

14539/2022

8-14319/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 751296

8-8003109719/2022

Certified that the document is submitted
to registration. The Signature Sheet and
endorsement Sheet Attached to the
document are the part of the document.

Additional District Sub-Registrar
Cossipore, Dum Dum, 24-Pgs. (North)

02 NOV 2022

DEVELOPMENT CONTRACT AGREEMENT

(After registered Development Agreement)

KNOW ALL MEN BY THIS PRESENTS that I, **CHANDANA CHATTERJEE-(PAN-AVNPC7876Q & AADHAAR No.9218 1922 0231)**, daughter of Late Ram Chandra Chatterjee, by caste & religion-'Hindu', by occupation-'Domestic Work', by Nationality-'Indian', all are residing at premises No.1, Kasiswar Chatterjee Lane, P.O-Baranagar, P.S-Cossipore, Kolkata-700036 in the State of West

Contd...P/2

Bengal hereinafter called and referred to as the '**LAND OWNER**,
send GREETINGS:

AND WHEREAS I am the Owner of the Land, measuring about 5 Cottahs along with 50 years old critical dilapidated Two Storied building measuring, measuring about 1125 Square feet, round floor- 562.5 Square feet + 562.5 Square feet 1st floor) out of the Land, situated at premises No.1/1, Kasiswar Chatterjee Lane, (Previously known as 1, Kasiswar Chatterjee Lane) Police Station Cossipore, Kolkata-700036, within the Limitation of Ward No.001 of the Kolkata Municipal Corporation and within the jurisdiction of A.D.S.R.O- Cossipore Dum Dum, District Registry Office-Barasat in the District of North 24 Parganas, particularly described in the Schedule herein below.

AND WHEREAS by virtue of the Joint Venture Agreement, dated 09.08.2018, registered before the A.D.S.R Cossipore Dum Dum, recorded as Book No.1, Volume No.1506-2018, Pages from 317141 to 317181, being No.150607145 for the year of 2018, we shall have to deliver the peaceful vacant possession of Land, measuring about 5 Cottahs of premises No.1/1, Kasiswar Chatterjee Lane, (Previously known as 1, Kasiswar Chatterjee Lane) Police Station Cossipore, Kolkata-700036, within the Limitation of Ward No.001 of the Kolkata Municipal Corporation, particularly described in the Schedule herein below to (1) **SK. SAMSD** (PAN-CCUPS8420G & AADHAAR No.9729 5171 4188), son of Late Sk. Alam Khairat, by faith-

Contd...P32

'Islam', by occupation-'Business', residing at Premises No.96/H/7, Cossipore Road, P.O-& P.S-Cossipore, Kolkata-700002, (2) **SRI RAJESH KUMAR SHAW** (PAN-AZLPS3634G & AADHAAR No.5175 2216 8176), son of Late Kishorilal Shaw, by caste & religion-'Hindu', by occupation-'Business', residing at premises No.7/J, Gopi Mondal Lane, P.O & P.S-Cossipore, Kolkata-700002, partners of "**M/S. S. R CONSTRUCTION**"-(**PAN-ADTFS2967G**), a partnership Firm, having its registered office at premises No.17/12, Satchasi Para Road, P.O & P.S-Cossipore, Kolkata-700002 as my true and lawful attorneys, for in my name and on my behalf, to do and execute and perform or cause to be done, executed and performed all of any of the following acts, deeds and things jointly and /or severally as per terms and conditions of the Joint Venture Agreement, dated 09.08.2018, registered before the A.D.S.R. Cossipore Dum Dum, being No.150607145 for the year of 2018 to develop the Land by making construction of the proposed G+4 Storied building as per sanctioned Plan, to be sanctioned by the Kolkata Municipal Corporation and the entire building except my allocation i, e Owners' allocation will be sold to the intending Purchaser or Purchasers according to the choice of the Attorneys/Developers.

AND WHEREAS I am sufficiently entitled to the said Land, as mentioned in the Schedule hereunder as I have absolute right and title and interest in the Land and have absolute authority to appoint Constituted Attorneys to act on my behalf for development of the said Land, particularly described in the Schedule herein below.

AND WHEREAS I, CHANDANA CHATTERJEE, daughter of Late Ram Chandra Chatterjee, by caste & religion-'Hindu', residing at premises No.1, Kasiswar Chatterjee Lane, P.O-Baranagar, P.S-Cossipore, Kolkata-700036 do hereby appoint and constitute **(1) SK. SAMSAD**, son of Late Sk. Alam Khairat, residing at Premises No.96/H/7, Cossipore Road, P.O-& P.S-Cossipore, Kolkata-700002, **(2) SRI RAJESH KUMAR SHAW**, son of Late Kishorilal Shaw, residing at premises No.7/J, Gopi Mondal Lane, P.O & P.S-Cossipore, Kolkata-700002, partners of "M/S. S. R CONSTRUCTION" as my true and lawful attorneys for in my names and on my behalf, to do and execute and perform or cause to be done, executed and performed all any of the following acts, deeds, and things jointly and /or severally as per terms and conditions of the Joint Venture Agreement, dated 9th day of August,2021, registered before the A.D.S.R Cossipore Dum Dum and recorded as Book No.1, Volume No.1506-2018, Pages from 317141 to 317181, being No.150607145 for the year of 2018.

1. To enter into hold and defend possession of the said land every part thereof and also to manage, maintain an administer the said land and every part of the Land, measuring about 5 Cottahs, situated at premises No. 1, Kasiswar Chatterjee Lane (Presently known as 1/1, Kasiswar Chatterjee Lane), Police Station Cossipore, Kolkata-700036. within the Limitation of Ward No.001 of the Kolkata Municipal Corporation, in the District of North 24 Parganas.

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2. To sign, execute and submit all development Plans, documents, statements, papers, undertaking declarations as may be required for necessary sanction Modification and/or alteration of Development plans by the Kolkata Municipal Corporation and other appropriate authorities.
3. To appears and represent me before any necessary Authorities including the Kolkata Metropolitan Developments Authority, Fire Brigade, West Bengal Police and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc. of the aforesaid land.
4. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary Authorities as the expedient for sanction modification and/or alterations of Development Plans and also to submit and take delivery of title deeds concerning the said Land, measuring about 5 Cottahs of premises No.1, Kasiswar Chatterjee Lane (Presently known as 1/1, Kasiswar Chatterjee Lane), Police Station Cossipore, Kolkata-700036, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation and within the jurisdiction of A.D.S.R.O Cossipore, Dum Dum, D.R-Barasat in the District of North 24 Parganas, particularly described in the Schedule herein below.
5. To develop the Land, measuring about 5 Cottahs, situated at premises No.1/1, Kasiswar Chatterjee Lane, (Previously known as 1,

Contd...P/6

Kasiswar Chatterjee Lane) Police Station Cossipore, Kolkata-700036, within the Limitation of Ward No.001 of the Kolkata Municipal Corporation, particularly described in the Schedule herein below by making construction of Multi-Storied building and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises.

6. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the name and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

7. To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as aforesaid.

8. To negotiate with others for sale of the Flat/Flats, Floors, Garages, Shops with regards to the Developer's 60% allocation in proposed building along with proportionate share of land and to represent me to sign in all kinds of documents such as agreements, Agreement for Sale, Conveyance/Deed of Sale or in any documents before the A.D.S.R Cossipore, D.R-Barasat and/or A.R.A, Kolkata for execution and registration the same in any manner

Contd...P/7

whatsoever as per terms and conditions, mentioned in page No.9, paragraph No.1.8 of the Joint Venture Agreement, dated 09.08.2018, registered before the A.D.S.R. Cossipore Dum Dum and recorded as Book No.01, Volume No.1, Volume No.1506-2018, Pages from 317141 to 317181, being No.150607145 for the year of 2018.

9. To collect advance or part payment or full consideration from the intending purchasers of flats with regard to the Developer's 60% allocation along with the proportionate share of land on my behalf as my said Attorneys shall think fit and proper.

10. To advertise in different newspapers and display hoarding in different places engages Agency or Agencies for selling of flats/garages.

11. To file and defend, suits, Case and applications of whatsoever nature for and behalf of or to be instituted preferred by or against any person or parsons in respect of the said premises and also to present and proceeds writ applications in respect thereof and to sign, declare and/or affirm any plant written, statements, petition. Affidavit Verification, Vokatnama.

12. To effect mutation in the office of the Kolkata Municipal Corporation in respect of 5 Cottahs of No.1, Kasiswar Chatterjee Lane (Presently known as 1/1, Kasiswar Chatterjee Lane), Police Station Cossipore, Kolkata-700036, particularly described in the Schedule herein below.

Contd...P/8

13. To sign, execute and submits the papers and documents for the purpose of obtaining Loan from any Private Or nationalized Bank or Organization by giving mortgage the property hereinbefore stated to appear and represent us before all Authorities having jurisdiction and to sign, execute and submits the same.

14. To for all or any of the purpose hereinbefore stated to appear and represent us before all Authorities having jurisdiction and to sign, execute and submits papers and documents and obtain the proposed/revised plan building and to receive the completion Certificate from the Competent Authority

AND GENERALLY to act as my Attorneys in relation to all matters touching my said land and building and on my behalf to do all instruments, acts, matters, Deed and things as fully and effectually I would do it we would personally present.

AND we do hereby agree to ratify and confirm all and whatever other act or acts as my said attorneys shall Lawfully do, execute or perform or cause to be done in the right or by virtue of the power or authority hereunder confirmed upon.

Contd...P/9

SCHEDULE OF THE PROPERTY

ABOVE REFERRED TO

ALL THAT piece and parcel of homestead land measuring about 5 Cottahs along with 1500 Square feet (Ground floor-750 Square feet and 750 Square feet on the 1st floor) Two storied building, Cemented flooring (being Lot No. "B" as shown in the earlier Partition Deed) situated on the South Side of premises No.1, Kasiswar Chatterjee Lane (Presently known as 1/1, Kasiswar Chatterjee Lane), Police Station Cossipore, Kolkata-700036, Assessee No.11-001-080-069-9, Borough-1, within the Limitation of Ward No.01 of the Kolkata Municipal Corporation and within the jurisdiction of A.D.S.R. Cossipore Dum Dum and D.R-Barasat in the district of North 24 Parganas, butted and bounded as follows:-

ON THE NORTH	: Other Part of the Land.
ON THE SOUTH	: 2/B, Kasiswar Chatterjee Lane.
ON THE EAST	: Vacant land of Premises No.1 , K.C. Lane.
ON THE WEST	: 20 Feet Wide Kasiswar Chatterjee Lane.

Contd...P/10

IN WITNESS WHEREOF we the parties have hereunto voluntarily and full consciousness of mind, free from any request of others as well as appreciated the contents and meaning of this Indenture put my respective hands and seals on this the 2nd day of November, 2022.

SIGNED, SEALED AND DELIVERED by the within named parties at Kolkata in the presence of:

WITNESSES

1. S. Joy Deb, Advocate,
Bar Association Room No. 9,
High Court, Calcutta,
2. Sukumar Chatterjee
1, Kasiswar Chatterjee
Lane, Kol-36

Charidana Chatterjee
Signature of Executants

Accepted by me cordially.

Rajesh Kr. Shaw
Signature of the Attorneys

Drafted & Prepared by :

Ujjwal Trivedi

UJJWAL TRIVEDI, Advocate,
Bar Association, Room No. 9,
High Court, Calcutta.
Enrolment No. W.B-2780/1999
Mobile No. 9073037551

Computer composed By :

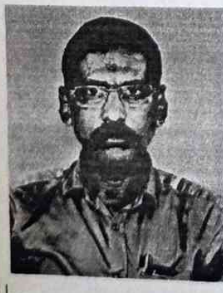
Satyaki Trivedi

SATYAKI TRIVEDI,

17/12, Satchasi Para Road,
Calcutta-700002.

UNDER RULE 44A OF THE I.R, ACT, 1908.

N:B-L.H-BOX TO THUMB PRINTS
R.H-BOX-THUMB TO SMALL PRINTS.

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

randana chatters

SKS

Rajesh Kr Shaw

Major Information of the Deed

Deed No. :	I-1506-14319/2022	Date of Registration	02/11/2022
Query No / Year	1506-8003109719/2022	Office where deed is registered	
Query Date	01/11/2022 3:28:14 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ujjal Trivedi Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836720816, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,14,07,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150607145/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Cossipur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kasiswar Chatterjee Lane, , Premises No: 1, , Ward No: 1 Pin Code : 700036

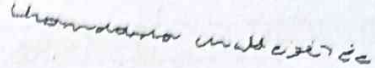
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha	1/-	1,03,95,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				8.25Dec	1 /-	103,95,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	1 /-	10,12,500 /-	

Dei Details :

Name,Address,Photo,Finger print and Signature

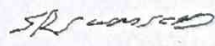
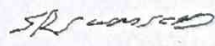
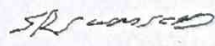
Name	Photo	Finger Print	Signature
Chandana Chatterjee Daughter of Late Ram Chandra Chatterjee Executed by: Self, Date of Execution: 02/11/2022 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office			
02/11/2022	LTI 02/11/2022	02/11/2022	

1 Kasiswar Chatterjee Lane, City:- , P.O:- Baranagar, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AVxxxxxx6Q, Aadhaar No: 92xxxxxxxx0231, Status :Individual, Executed by: Self, Date of Execution: 02/11/2022
 , Admitted by: Self, Date of Admission: 02/11/2022 ,Place : Office

Attorney Details :

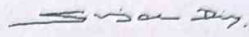
Sl No	Name,Address,Photo,Finger print and Signature
1	S R Construction 17/12 Satchasi Para Road, City:- , P.O:- Cossipur, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 , PAN No.:: CCxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Sk Samsad (Presentant) Son of Sk. Alam Klierat Date of Execution - 02/11/2022, , Admitted by: Self, Date of Admission: 02/11/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Nov 2 2022 11:08AM</td> <td>LTI 02/11/2022</td> <td>02/11/2022</td> <td></td> </tr> </tbody> </table> 96/H/7 Cossipur Road, City:- , P.O:- Cossipur, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: CCxxxxxx0G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S R Construction (as Partner)	Name	Photo	Finger Print	Signature	Sk Samsad (Presentant) Son of Sk. Alam Klierat Date of Execution - 02/11/2022, , Admitted by: Self, Date of Admission: 02/11/2022, Place of Admission of Execution: Office				Nov 2 2022 11:08AM	LTI 02/11/2022	02/11/2022	
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Nov 2 2022 11:08AM	LTI 02/11/2022	02/11/2022											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Rajesh Kumar Shaw Son of Late Kishorilal Shaw Date of Execution - 02/11/2022, , Admitted by: Self, Date of Admission: 02/11/2022, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Nov 2 2022 11:09AM</td> <td>LTI 02/11/2022</td> <td>02/11/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Rajesh Kumar Shaw Son of Late Kishorilal Shaw Date of Execution - 02/11/2022, , Admitted by: Self, Date of Admission: 02/11/2022, Place of Admission of Execution: Office				Nov 2 2022 11:09AM	LTI 02/11/2022	02/11/2022	
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Nov 2 2022 11:09AM	LTI 02/11/2022	02/11/2022											

Gopi Mondal Lane, City:- , P.O:- Cossipur, P.S:-Cossipur, District:-North 24-Parganas, West Bengal,
India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:
AZxxxxxx4G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S R
Construction (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Sujal Dey Son of Late Prafulla Dey High Court Cal, City:- , P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	02/11/2022	02/11/2022	02/11/2022
Identifier Of Chandana Chatterjee, Sk Samsad, Rajesh Kumar Shaw			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Chandana Chatterjee	S R Construction-8.25 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Chandana Chatterjee	S R Construction-1500.00000000 Sq Ft

07/11/2022 Query No:-15068003109719 / 2022 Deed No :| - 150614319 / 2022, Document is digitally signed.

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ate of Registration under section 60 and Rule 69.
tered in Book - I
ame number 1506-2022, Page from 497115 to 497131
ing No 150614319 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.11.07 12:24:38 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/11/07 12:24:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

07/11/2022 Query No:-15068003109719 / 2022 Deed No :I - 150614319 / 2022, Document is digitally signed.

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