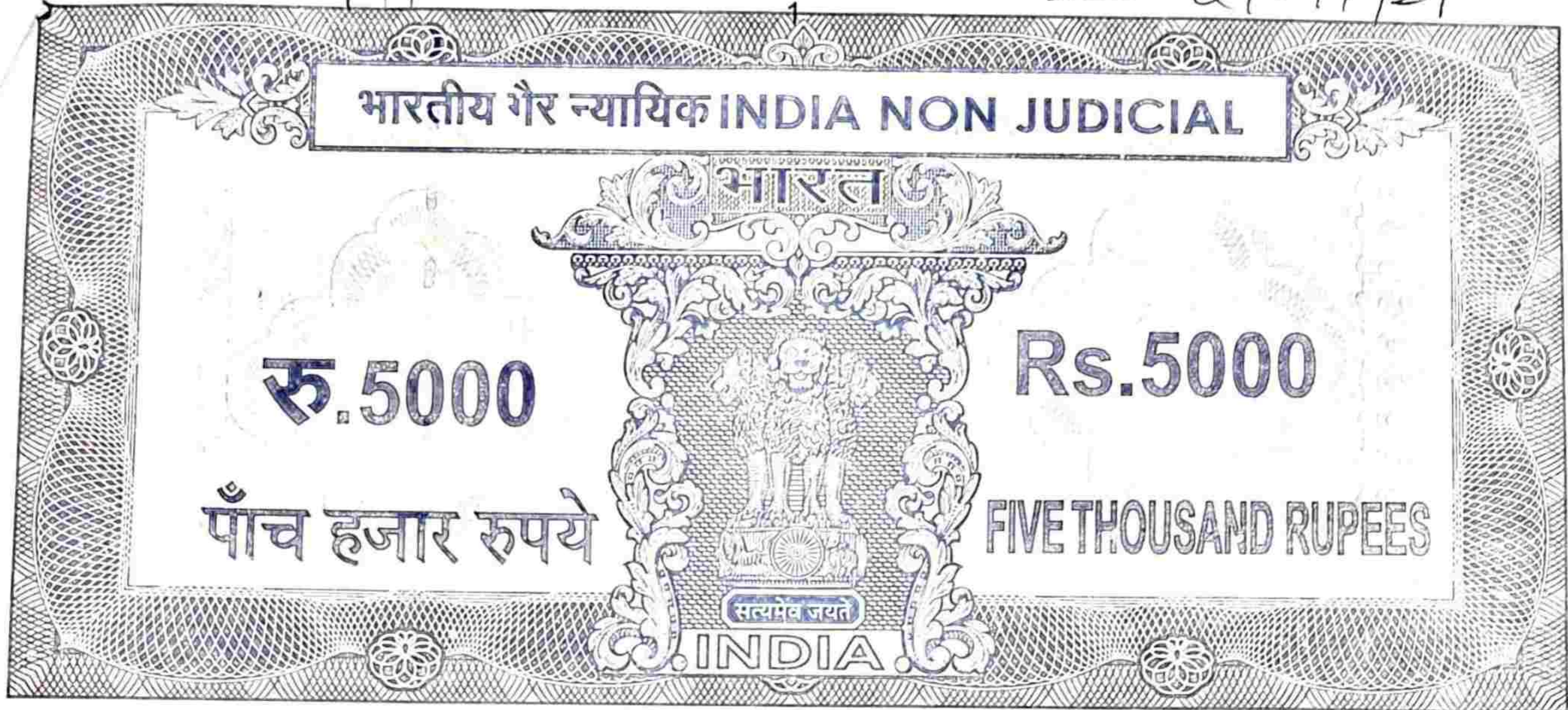


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भारतीय गैर न्यायिक INDIA NON JUDICIAL
 Verified that the document is admitted to
 registration. The signature sheets and
 the endroesement sheets attached with the
 document are the part of this document.

L 578189

District Sub-Register-III

Alipore South 24 parganas
DEVELOPMENT AGREEMENT**13 DEC 2024**

THIS DEVELOPMENT AGREEMENT is made on this **13th** of
 December, Two Thousand and Twenty-four **BETWEEN** M/S. SMILING
 RESIDENCY, Proprietorship firm, represented by its Proprietor SRI
 ANINDYA DASGUPTA (having PAN ADSPD8888L, Aadhaar No.
 6532 0691 5184), son of Late Arun Kumar Dasgupta, by faith Hindu, by
 Nationality Indian, by occupation Business, residing at No.87/3,
 Bosepukur Road, Kolkata-700 042, Post Office and Police Station Kasba,
 hereinafter called and referred to as the **OWNER** (which term or
 expression shall unless excluded by or repugnant to the subject or


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12 DEC 2024

0008



4099
A. No.
Sold to: Shambhu Kunda, Prop. Lokenath Constnction
at: 188, Rajdanga School Road, Kolkata-700 107.
Rupees: 5200



Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kolkata

4099 & 5200 (in fine name only)

081052 J



Chandhal Sankar
Advocate
son of Late Hari Kumar Sankar
Alipore Judges' Court
Kolkata-700 027.


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context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART AND SRI SHAMBHU KUNDU (having PAN AGAPK2904K, Aadhaar No. 2215 8614 5510), son of Late Sunil Kundu, by faith by Nationality Indian, carrying on business as Builder/Developer under the name and LOKENATH CONSTRUCTION, as Proprietor thereof, having its Office at No. 188. Rajdanga School Road, Kolkata - 700 107, Post Office Kasba, Police Station Kasba hereinafter called and referred to as the DEVELOPER (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the OTHER PART.

W H E R E A S :

- A) Jogendra Lal Basu, resident of Kasba was the absolute owner of ALL THAT the piece or parcel of 5 Cottahs 14 Chhitacks more or less land situated lying at Mouza Kasba, J. L. No. 13, comprised in part of Dag No. 2687, Khatian No. 819, Police Station Kasba being the Premises No. P-40, Jogendra Gardens, Calcutta and as thus absolute Owner of the said property had died intestate in the year 1926, leaving behind his 4 (four) Sons viz., Tulsi Charan Basu, Kanai Lal Basu, Kamakhya Charan Basu and Debi Charan Basu as

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his Heirs and Legal Representatives, who thus became the joint owners of the property as aforesaid.

- B) Out of the said Joint owners of the said property, Kanai Lal Basu, being a Widower had died intestate on 16th day of March, 1987, leaving his 3 (three) Brothers viz., Tulsi Charan Basu, Kamakhya Charan Basu and Debi Charan Basu as his Heirs.
- C) Thereafter out of the Owners of the said property, Tulsi Charan Basu had died intestate on 07th day of November, 1987, leaving behind surviving his Wife Debabala Basu and 6 (six) Subrata Basu, Susruta Basu, Sugata Basu, Sumit Basu, Sumantra Basu and Sujit Basu and 2 (two) Daughters viz., Chitra Ghosh and Mitra Biswas as his Heirs and Legal Representatives.
- D) In course of time Debabala Basu, wife of Late Tulsi Charan Basu had died intestate on 30th day of August, 2001, Sumanta Basu and Subrata Basu, both sons of Late Tulsi Charan Basu had also died intestate on 12th day of November, 1996 and 05th day of January, 2008 respectively.

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- E) Out of the aforesaid Owners of the property, on 23rd day of February, 1990 Kamakhya Charan Basu had also died intestate leaving his Wife Sati Rani Basu, 2 (two) Sons Sushen Basu, Suchitta Basu as his Heirs.
- F) Debi Charan Basu, was a Bachelor and being the owner in undivided 1/3rd share in the aforesaid property had died intestate on 25th day of April, 1995 and upon his death his undivided 1/3rd share was devolved upon the Sons and Daughters of Late Tulsi Charan Basu and Kamakhya Charan Basu.
- G) On 05th day of January, 2008, Subrata Basu, son of Late Tulsi Charan Basu, had died intestate leaving behind his Wife Bandana Basu, one Daughter Jaydipa Dasgupta and one Son Amitava Basu as his Heirs.
- H) On 12th day of November, 1996, Sumanta Basu, son of Late Tulsi Charan Basu, had died intestate leaving behind his Wife Rina Basu and one Daughter Sutapa Basu as his Heirs.

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- I) Upon respective demises of the Owners of the aforesaid property from time to time as herein mentioned, Sugata Basu, Sujit Basu, Susruta Basu, Sumit Basu, Smt. Bandana Basu, Smt. Sutapa Basu, Smt. Chitra Ghosh, Smt. Mitra Biswas, Smt. Rina Bsu, Smt. Jayadipa Dasgupta, Amitava Basu, Smt. Sati Rani Basu, Sushen Basu and Suchitta Basu became the joint owners of the said property situated at Premises No. P-40, Jogendra Gardens, Kolakta-700 078 having undivided share or interests therein.
- J) Being the Joint owners of the said property, the said Sugata Basu and Thirteen others, by and/or a Deed of Sale dated 11th day of December, 2008, therein described as the VENDORS of the ONE PART and M/s. Smiling Residency, the then Partnership Firm, having its office at No. 1756/1, Raipur Road, Kolkta-700 092, constituted by its Partners viz., Anindya Dasgupta, son of Late Arun Kumar Dasgupta and Chandan Bhattacharjee, son of Late Ajit Kumar Bhattacharjee, therein described as the PURCHASER of the OTHER PART, the said Vendors jointly sold, transferred, conveyed, assignment and assured ALL THAT the piece or parcel of 5 Cottahs 14 Chhitacks more or less of land with structures thereon comprised at Mouza Kasba, J. L. No. 13, comprised in Dag No. 2687, under Khatian No. 819, Police Station Kasba, being the Municipal Premises No. P-40, Jogendra Gardens, Kolkata-700 078,

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under KMC Ward No. 107 morefully described in the SCHEDULE thereunder written and the said Deed of Sale dated 11-12-2008 was registered at the Office of District Sub-Registrar-III Alipore, South 24-Prganas and was recorded in its Book No. I, Volume No.27, Page from 4192 to 4224, Being No. 160306910 for the year 2009.

- K) Under the aforesaid Deed of Sale dated 11-12-2008, Smiling Residency, the then Partnership Firm became the absolute owner of the said property Constituted by its the then Partners viz., Anindya Dasgupta and Chandan Bhattacharjee, Chandan Bhattacharjee, son of Late Ajit Kumar Bhattacharjee, one of the Partners of Smiling Residency had died intestate on 02nd day of November, 2020 leaving his Wife Smt. Alo Bhattacharjee and 2 (two) Daughters viz., Ankita Bhattacharjee and Rupanwita Bhattacharjee as his Legal Heirs, who jointly inherited the undivided $\frac{1}{2}$ (one-half) Share in the aforesaid property situated at Premises No. P-40, Jogendra Gardens, Kolkata-700 078 as left by said Chandan Bhattacharjee, since deceased.

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- L) Thereafter, the said Legal Heirs of said Chandan Bhattacharjee, since deceased, by and/or under a Deed of Dissolution of Partnership dated 20th day of July, 2023, registered at the Office of the District Sub-Registrar-III Alipore, South 24-Parganas and recorded in its Book No. IV, Volume No. 1603-2023, Page from 9088 to 9106, Being No. 160300524 for the year 2023, the said Legal Heirs of Chandan Bhattacharjee i.e., Smt. Alo Bhattacharjee, Ankita Bhattacharjee and Rupanwita Bhattacharjee retired from the Partnership business of said Smiling Residency and thus the said Partnership Business being dissolved under the said Deed of Dissolution dated 20-07-2023 was/is devolved upon Anindya Dasgupta and thus Anindya Dasgupta became the Proprietor of M/s. Smiling Residency and as well as owner of the entire property situated at Premises No. 803, Jogendra Garden (Mailing Address P-40, Jogendra Gardens), Kolkata-700 078.
- M) Being the absolute owner of the said property, Anindya Dasgupta, Proprietor thereof had recorded the name of Smiling Residency in the Assessment Records of the Kolkata Municipal Corporation and the property situated at Premises No. 803, Jogendra Garden (Mailing Address P-40, Jogendra Gardens), Kolkata-700 078 was/is assessed bearing Assessee No. 311070512183 under KMC Ward No. 107 and the property in its entirety is fully described in the FIRST SCHEDULE hereunder.

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- N) Subsequently, with the intention of development of the properties as aforesaid, the Owner have approached the Developer herein for development of the said properties as and by way of construction of a new building or buildings thereon within the said premises and in the matter of such development the Owner have made negotiations with Developer from time to time.
- O) Relying on the representations and believing the same to be true and correct the Developer have agreed to undertake the development work of the said premises on the terms conditions hereinafter appearing.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNER AND THE DEVELOPER AS FOLLOWS :

1. The new building or buildings as proposed to be constructed within the said property would be comprised in Flats/Car Parking Spaces and one Shop in Ground floor therein.
2. In the new constructed building/buildings the Owner shall be entitled to retain 40% (forty percent) of the total Sanctioned Area comprised the following Allocations within the said premises.

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The Owner's Allocation in the new building is fully described in **Part - I of SECOND SCHEDULE** hereunder and also as follows :

- a) Entire First floor comprised of 2 Nos. Three Bed Room self-contained flats ;
- b) One Three Bed Room Flat on Top floor in North-West side;
- c) 3 (three) Nos. Car Parking Spaces having 135 Sq. ft. each viz.,
Car Parking Space Nos. 2, 5 and 7 ;
- d) 40% of Shop Area in Ground floor ;

The Owner's Allocations in the new building are fully described in the **PART-I of the SECOND SCHEDULE** hereunder.

- e) In addition to above allocated area, the Owner is entitled to the Super built-up Area of 257 Sq. ft. more or less within his Allocations and the Developer to equalize the 40% Allocated Area in the new building shall pay the Non-Refundable Amount of said 257 Sq. ft. Super Built-up Area to the Owner at the prevailing Market Rate.
- f) Besides the Allocations of Flats/Car Parking Spaces in the new building, the Developer have already paid the **REFUNDABLE/ADJUSTABLE AMOUNT of Rs.15,00,000/-** (Rupees Fifteen Lakhs only) to the Owner before execution of

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this Development Agreement, which would be either refunded by the Owner to the Developer (without any Interests) before receiving possession of Owner's Allocations in the new building or alternatively, the same may be appropriated from the Owner's Allocated Area at the prevailing market rate.

3. Besides the Owner's Allocations as aforesaid, the **Developer** shall be entitled to retain the following Allocations/areas in the new Building and the Developer's Allocations in the new building are as follows :
4. In the new constructed building the Developer within the Ratio of **60%** (sixty per cent) of the total Sanctioned Area shall be entitled to retain the following constructed area within the said premises. The Owner's Allocation in the new building is fully described in **Part - II of SECOND SCHEDULE** hereunder and also as follows :
 - a) **Entire Second floor** comprised of self-contained flats ;
 - b) **Entire Third floor** comprised of self-contained flats ;
 - c) **One Three Bed Room Flat on Top floor in North-East side;**
 - d) **60% of the Shop Area in Ground floor ;**

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e) 5 (five) Nos. Car Parking Spaces in Ground floor viz., Car Parking Space Nos. 1, 3, 4, 6 and 8 ;

The allocations of Developer are fully described in the **Part – II** of the **SECOND SCHEDULE** hereunder.

5. It is hereby further agreed and declared between the Owner and the Developer herein that ALL THAT the Shop in Ground floor facing Municipal Road in North side as would be sanctioned by the Kolkata Municipal Corporation in the Building Plan shall remain within the Joint Allocations of the Owner in the Ratio of 40% and the Developer shall have his Allocations in the Ratio of 60% and at the time of Sale of the said Shop in Ground floor, both the Owner and the Developer shall execute the relevant Deed of Sale/Transfer jointly and Sales proceeds thereof shall be appropriated according to their Ratio of 40% : 60% as aforesaid.
6. Before execution of this Development Agreement, the Developer have out of his funds have already changed the Character of the said land in the premises (from Bagan to Bastu) in the records of Block Land & Land Reforms Office which have been sanctioned under Memo No. 17/975/BL&LRO/Kol. dated 29-03-2022 under Conversion Case No. CN/2022/1630/808.

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7. It is declared that upon receipt of Sanctioned Building plan from the Kolkata Municipal Corporation, the Developer shall notify the Owner to vacate the premises and within 7(seven) days of such Notice the Owner shall deliver vacant and peaceful possession of the said premises in its entirety to the Developer for the purpose of commencement of construction of new building/buildings thereon.
8. During the period of Construction of the new building/buildings within the said premises, the Owner shall extend his all out co-operation to the Developer herein. The Developer shall construct the proposed building in accordance with the Sanctioned Building Plan as would be granted by the Kolkata Municipal Corporation.
9. Subject to Force Meajure and circumstances beyond control the Developer shall complete the construction of the new building/buildings comprised in the said premises in habitable conditions within the period of 36 (Thirty-six) months from the date of execution of this Development Agreement.

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10. From the date of delivery of vacant possession of the said premises in favour of the Developer, the Developer shall hold the possession of the premises till completion of the Construction and delivery of possession of Owner's Allocation and Developers' Allocation (in favour of intending Purchasers out of Developer's Allocations).
11. The Developer shall construct and complete the New Building in the said premises with first class standard materials and also in accordance with the specifications as mentioned in the **THIRD SCHEDULE** hereunder and the new Building shall be for Residential purposes.
12. The Developer being fully satisfied about the title of Owner as well as land/property have entered into this Development Agreement and shall be liable to face all problems, if any, including Kolkata Municipal Corporation and other authorities/organizations, at his own costs and expenses.
13. After getting possession of the said premises the Developer shall carry out all jobs for the project.

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14. All costs, charges, expenses etc. for construction of the new building/buildings in the said premises shall be borne by the Developer and the Owner shall have no financial obligations thereof.
15. The Owner shall be exclusively entitled to deal with the Owner's Allocated Area in the new building/buildings and the Developer shall be exclusively entitled to the Developer's Allocated Area therein and the Developer shall be at liberty to sale/transfer their allocated portion in favour of any person or persons at any consideration which may be considered by the Developer and the Owner shall not be entitled to interfere in such sale in any manner.
16. After completion of construction and delivery of possession of Owner's Allocations in the new building, the Owner shall convey, sell to the Developer's nominee or nominees i.e. prospective Purchasers therein the undivided proportionate share in the land appurtenant to the flats, Car Parking Space, Shop etc. out of Developer's Allocations.
17. During the period of construction the Developer shall take all responsibilities of Labours' fees, charges, costs of materials accidents etc., and the Developer shall keep the Owner saved

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harmless and indemnified in respect of any loss, damage that may arise in construction of the new building and the Owner shall not be responsible in any manner whatsoever and similarly the Owner shall keep the Developer saved harmless and indemnified in respect of any claim over and in respect of the Ownership of the said premises.

18. In order to proceed with the construction and as well as to enable the Developer to receive any Advance/Earnest/Consideration money from the intending Purchasers of flats, Car Parking Space in the new building out of Developer's Allocations, the Owner shall grant a Development Power of Attorney and also a General Power of Attorney in favour of the Developer in terms of this Development Agreement and the Developer shall bear all costs/expenses of registration of such Power of Attorney and/or all documents thereof.
19. Upon completion of construction of the new building/buildings, the Developer shall inform the Owner to take delivery of possession of the Owner's Allocated area in the new building first (before delivery of possession of Developer's Allocated Area) and

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the Owner within 7 (seven) days from the date of such intimation shall take possession of their allocations therein.

20. During the period of construction the Owner shall not cause any interference in construction work to be carried out by the Developer.
21. In case of any reasonable difficulties and circumstances beyond control which may arise due to any reason beyond the control of the Developer, then in such event the time for completion of the new building shall be extended as mutually would be agreed upon by and between the parties hereto but in any event the said extended period shall not exceed 6 (six) months.
22. The Developer shall arrange Electricity connection for the entirety of the new building including the Area of the Owner the Developer shall bear the total amount of deposits and expenses as be required to obtain electricity from CESC in their Allocated area. It is hereby agreed by the Developer that the Developer after completion of construction of the new building at the premises at his costs/expenses shall obtain Completion Certificate from the

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Kolkata Municipal Corporation within the period of next 8 (eight) from the date of completion of construction and on failure the said Completion Certificate shall be obtained upon deposit of penal fees to KMC.

23. After completion of construction the Owner and the Developer with the joining of Purchasers shall form an Association of Owner in the new Building/Buildings for the purpose of maintenance, safety, security of the Building and common portions thereof and in such Association the Owner and the prospective Purchasers shall also join and observe rules and regulations thereof.
24. The Owner herein have appointed the Developer as the exclusive Developer for construction of new building/buildings at the said premises and during continuance of this Agreement shall not be entitled to engage any other person/firm for the purpose of construction.
25. It is declared by the Owner that in the event any additional work or jobs are done in the Owner' Allocated portion, the Owner shall bear all cost of such additional jobs separately.

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26. Courts of District South 24-Parganas, having territorial jurisdictions over the said property including Hon'ble High Court at Calcutta shall have the jurisdictions in all matters relating to or arising out of this Agreement.
27. Any terms, conditions, covenants mentioned herein may be altered, varied, modified between the parties hereto and in all such cases the same shall be always in writing and this Agreement and/or its terms shall have commencement on and from the day of execution of these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(Description of the property/premises)

ALL THAT the piece or parcel of 5 (five) Cottahs 14 (fourteen) Chhitacks more or less of land with Tile Shed structures of 200 Sq. ft. more or less thereon comprised at Mouza Kasba, J. L. No. 13, comprised in R. S. and L. R. Dag No. 2687, R. S. Khatian No. 819, L. R. Khatian No. 3292, Police Station Kasba, being the Municipal Premises No. 803, Jogendra Garden (Mailing Address P-40, Jogendra Gardens), Kolkata-700 078 under KMC Ward No. 107 whereon or whereupon the proposed new Ground plus Four storied Building is to be constructed. The said premises is being assessed under Assessee No. 311070512183 and the said premises is butted and bounded as follows :

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ON THE NORTH :By 18'ft. wide KMC Road ;

ON THE SOUTH : By Plot No. P-12, Jogendra Gardens ;

ON THE EAST : By Plot No.P-32, Jogendra Gardens ;

ON THE WEST :By Plot No. P-31, Jogendra Gardens ;

THE SECOND SCHEDULE ABOVE REFERRED TO :

PART - 'I'

*(Description of Owner's Allocations in the
new Building after construction)*

28. In the new constructed building the Owner shall be entitled to retain the following Allocations out of the total constructed area within the said premises. The Owner's Allocation in the new building is fully described hereunder and also as follows :

- a) Entire First floor comprised of 2 Nos. Three Bed Room self-contained flats ;
- b) One Three Bed Room Flat on Top floor in North-West side;
- c) 3 (three) Nos. Car Parking Spaces having 135 Sq. ft. each viz.,
Car Parking Space Nos. 2, 5 and 7 ;
- d) 40% of the Shop Area in Ground floor ;
- e) In addition to above allocated area, the Owner is entitled to the Super built-up Area of 257 Sq. ft. more or less within his Allocations and the Developer to equalize the 40% Allocated

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DISTRICT SUB REGISTRAR-III
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Area in the new building shall pay the Non-Refundable Amount of said 257 Sq. ft. Super Built-up Area to the Owner at the prevailing Market Rate.

- f) Besides the Allocations of Flats/Car Parking Spaces in the new building, the Developer have already paid the **REFUNDABLE/ADJUSTABLE AMOUNT** of Rs.15,00,000/- (Rupees Fifteen Lakhs only) to the Owner before execution of this Development Agreement, which would be either refunded by the Owner to the Developer (without any Interests) before receiving possession of Owner's Allocations in the new building or alternatively, the same may be appropriated from the Owner's Allocated Area at the prevailing market rate.

PART-II

(Developer's Allocations in the new building)

- a) **Entire Second floor** comprised of self-contained flats ;
- b) **Entire Third floor** comprised of self-contained flats ;
- c) **One Three Bed Room Flat on Top floor in North-East side;**
- d) **60% of the Shop Area in Ground floor ;**
- e) **5 (five) Nos. Car Parking Spaces in Ground floor viz., Car Parking Space Nos. 1, 3, 4, 6 and 8 ;**

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THE THIRD SCHEDULE ABOVE REFERRED TO :
(Specifications of Construction)

- 1) Reinforced cement concrete framed super structure with R.C.C. Columns, beams and slabs, designed by a qualified Engineer in appropriate manner as per relevant Indian Standards.
- 2) All exterior walls will be of 200 mm. thick and partition walls will be 75 mm. thick with 1 : 6 and 1 : 4 cement sand mortar.
- 3) Floor : All flooring Tiles (2'x2'-anti skid (Bed Room/Living-Dining/Kitchen/Toilet/ Balcony).
- 4) Wall : Plastered wall smooth finished with Putty.
- 5) Door : 32 mm. phenol bonded flush door with sal 4' x 2'-1/2" section wood frame with two Coates of primer and two Coates of synthetic enamel.
- 6) Window : M/s frame 3 mm. thick pinned glass/clean glass paneled window frame, coated with two coates of primer and two coates of synthetic enamel with 18.5 mm. flat
- 7) 36" high from kitchen table and along the adjacent side/sides of the wall, tiles, finished cooking counter with Black Stone 12 sink facility and white glazed tiled on the wall above the counter upto a height of 2'-8" / 32".
- 8) Concealed pipe line of PVC surface pipe line (Supreme).
- 9) Concealed pipe lines of PVC pipes (Supreme).

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- 10) Wash hand basin white (Hindware/Parryware).
- 11) All European Type W.C. and One Anglo Indian Commode (Hindware/Parryware).
- 12) Chromium plated stop cocks, bid cocks and showers (make). All Make ISI Brand (Cozi/D'Sons).
- 13) Water pipe line in all toilets (Supreme).
- 14) Glazed tile upto 6'-0" / 72" high.
- 15) Living/Dining : 2 (two) ceiling fan points, 4 (four) Nos. of wall mounted light point.
- 16) Bed Rooms : One ceiling fan point, 2 (two) wall mounted light points 1 (one) light plug point (5 Amp.), 2 AC Point in each flat..
- 17) Toilet : One wall mounted point one Exhaust point for Toilet each Toilet.(Common Toilet- Hot & Cold), W.C., only Cold
- 18) Kitchen : One light point from wall mounted and 1 (one) power plug point at 15 Amp. In Kitchen and 1 (one) no. plug points 5 Amp.
- 19) Additional power plug point 15 Amp. One for Refrigerator at Drawing Room, one for Washing Machine, one for other misc. appliance.
- 20) One distribution box with protective devices.
- 21) All wiring shall be concealed and with copper wires (Finolex-fire Proof).
- 22) Lift of 4 Passengers.

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DISTRICT SUB REGISTRAR-III
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13 DEC 2024

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

SIGNED, SEALED AND DELIVERED
BY THE OWNER AT KOLKATA IN
THE PRESENCE OF :

1. *Chanchal Santra*
Advocate

2. *Shibam Kundu*

SMILING RESIDENCY

Himendra Dasgupta
Proprietor

(OWNER)

SIGNED, SEALED AND DELIVERED
BY THE DEVELOPER AT KOLKATA IN
THE PRESENCE OF :

1. *Chanchal Santra*
Advocate

2. *Shibam Kundu*
195A, Rajbari main Road

Drafted by : *Kol-107*

For LOKENATH CONSTRUCTION

Shankar Kuntz
Proprietor

(DEVELOPER)

Chanchal Santra

(Chanchal Santra)

Advocate

Regn. No. WB/496/1984

Alipore Judges' Court.

Typed by :

Sunil Kr. Dey
(Sunil Kr. Dey)

513, Chittaranjan Colony,
Baghajatin, Kolkata-700 092.

SMILING RESIDENCY

Prophet



DISTRICT SUB REGISTRAR-III
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RECEIVED of and from the within named DEVELOPER, the within mentioned sum of Rs.15,00,000/- (Rupees Fifteen lakhs only) being the Refundable/Adjustable Amount as mentioned in this Development Agreement as per Memo below :

MEMO OF RECEIPT

Particulars	Amount
24-02-2020 By A/c. Payee Cheque No.107137 on Axis Bank Ltd., Kasba Branch.	Rs.15,00,000.00

Rs.15,00,000.00

(Rupees Fifteen Lakhs only)

Witnesses:

1. *Chandul Sarbajit*
Advocate

2. *Surbam Wadga*

SMILING RESIDENCY

Divyanka Dasgupta
Proprietor

(Owner)

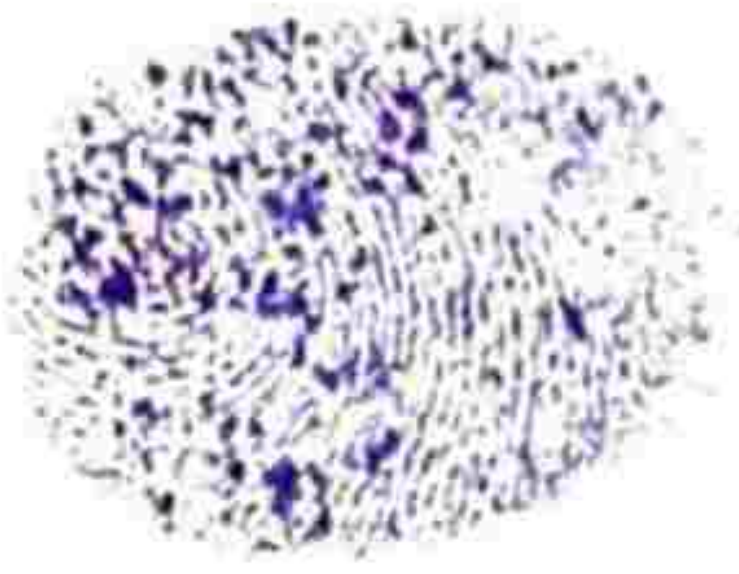




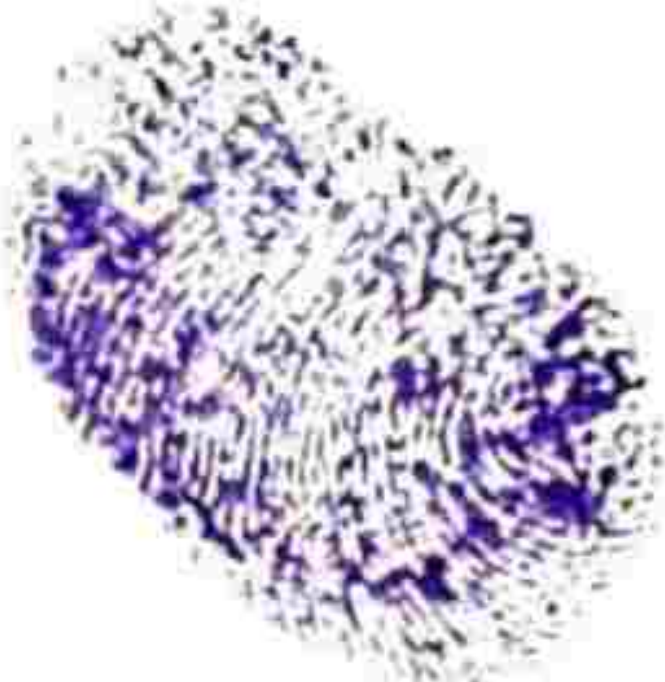

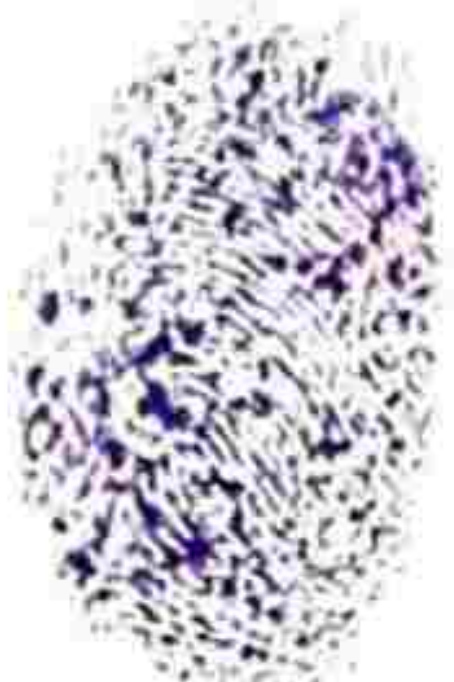


SMILING RESIDENCY

10/12/2024













DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

13 DEC 2024

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name ANINDYA DASGUPTA

Signature Anindya Dasgupta

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SHAMBHU KUNDU

Signature Shambhu Kundu

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

13 DEC 2024

Major Information of the Deed

Deed No :	I-1603-21091/2024	Date of Registration	13/12/2024
Query No / Year	1603-2003156930/2024	Office where deed is registered	
Query Date	12/12/2024 12:19:28 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Chanchal Santra Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830031694, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 15,00,000/-]	
Set Forth value		Market Value	
		Rs. 2,85,77,250/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,021/- (Article:48(g))		Rs. 15,053/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: JOGENDRA GARDEN, Road Zone : (Other than on R.B. Connector -- Other than on R.B. Connector) , , Premises No: P-40, , Warc No: 107 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 14 Chatak		2,85,17,250/-	Width of Approach Road: 18 Ft.,
Grand Total :				9.6938Dec	0 /-	285,17,250 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	0 /-	60,000 /-	






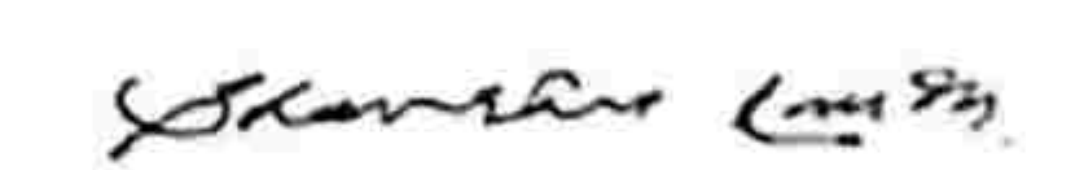
Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature
1	SMILING RESIDENCY 87/3 BOSEPUKUR ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Date of Incorporation:XX-XX-1XX6 , PAN No.: ADxxxxxx8L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	LOKENATH CONSTRUCTION 188 RAJDANGA SCHOOL ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Date of Incorporation:XX-XX-1XX8 , PAN No.:: AGxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANINDYA DASGUPTA Son of Late Date of Execution - 13/12/2024, , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office		 Captured	
	Dec 13 2024 12:53PM	LTI 13/12/2024	13/12/2024	
87/3 BOSE PUKUR ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: ADxxxxxx8L, Aadhaar No: 65xxxxxxxx5184 Status : Representative, Representative of : SMILING RESIDENCY (as AS PROPRIETOR)				
2	Name	Photo	Finger Print	Signature
	Mr SHAMBHU KUNDU (Presentant) Son of Late SUNIL KUNDU Date of Execution - 13/12/2024, , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office		 Captured	
	Dec 13 2024 12:54PM	LTI 13/12/2024	13/12/2024	
188 RAJDANGA SCHOOL ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.: AGxxxxxx4K, Aadhaar No: 22xxxxxxxx5510 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as AS PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHANCHAL SANTRA Son of Late HARI KUMAR SANTRA ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	13/12/2024	13/12/2024	13/12/2024
Identifier Of Mr ANINDYA DASGUPTA, Mr SHAMBHU KUNDU			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SMILING RESIDENCY	LOKENATH CONSTRUCTION-9.69375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SMILING RESIDENCY	LOKENATH CONSTRUCTION-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160321091 / 2024

On 13-12-2024

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 12:15 hrs on 13-12-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SHAMBHU KUNDU ,.

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 2,85,77,250/-

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

Execution is admitted on 13-12-2024 by Mr ANINDYA DASGUPTA, AS PROPRIETOR, SMILING RESIDENCY (Sole Proprietorship), 87/3 BOSEPUKUR ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042

Indetified by Mr CHANCHAL SANTRA, , , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 13-12-2024 by Mr SHAMBHU KUNDU, AS PROPRIETOR, LOKENATH CONSTRUCTION (Sole Proprietorship), 188 RAJDANGA SCHOOL ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr CHANCHAL SANTRA, , , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,053.00/- (B = Rs 15,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 15,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2024 2:19PM with Govt. Ref. No: 192024250313358048 on 12-12-2024, Amount Rs: 15,021/-, Bank: SBI EPay (SBlePay), Ref. No. 6649741106545 on 12-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4099, Amount: Rs.5,000.00/-, Date of Purchase: 12/12/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2024 2:19PM with Govt. Ref. No: 192024250313358048 on 12-12-2024, Amount Rs: 35,021/-, Bank: SBI EPay (SBlePay), Ref. No. 6649741106545 on 12-12-2024, Head of Account 0030-02-103-003-02



Md Iyaraftun Gazi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 546342 to 546372

being No 160321091 for the year 2024.



Bdasgupta

Digitally signed by Baishali Dasgupta
Date: 2024.12.16 15:02:21 +05:30
Reason: Digital Signing of Deed.

(Baishali Dasgupta) 16/12/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.