy
(B.Tech Civil Engineer)
L.B.S-18818 of 20.23-20

SITE PLAN OF MOUZA. NADIHA. J.L. NO. 03.

P.S. PURULIA (T) DIST. PURULIA.

UNDER PURULIA MUNICIPALITY, WARD NO. 5

HOLDING NO- 1846 . L.R. KHAT - 4237, 4242, 4239, 4238, 4240, 4241

REF:- PROPOSED LAND OF R.S. KHATIAN NO- 620

R.S. PLOT NO 1028 AREA. 04 KATHA 15 CHH. 22 SFT.

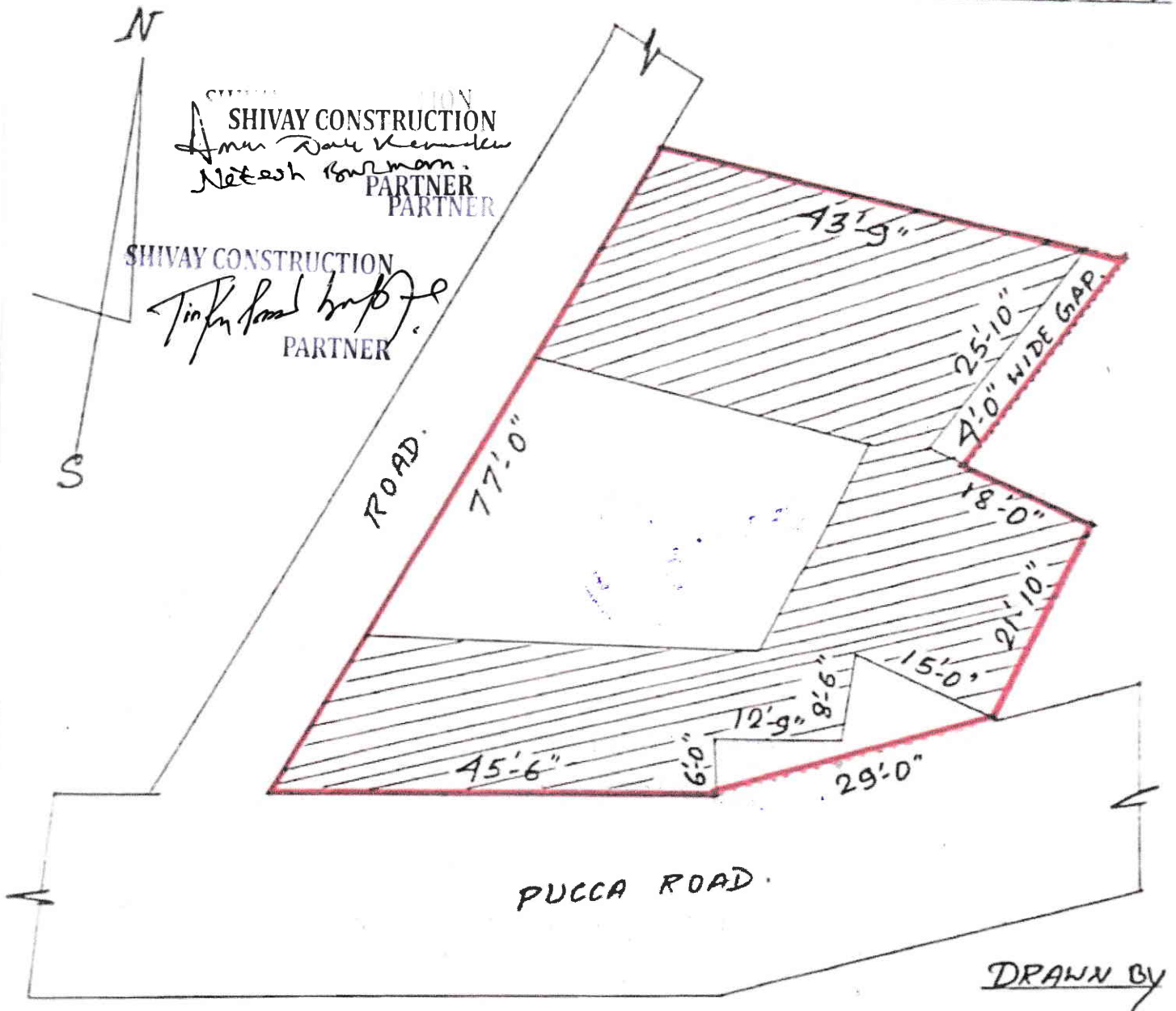
RED INK MARKED



BUILDING AREA. 2399 SFT.

OPEN AREA. 1178 SFT.

SCALE - 16'-6" = 1"



Dilip Kumar Das
Bibekananda Das

Manoj Mohan Das
by the son of Sumarendra Mahato

Ashok Kumar Das
Dipak Das

Shibunanda Das

Shakti Prasad Mahato.



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



192024250085489018

GRN Details

GRN:	192024250085489018	Payment Mode:	SBI Epay
GRN Date:	20/06/2024 12:46:32	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7715147385038	BRN Date:	20/06/2024 12:47:18
Gateway Ref ID:	CHQ2612104	Method:	State Bank of India NB
GRIPS Payment ID:	200620242008548900	Payment Init. Date:	20/06/2024 12:46:32
Payment Status:	Successful	Payment Ref. No:	2001515113/5/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr AMARNATH KARMAKAR
Address: RATHITALA PURULIA
Mobile: 7908017343
Period From (dd/mm/yyyy): 20/06/2024
Period To (dd/mm/yyyy): 20/06/2024
Payment Ref ID: 2001515113/5/2024
Dept Ref ID/DRN: 2001515113/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001515113/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	15010
2	2001515113/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				15024

IN WORDS: FIFTEEN THOUSAND TWENTY FOUR ONLY.

PAID

Major Information of the Deed

Deed No :	I-1402-02999/2024	Date of Registration	20/06/2024
Query No / Year	1402-2001515113/2024	Office where deed is registered	
Query Date	19/06/2024 10:05:13 PM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Saroj Panda D B Road Purulia, Thana : Purulia Town, District : Purulia, WEST BENGAL, PIN - 723101, Mobile No. : 7908017343, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 1,18,18,611/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

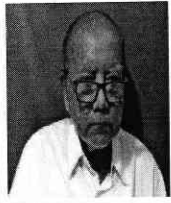
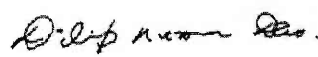
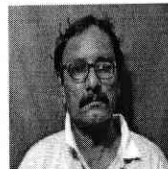
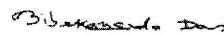
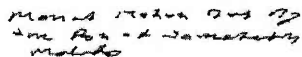
District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Chaibasa Road, Road Zone : (Digudi More -- Nadiha Post Office) , Mouza: Nadiha, , Ward No: 5, Holding No:1846 JI No: 3, Pin Code : 723102

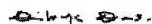
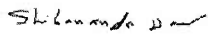
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1028 (RS :-1028)	(RS:- 620\0)	Commercial	Bastu	4 Katha 15 Chatak 22 Sq Ft		93,89,624/-	Property is on Road
Grand Total :					8.1973Dec	0 /-	93,89,624 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2399 Sq Ft.	0/-	24,28,987/-	Structure Type: Structure
Gr. Floor, Area of floor : 2399 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2399 sq ft	0 /-	24,28,987 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Dilip Kumar Das (Presentant) Son of Late Rasbihari Das Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office	 20/06/2024	 LTI 20/06/2024	Signature  20/06/2024
G C Adhikary Road Upar Nadiha Purulia, City:- , P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: adxxxxxx7b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office				
2	Name Shri Bibekananda Das Son of Late Rasbihari Das Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office	 20/06/2024	 LTI 20/06/2024	Signature  20/06/2024
G C Adhikary Road Upar Nadiha Purulia, City:- , P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: axxxxxxx0l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office				
3	Name Shri Manas Mohan Das Son of Late Rasbihari Das Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office	 20/06/2024	 LTI 20/06/2024	Signature  20/06/2024
G C Adhikary Road Upar Nadiha Purulia, City:- , P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: anxxxxxx3n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office				

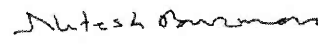
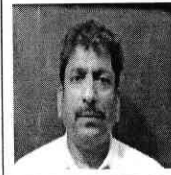
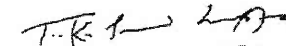
4	Name Shri Ashok Kumar Das Son of Late Rasbihari Das Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office	Photo  20/06/2024	Finger Print  Captured LTI 20/06/2024	Signature  20/06/2024
Sahana Apartment Third Floor, Lower Chelidanga, Asansol, City:- , P.O:- U C Danga, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: adxxxxxx0k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office				
5	Name Shri Dipak Das Son of Late Rasbihari Das Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office	Photo  20/06/2024	Finger Print  Captured LTI 20/06/2024	Signature  20/06/2024
City:- , P.O:- Tilla, P.S:-NIMDH, District:-Sareikela Kharsawan,Jharkhand, India, PIN:- 832401 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: arxxxxxx8j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office				
6	Name Shri HIRAK Kumar Das Son of Late Rasbihari Das Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office	Photo  20/06/2024	Finger Print  Captured LTI 20/06/2024	Signature  20/06/2024
G 6 Doctors Quarter, M G Campus MMCH, City:- Berhampore, P.O:- Behrampur, P.S:-Baharampur Town, District:-Murshidabad, West Bengal, India, PIN:- 742101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: adxxxxxx6j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office				
7	Name Shri Shibananda Das Son of Late Rasbihari Das Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office	Photo  20/06/2024	Finger Print  Captured LTI 20/06/2024	Signature  20/06/2024

G C Adhikary Road Upar Nadiha Purulia, City:- , P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: alxxxxxx4q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHIVAY CONSTRUCTION Sarat Sen Compound, Purulia, Ward No 5, City:- , P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AExxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Amarnath Karmakar Son of Late Shiblal Karmakar Date of Execution - 20/06/2024, , Admitted by: Self, Date of Admission: 20/06/2024, Place of Admission of Execution: Office	 Jun 20 2024 2:41PM	 Captured LTI 20/06/2024	 20/06/2024
	Sonu Tower Namopara Rathtala Purulia, City:- , P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: cmxxxxxx4a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHIVAY CONSTRUCTION (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Shri Nitesh Burman Son of Bholanath Burman Date of Execution - 20/06/2024, , Admitted by: Self, Date of Admission: 20/06/2024, Place of Admission of Execution: Office	 Jun 20 2024 2:42PM	 Captured LTI 20/06/2024	 20/06/2024
	Nilkuthidanga Purulia Ward No 10, City:- , P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: aixxxxxx7a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHIVAY CONSTRUCTION (as PARTNER)			
3	Name	Photo	Finger Print	Signature
	Shri Tinku Prasad Gupta Son of Shri Mangal Gupta Date of Execution - 20/06/2024, , Admitted by: Self, Date of Admission: 20/06/2024, Place of Admission of Execution: Office	 Jun 20 2024 2:43PM	 Captured LTI 20/06/2024	 20/06/2024

Old Police Line More Purulia Ward Non10, City:- , P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: amxxxxxx8q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHIVAY CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Samaresh Mahato Son of Shri Kamalakanta Mahato Village:- Chakra, P.O:- Chakra, P.S:- Purulia Muffassil, District:-Purulia, West Bengal, India, PIN:- 723149		 Captured	
	20/06/2024	20/06/2024	20/06/2024

Identifier Of Shri Dilip Kumar Das, Shri Bibekananda Das, Shri Manas Mohan Das, Shri Ashok Kumar Das, Shri Dipak Das, Shri Hirak Kumar Das, Shri Shibananda Das, Shri Amarnath Karmakar, Shri Nitesh Burman, Shri Tinku Prasad Gupta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Dilip Kumar Das	SHIVAY CONSTRUCTION-1.17104 Dec
2	Shri Bibekananda Das	SHIVAY CONSTRUCTION-1.17104 Dec
3	Shri Manas Mohan Das	SHIVAY CONSTRUCTION-1.17104 Dec
4	Shri Ashok Kumar Das	SHIVAY CONSTRUCTION-1.17104 Dec
5	Shri Dipak Das	SHIVAY CONSTRUCTION-1.17104 Dec
6	Shri Hirak Kumar Das	SHIVAY CONSTRUCTION-1.17104 Dec
7	Shri Shibananda Das	SHIVAY CONSTRUCTION-1.17104 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Dilip Kumar Das	SHIVAY CONSTRUCTION-342.71428600 Sq Ft
2	Shri Bibekananda Das	SHIVAY CONSTRUCTION-342.71428600 Sq Ft
3	Shri Manas Mohan Das	SHIVAY CONSTRUCTION-342.71428600 Sq Ft
4	Shri Ashok Kumar Das	SHIVAY CONSTRUCTION-342.71428600 Sq Ft
5	Shri Dipak Das	SHIVAY CONSTRUCTION-342.71428600 Sq Ft
6	Shri Hirak Kumar Das	SHIVAY CONSTRUCTION-342.71428600 Sq Ft
7	Shri Shibananda Das	SHIVAY CONSTRUCTION-342.71428600 Sq Ft

Land Details as per Land Record

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Chaibasa Road, Road Zone : (Digudi More -- Nadiha Post Office) , Mouza: Nadiha, , Ward No: 5, Holding No:1846 JI No: 3, Pin Code : 723102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1028		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 140202999 / 2024

On 20-06-2024

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.

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

Presented for registration at 11:42 hrs on 20-06-2024, at the Office of the A.D.S.R. PURULIA by Shri Dilip Kumar Das, 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 1,18,18,611/-

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

Execution is admitted on 20/06/2024 by 1. Shri Dilip Kumar Das, Son of Late Rasbihari Das, G C Adhikary Road Upar Nadiha Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession Others, 2. Shri Bibekananda Das, Son of Late Rasbihari Das, G C Adhikary Road Upar Nadiha Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession Others, 3. Shri Manas Mohan Das, Son of Late Rasbihari Das, G C Adhikary Road Upar Nadiha Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession Others, 4. Shri Ashok Kumar Das, Son of Late Rasbihari Das, Sahana Apartment Third Floor, Lower Chelidanga, Asansol, P.O: U C Danga, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Others, 5. Shri Dipak Das, Son of Late Rasbihari Das, P.O: Tilla, Thana: NIMDH, , Sareikela Kharsawan, JHARKHAND, India, PIN - 832401, by caste Hindu, by Profession Others, 6. Shri Hirak Kumar Das, Son of Late Rasbihari Das, G 6 Doctors Quarter, M G Campus MMCH, P.O: Behrampore, Thana: Baharampur Town, , City/Town: BERHAMPORE, Murshidabad, WEST BENGAL, India, PIN - 742101, by caste Hindu, by Profession Others, 7. Shri Shibananda Das, Son of Late Rasbihari Das, G C Adhikary Road Upar Nadiha Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession Others

Indetified by Shri Samaresh Mahato, , Son of Shri Kamalakanta Mahato, P.O: Chakra, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 20-06-2024 by Shri Nitesh Burman, PARTNER, SHIVAY CONSTRUCTION (Partnership Firm), Sarat Sen Compound, Purulia, Ward No 5, City:- , P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102

Indetified by Shri Samaresh Mahato, , Son of Shri Kamalakanta Mahato, P.O: Chakra, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-06-2024 by Shri Tinku Prasad Gupta, PARTNER, SHIVAY CONSTRUCTION (Partnership Firm), Sarat Sen Compound, Purulia, Ward No 5, City:- , P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102

Indetified by Shri Samaresh Mahato, , Son of Shri Kamalakanta Mahato, P.O: Chakra, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Law Clerk

Execution is admitted on 20-06-2024 by Shri Amarnath Karmakar, PARTNER, SHIVAY CONSTRUCTION (Partnership Firm), Sarat Sen Compound, Purulia, Ward No 5, City:- , P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102

Indetified by Shri Samaresh Mahato, , Son of Shri Kamalakanta Mahato, P.O: Chakra, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/06/2024 12:47PM with Govt. Ref. No: 192024250085489018 on 20-06-2024, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 7715147385038 on 20-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,010/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 5225, Amount: Rs.5,000.00/-, Date of Purchase: 18/06/2024, Vendor name: PRAVASH BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 20/06/2024 12:47PM with Govt. Ref. No: 192024250085489018 on 20-06-2024, Amount Rs: 15,010/-,

Bank: SBI EPay (SBlePay), Ref. No. 7715147385038 on 20-06-2024, Head of Account 0030-02-103-003-02



Ruhul Amin

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. PURULIA

Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1402-2024, Page from 59755 to 59784

being No 140202999 for the year 2024.



Ruhul

Digitally signed by Ruhul Amin
Date: 2024.07.05 19:47:27 +05:30
Reason: Digital Signing of Deed.

(Ruhul Amin) 05/07/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. PURULIA

West Bengal.