

11458/23

L-11470/2023



भारतीय गैर न्यायिक INDIA NON-JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

K 842592

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

[Signature]

Addl. District Sub-Registrar
Bahala, South 24 Parganas

22 SEP 2023

A.No. 2002261-782/2023

2 R.M.
22/9

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 22nd day of September, 2023 (Two Thousand Twenty Three);

BETWEEN

Chirman Ghor

Shubhendra Chakraborty

Animesh Khamarui

A.D. CONSTRUCTION
Chirman Ghor
Partner

সংসদ
সাবে
চেয়ার
মেন্স এ. ডি. এস. আর. অফিস



Sanjit Mondal
Sankhari pata
Sarsuna, Pin-700061



Major Information of the Deed

Deed No :	I-1607-11470/2023	Date of Registration	22/09/2023
Query No / Year	1607-2002361772/2023	Office where deed is registered	
Query Date	16/09/2023 10:55:27 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Md Mahsin 63, Panch Masjid Road, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No. : 9831672757, Status : Solicitor firm		
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 5,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 34,44,823/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assent slip (Urban area)		

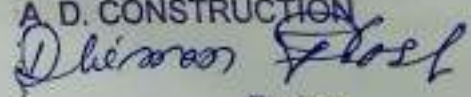
Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Amritalai Mukherjee Road, Premises No: 13, Ward No: 125 Pin Code: 700008



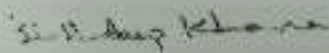
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	6 Katha 4 Chatak 37 Sq Ft	1/-	34,17,823/-	Width of Approach Road 16 Ft.
Grand Total				10.3973Dec	1/-	34,17,823/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	27,000/-	

A. D. CONSTRUCTION

 Partner




Land Lord Details :

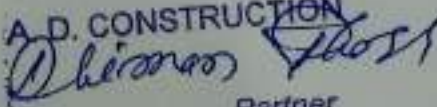
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SHUBHADEEP KHANRA Son of Mr BISWARANJAN KHANRA Executed by: Self, Date of Execution: 22/09/2023 Admitted by: Self, Date of Admission: 22/09/2023, Place : Office			
13, AMRITAJAL MUKHERJEE ROAD,, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: BExxxxxx4C, Aadhaar No: 78xxxxxxxx1341, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023, Admitted by: Self, Date of Admission: 22/09/2023, Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	A D CONSTRUCTION 70, BHUPEN ROY ROAD,, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr DHIMAN GHOSH (Presentant) Son of Late MOHANTO GHOSH Date of Execution :- 22/09/2023, Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office			
130, DAKHIN BEHALA ROAD,, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx7Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : A D CONSTRUCTION (as Partner)				

A.D. CONSTRUCTION

 Partner

Name	Photo	Finger Print	Signature
Mr ANIMESH KHAMARU Son of Late DULAL CHANDRA KHAMARU Date of Execution - 22/09/2023. Admitted by: Self. Date of Admission: 22/09/2023. Place of Admission of Execution: Office			
	Sep 22 2023 2:50PM	L1 120562521	22/09/2023

S-17 SABAUNA PARA ROAD, City - P.O. BARISHA P.S. Thakurpukur District -South 24-Parganas West Bengal India PIN - 700008. Sex Male. By Caste Hindu Occupation Business Citizen of India PAN No. ~~XXXXXXXXXX~~ Aadhaar No Not Provided by UIDAI Status Representative Representative of A D CONSTRUCTION (as Partner)

Identifier Details

Name	Photo	Finger Print	Signature
Sanjit Mondal Son of Mr. Brajendra Chandra Mondal Vill-Sankhan Pola, City - P.O. - Sarsuna, P.S. Maheshwara District-South 24-Parganas West Bengal India PIN - 700081			
	22/09/2023	22/09/2023	22/09/2023

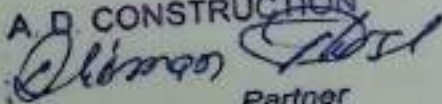
Identifier Of Mr CHITMAN GHOSH, Mr ANIMESH KHAMARU, Mr SHUBHADEEP KHANRA

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr SHUBHADEEP KHANRA	A D CONSTRUCTION-10.3973 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr SHUBHADEEP KHANRA	A D CONSTRUCTION-100.00000000 Sq Ft

A D CONSTRUCTION

 Partner

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1607-2023, Page from 341733 to 341789
being No 160711470 for the year 2023.



Digitally signed by SOURAV CHAKRABORTY
Date: 2023.10.03 15:29:17 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 03/10/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

A. D. CONSTRUCTION
Oliverman
Partner

SHUBHADEEP KHANRA

SHUBHADEEP KHANRA, PAN-BEZPK3234C, Aadhaar No. 783026041341, Son of Biswaranjan Khanra, by faith-Hindu, by Nationality-Indian, by Occupation: Student, both are jointly residing at 13, Amritalal Mukherjee Road, P.S. Thakurpukur, Kolkata:- 700008, hereinafter both jointly called and referred to as the "**OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

A.D. CONSTRUCTION, PAN - AAJFA8493N, a Partnership Firm, having its Office at 70, Bhupen Roy Road, P.O. Behala, Police Station: Behala, Kolkata:- 700034, represented by its Partners 1. **SRI DHIMAN GHOSH PAN- AHEPG1897Q,** Son of Late Mohanto Ghosh, by faith- Hindu, by Nationality- Indian, by Occupation-Business, residing at 130, Dakhin Behala Road, P.O. Sarsuna, Police Station: Thakurpukur,

Dhiman Ghosh

A.D. CONSTRUCTION
Dhiman Ghosh
Partner

Kolkata:- 700061, and 2 **SRI ANIMESH KHAMARU PAN-ALTPK8126F**, Son of Late Dulal Chandra Khamaru, by faith- Hindu, by Nationality-Indian, by Occupation-Business, residing at 61/C, Sabarna Para Road, P.O. Barisha, Police Station: Thakurpukur, KOLKATA:- 700008, hereinafter called the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Bijoy Krishna Bandopadhyay, son of Late Biharilal Bandyopadhyay, by a registered Deed of Indenture, which was duly registered in the Office of Joint S.R. at Alipore and recorded in Book No.I, Volume No. 46, Pages 222 to 225, being No. 2484, for the year 1946 purchased ALL THAT piece and parcel of landed property measuring more or less 17 ½ Satak situated and lying at Mouza Paschim Barisha, J.L. No. 19, R.S. No 43, Touzi No. 1-6, 8-10, 12-16, Pargana-Khaspur, under Khatian Nos. 664, 1948 & 1949,

Dilip Kumar Ghosh

A. D. CONSTRUCTION
Dilip Kumar Ghosh
 Partner

corresponding to Dag No. 488, within the limits of the then South Suburban Municipality at present the Kolkata Municipal Corporation (S.S. Unit), Police Station previously Behala at present Thakurpukur, A.D.S.R. Office Alipore, D.S.R. Office Alipore, District South 24 Parganas, from its the then Owners Sri Sushil Kumar Bandyopadhyay, Sri Anil Kumar Bandyopadhyay and Sri Sunil Kumar Bandyopadhyay for the valuable consideration as mentioned therein.

AND WHEREAS after the aforesaid purchase said Bijoy Krishna Bandyopadhyay became the absolute owner of the aforesaid entire landed property measuring more or less 17 ½ Sataks and while was in absolute possession and enjoyment of the same without any interruption and/or obstruction from any third party in any manner whatsoever said Bijoy Krishna Bandyopadhyay executed a Deed of Family Settlement wherein said Bijoy Krishna Bandyopadhyay was the settler and Pankaj Kumar

Shri Manoj Ghose

Animesh Chatterjee

A.D. CONSTRUCTION
Shri Manoj Ghose
Partner

Bandyopadhyay, Sree Kumar Bandyopadhyay, Kamal Kumar Bandyopadhyay, Amal Kumar Bandyopadhyay, Asit Kumar Bandyopadhyay, Ajit Kumar Bandyopadhyay, Deb Kumar Bandyopadhyay and Rabin Bandyopadhyay were the trustees. The said Deed of Family Settlement was duly registered in the Office of S.R. Behala and recorded in Book No. I, Volume No. 43, pages 41 to 46, being Deed No. 2999 for the year 1958.

AND WHEREAS in terms of the said registered Deed of Family Settlement one of the trustees namely Kamal Kumar Bandyopadhyay was exclusively allotted an area measuring 1(One) Bigha 1(One) Cottah 1(One) Chittak be the same a little more or less of landed property situated and lying at Mouza Paschim Barisha, J.L. No. 19, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, Pargana-Khaspur, under Khatian No. 1949, corresponding to Dag No. 488, within the limits of the then South Suburban Municipality at present the Kolkata Municipal Corporation (S.S. Unit), Police Station previously

Dhiman Ghosh

A. D. CONSTRUCTION
Dhiman Ghosh
 Partner

Behala at present Thakurpukur, District South-24 Parganas.

AND WHEREAS subsequently it transpired that in the said registered Deed of Family Settlement due to inadvertence and bonafide typographical mistake the Khatian No has been wrongly written as 1449 instead of Khatian No. 1949 and said Kamal Kumar Bandyopadhyay by a registered Deed of Declaration rectified the said mistake and corrected the Khatian No. 1949. The said Deed of Declaration was duly registered in the Office of the S.R. Alipore at Behala vide Book No-I, Volume No. 12, Pages 81 to 82, being Deed No 548, for the year 1976.

AND WHEREAS thus by strength of the aforesaid Deed of Family Settlement said Kamal Kumar Bandyopadhyay became the absolute owner in respect of **ALL THAT** piece and parcel of an area measuring 1(One) Bigha 1(One) Cottah 1(One) Chittak be the same a little more or less of landed property situated and lying at Mouza Paschim Barisha, J.L.

Dhiman Ghose

A. D. CONSTRUCTION
Dhiman Ghose
Partner

Animesh Khanna

No. 19, R.S. No 43, Touzi No. 1-6, 8-10, 12-16, Pargana-Khaspur, under Khatian No. 1949, corresponding to Dag No. 488, within the limits of the then South Suburban Municipality at present the Kolkata Municipal Corporation (S.S. Unit), Police Station previously Behala at present Thakurpukur, District South 24 Parganas and while in enjoying and possession of the same died intestate on 16.03.1996 leaving behind his wife Sabita Banerjee and only daughter namely Smt. Anita Banerjee (Khanra) as his legal heirs and successors who as per the Hindu Succession Act 1956 jointly inherited the aforesaid entire property, left by said Kamal Kumar Bandyopadhyay, since deceased each having undivided $\frac{1}{2}$ share therein.

AND WHEREAS thus by inheritance said Sabita Banerjee and Smt. Anita Banerjee (Khanra) became the joint owners in respect of the aforesaid landed property and while in joint enjoyment of the same duly mutated their names in the records of the Kolkata Municipal Corporation (S.S. Unit) and

Dilman Ghosh

A. D. CONSTRUCTION
Dilman Ghosh
Partner

Animesh Khanna

the said property was numbered as Premises No. 13-
Amritalal Mukherjee Road, P.S. Thakurpukur, under Ward
No. 125, Kolkata-700008, District South 24-Parganas.

AND WHEREAS said Sabita Banerjee and Smt. Anita
Banerjee (Khanra) for better use and enjoyment of their
aforesaid property and to avoid future complications about
the matter decided to partition their said property by metes
and bounds and after taking final measurement of the same
the property measured as more or less 18 (Eighteen) Cottahs
2(Two) Chittacks 33(Thirty Three) Square Feet together with
structure standing thereon situated and lying at Premises
No. 13, Amritalal Mukherjee Road, Police Station-
Thakurpukur, under Ward No. 125, Kolkata-700008,
District South 24 Parganas and thereafter by a registered
Partition Deed dated 01.03.2006 partitioned their aforesaid
property amongst themselves. The said Partition Deed was
duly registered in the Office of the Additional Registrar of
Assurances-I, Kolkata and recorded in Book No.1, C D

Shimron Ghosh

A. D. CONSTRUCTION
Shimron Ghosh
Partner

Animesh Khanra

Volume No. 1, Pages 1 to 26, being Deed No. 7383, for the year 2006.

AND WHEREAS in terms of the said registered Partition Deed said Sabita Banerjee mentioned therein as the Party of the First Part was exclusively allotted the Second Schedule property marked as "Lot -A" as morefully and particularly mentioned in the said Partition Deed and Said Smt. Anita Banerjee (Khanra) mentioned therein as the party of the Second Part was exclusively allotted the Second Schedule property marked as "Lot-B" as morefully and particularly mentioned in the said Partition Deed and delineated in the Partition Plan annexed with the said Partition Deed.

AND WHEREAS in the manner as stated herein above said Sabita Banerjee became the absolute Owner of **ALL THAT** piece and parcel of demarcated landed property measuring more or less 11(Eleven) Cottahs together with structure standing thereon and while in enjoyment of the same said

Dilip Kumar Ghosh

A. D. CONSTRUCTION
Dilip Kumar Ghosh
Partner

Animesh Kumar

Sabita Banerjee duly mutated her name in respect of her aforesaid exclusive allotment before the Kolkata Municipal Corporation and the said property assessed in Premises No. 13, Amritlal Mukherjee Road, Police Station-Thakurpukur, under Ward No. 125, Kolkata-700008, District South 24 Parganas and said Smt. Anita Banerjee (Khanra) became the absolute Owner of ALL THAT piece and parcel of demarcated landed property measuring more or less 7 Cottahs 2 Chittacks 33 Sq.ft together with structure standing thereon and while in enjoyment of the same said portion had been used up for the purpose of widening of the common passage in and around the said property for egress and ingress and after final measurement of the said property it measured more or less 7 Cottahs and thereafter said Smt. Anita Banerjee (Khanra) duly mutated her name in respect of her aforesaid exclusive allotment before the Kolkata Municipal Corporation (S.S.Unit) and the said property numbered as Premises No. 13B, Amritlal Mukherjee Road, P.S. Thakurpukur, under Ward No. 125, Kolkata-700008,

Animesh Ghosh

A.D. CONSTRUCTION
Animesh Ghosh
 Partner

Animesh Khanra

District South 24 Parganas, and since then said Sabita Banerjee and Smt. Anita Banerjee (Khanra) were/are in possession of their respective property without any interruption from any third party in any manner whatsoever by paying relevant taxes to the concerned authority and doing all acts of ownership.

AND WHEREAS while in enjoyment possession and occupation of the aforesaid respective allotment said Sabita Banerjee sold away some portion measuring more or less 7 cottahs from her aforesaid entire property and retained an area measuring more or less 4 Cottahs situated and lying at Premises No. 13B, Amritalal Mukherjee Road, P.S. Thakurpukur, under Ward No. 125, Kolkata-700008, District South 24 Parganas and while thus seized and possessed of the same said Sabita Banerjee died intestate on 09.07.2012 leaving behind her only daughter Smt. Anita Banerjee (Khanra) as her legal heir and successor who as per the Hindu Succession Act inherited the aforesaid property left by her mother, Sabita Banerjee, since deceased.

Shimran Ghosh

A. D. CONSTRUCTION
Shimran Ghosh
Shubhdeep Khanna Partner

AND WHEREAS thus by inheritance said Smt. Anita Banerjee (Khanra) became the absolute Owner of ALL THAT piece and parcel of demarcated landed property measuring more or less 4 Cottahs together with structure standing thereon situated and lying at Premises No. 13, Amritalal Mukherjee Road and thus seized and possessed of the same and duly mutated her name in place of her deceased mother, Sabita Banerjee.

AND WHEREAS thus partly by inheritance said Smt. Anita Banerjee (Khanra) the Donor herein, became the absolute owner of **ALL THAT** piece and parcel of demarcated landed property measuring more or less 4 Cottahs together with structure standing thereon situated and lying at Premises No. 13, Amritalal Mukherjee Road, P.S. Thakurpukur, under Wrad No. 125, kolkata-700008, District South 24 Parganas partly by the strength of the registered Partition Deed said Smt. Anita Banerjee (Khanra) became the absolute owner of

Shriman Ghosh

A. D. CONSTRUCTION
Shriman Ghosh
 Partner

Anita Banerjee (Khanra)

ALL THAT piece and parcel of demarcated landed property measuring more or less 7 Cottahs together with structure standing thereon situated and lying at Premises No. 13B, Amritalal Mukherjee Road, P.S. Thakurpukur under Ward No. 125, Kolkata-700008, District South 24 Parganas, i.e. in total an area measuring more or less 11(Eleven) Cottahs together with structure standing thereon situated and lying at Premises No. 13 & 13B, Amritalal Mukherjee Road, P.S. Thakurpukur, under Ward No. 125, Kolkata-700008, District South 24 Parganas, and while thus seized and possessed of the same said Smt Anita Banerjee (Khanra) duly amalgamated her aforesaid two properties before the Kolkata Municipal Corporation and after amalgamation the entire property re-numbered as Premises No. 13B, Amritalal Mukherjee Road, P.S. Thakurpukur, under Ward No. 125, Kolkata-700008, District South 24 Parganas.

AND WHEREAS subsequently the said Anita Banerjee (Khanra) by a registered Deed of Gift dated 07.08.2014 gifted

Chiranjit Ghosh

Animesh Khanna

A. D. CONSTRUCTION
Chiranjit Ghosh
Partner

unto and in favour of her husband Sri Biswaranjan Khanra all that demarcated 4 Cottahs 11 Chittacks 8 sq.ft together with one storied pucca structure standing thereon from the North-West side of her 11 Cottahs of land. The said Deed of Gift was registered in the Office of the D.S.R.!! Alipore and recorded in Book No.1, Being No. 8682 for the year 2014.

AND WHEREAS after transferring the said gifted property Smt. Anita Banerjee was the Owner of ALL THAT 6 Cottahs 4 Chittacks 37 Square Feet structure standing thereon situated and lying at Mouza Paschim Barisha, J.L. No. 19, R.S. No 43, Touzi No. 1-6, 8-10, 12-16, Pargana-Khaspur, under Khatian No. 1949, corresponding to Dag No. 488, within the limits of the then South Suburban Municipality at present the Kolkata Municipal Corporation (S.S. Unit), being Municipal Premises No. 13, Amritalal Mukherjee Road, P.S. Thakurpukur, under Ward No. 125, Kolkata-700008, District South 24 Parganas.

Deewan Ghor

A.D. CONSTRUCTION
Deewan Ghor
Partner

Anime Khanna

Sanjiv Kumar

AND WHEREAS it is to mention here that the said Smt. Anita Banerjee (Khanra) subsequently died intestate on 18.06.2016, leaving behind her surviving husband Mr. Biswaranjan Khanra and one son Sri Shubhadeep Khanra to inherit the property left by Anita Banerjee (Khanra) measuring more or less 6 Cottahs 4 Chittacks 37 Square Feet structure standing thereon situated and lying at Mouza Paschim Barisha, J.L. No. 19, R.S. No 43, Touzi No. 1-6, 8-10, 12-16, Pargana-Khaspur, under Khatian No. 1949, corresponding to Dag No. 488, within the limits of the then South Suburban Municipality at present the Kolkata Municipal Corporation (S.S. Unit), being Municipal Premises No. 13B, Amritalal Mukherjee Road, P.S. Thakurpukur, under Ward No. 125, Kolkata-700008, District South 24 Parganas, as per Hindu Succession Act 1956.

AND WHEREAS subsequently the said Biswaranjan Khanra by a registered Deed of Gift dated 03.02.2023 gifted unto

Shriman Ghosh

A. D. CONSTRUCTION
Shriman Ghosh
Partner

Anita K. Khanra

and in favour of his son Sri Shubhadeep Khanra all that undivided $\frac{1}{2}$ share of the property i.e 3 Cottahs 2 Chittacks 19 sq.ft together with 275 sq.ft R.T shed structure standing thereon out of total 6 Cottahs 4 Chittacks 37 sq.ft together with 550 sq.ft R.T shed structure standing thereon. The said Deed of Gift was registered in the Office of the A.D.S.R. Behala and recorded in Book No.I, Volume No. 1607-2023, Page from 48144 to 48174, Being No. 160701226 for the year 2023.

AND WHEREAS after transferring the said gifted property Sri Subhadeep Khanra was the Owner of **ALL THAT** a piece and parcel of land measuring more or less 6 Cottahs 4 Chittacks 37 Square Feet structure standing thereon situated and lying at Mouza Paschim Barisha, R.S. J.L. No. 19, L.R. J.L. No. 119, R.S. No 43, Touzi No. 1-6, 8-10, 12-16, Pargana-Khaspur, under Khatian No. 1949, L.R. Khatian No.10840, corresponding to R.S. & P.R. Dag No. 488, within the limits of the then South Suburban Municipality at present the Kolkata Municipal Corporation (S.S. Unit), being

Dhiman Ghose

Shubhadeep Khanra

Animesh Khamar

A.D. CONSTRUCTION

Dhiman Ghose

Municipal Premises No. 13, Amritalal Mukherjee Road, P.S. Thakurpukur, under Ward No. 125, Borough No.XVI, Kolkata-700008, hereinafter called the said property and morefully described in the SCHEDULE "A" hereunder below.

AND WHEREAS being desirous of developing the said property the owners decided to erect/construct multistoried building upon their existing land measuring more or less 6 Cottahs 4 Chittacks 37 Sq.ft of land out of the whole property as described in **SCHEDULE "A"** for development and while the owners was in search of a good developer, came across the developer herein and on the basis of the discussion between the parties, and having examined and perused all the documents of the title of the owners herein and having been primarily satisfied thereof, the developer being desirous to develop the property of the owners of one part have accepted the proposal of the owners to develop the said property on the terms and conditions herein below stated.

Prabir Ghosh

Animesh Khanna

A.D. CONSTRUCTION
Prabir Ghosh
 Partner

Shubhdeep Khanna

NOW THIS AGREEMENT WITNESSETH are as follows :

1. **OWNER: SHUBHADEEP KHANRA, PAN-BEZPK3234C, Aadhaar No. 783026041341, Son of Biswaranjan Khanra, by faith- Hindu, by Nationality-Indian, by Occupation: Student, both are jointly residing at 13, Amritalal Mukherjee Road, P.S. Thakurpukur, Kolkata:- 700008.**

2. **DEVELOPER:**

Shall mean **A.D. CONSTRUCTION, PAN- AAJFA8493N, a Partnership Firm, having its Office at 70, Bhupen Roy Road, P.O. Behala, Police Station: Behala, Kolkata:- 700034, represented by its Partners 1. SRI DHIMAN GHOSH PAN. AHEPG1897Q, Son of Late Mohanto Ghosh, by faith- Hindu, by Nationality-Indian, by Occupation-Business, residing at 130, Dakhin Behala Road, P.O. Sarsuna, Police Station: Thakurpukur, Kolkata:- 700061, and 2. SRI ANIMESH KHAMARU PAN. ALTPK8126F, Son of Late Dulal Chandra Khamaru, by faith- Hindu, by Nationality-Indian, by**

Dhiman Ghosh

A.D. CONSTRUCTION
Dhiman Ghosh
Partner

Animesh Khamaru

Occupation-Business, residing at 61/C, Sabarna Para Road,
P.O. Barisha, Police Station: Thakurpukur, KOLKATA:-
700008.

3 **THE SAID PROPERTY:**

Shall mean **ALL THAT** a piece and parcel of land measuring more or less 6 Cottahs 4 Chittacks 37 Square Feet structure standing thereon situated and lying at Mouza Paschim Barisha, R.S. J.L. No. 19, L.R. J.L. No. 119, R.S. No. 43, Touzi No. 1-6, 8-10, 12-16, Pargana-Khaspur, under Khatian No. 1949, L.R. Khatian No. 10840, corresponding to R.S. & L.R. Dag No. 488, within the limits of the then South Suburban Municipality at present the Kolkata Municipal Corporation (S.S. Unit), being Municipal Premises No. 13, Amritalal Mukherjee Road, P.S. Thakurpukur, under Ward No. 125, Kolkata-700008, District South 24 Parganas morefully described in the **SCHEDULE** below.

4. **BUILDING:**

Shall mean and include the building to be constructed at the premises mentioned in earlier paragraph in accordance with the plan to be sanctioned by the Kolkata Municipal

Dilip Kumar Ghose

A.D. CONSTRUCTION
Dilip Kumar Ghose

Partner

Shubhdeep Kishore

Aniruddh Khanna

Corporation.

5. **SALEABLE SPACE:**

Shall mean the space in the new building available for independent use and occupation by the developer i.e. after providing the owner's allocation the remaining portion of the newly constructed building.

7. **OWNERS ALLOCATION:**

A. Shall mean that on completion of the building the Developer shall at the 1st instance provide to the Owners **ALL THAT 36% F.A.R.** out of 100% F.A.R. and out of the said 36% F.A.R. the developer shall provide to the Owner four numbers of self contained flats of built up area out of which one self contained flat will be on the 1st floor South-West side being Flat No. A-1. Two self contained flats will be on the 2nd floor North East and North -West side being flats No. B-2 and C-2 and another self contained flat will be on the 3rd floor South-West side being Flat No. D-3 and one toilet and a WC will be provided for each flat, Even after that if the Owner is entitled to get more square feet being the deficit of the 36% in that case the Developer shall pay to the Owner the said deficit square feet by the market price.

B. The Developer must provide to the Owners 36% of the

Shri Ram Sharma

Shubhdeep Khanna

Animesh Khanna

A. D. CONSTRUCTION
Shri Ram Sharma
Partner

ground floor and there must be three car parking space within it and the owner shall get from the developer market price for remaining car parkings area after providing said three car parking space to the Owner.

C. Besides aforesaid the Developer shall pay to the Owners on the day of execution of this Agreement a sum of Rs. 5,00,000/- (Rupees Five Lakh) only, out of which Rs. 1,30,000/- (Rupees One Lakh Thirty Thousand) only, will be forfeited amount and the rest amount either will be refunded without interest before taking possession by the Owners or will be adjusted against Owners' allocation at the then prevailing market price.

D. The Owners' allocation, is morefully described in **SCHEDULE - "B"** hereunder written and the fittings fixtures and arrangements as will be provided by the Developer to the Owner's allocation is morefully described in **SCHEDULE - "D"** hereunder written ?

8. **DEVELOPER'S ALLOCATION**

Shall mean remaining available F.A.R. of the new building including the common facilities after handing over to the

Okimoss Ghor

Animesh Khamari

A D CONSTRUCTION
Chiranjeev Ghosh
Partner

owners' allocation as aforesaid and together with the absolute right on the part of the Developer in dealing with the same with the prospective buyer/buyers and intending transferee/ transferees, in respect of their allocated area. The owners shall have no responsibility towards the amount received by the developer in their own account for sale of developer's allocation. The developer's allocation is more fully described in the Schedule "C" hereunder below.

9. **THE ARCHITECT:**

Shall mean such person or persons with requisite qualification who will be appointed by the Developer for designing and planning of the new building.

10. **BUILDING PLAN:**

Will mean such plan that will be prepared by the Developer for the land described in **SCHEDULE -"A"** and shall be sanctioned by the K.M.C.

11. **TRANSFER:**

With its grammatical variations shall include transfer by possession and by any other means adopted for effecting

Dhiman Ghosh

Animesh Khanna

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Dhiman Ghosh
Partner

what is understood as a transfer of space in multi-storied building to purchase thereof although the same may not amount to a transfer in law without causing in any manner in convenience or disturbance to the owners.

12. TRANSFEREE:

Shall mean a person Firm, Limited Company, Association of persons to whom any space in the building will be transferred.

13. TIME:

Shall mean the construction shall be completed positively within 32 months from the date of execution of this agreement.

14. WORDS:

Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and neuter gender shall include masculine and feminine genders.

15. COMMENCEMENT:

This agreement shall be deemed to have commenced with

A.D. CONSTRUCTION
Shamsher Singh
 Partner

Shamsher Singh
Animesh Khanna

Shubdeep Khanna

A. D. CONSTRUCTION

effect from the date of execution of this agreement.

OWNER'S RIGHT AND REPRESENTATION;

1. The owners are absolutely seized and possessed of and /or otherwise well and sufficiently entitled to the said property.
2. None other than the owners except the legal heirs has any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban land (ceiling and regulation) Act, 1976.
4. Save and except the Owners and legal heirs, nobody else have any right, title, interest, claim, and demand whatsoever or howsoever and in respect of the said property.
5. The Owners have not sold, entered into any Agreement for sale and/or development or any other agreement whatsoever or howsoever in respect of the said property prior to execution of this Agreement.

Dhiman Ghosh

A. D. CONSTRUCTION
Dhiman Ghosh
Partner

Animesh Khaimaru

6. The said premises are not subject to any notice of acquisition or requisition.

7. The Owners have also mutated their name in the records of the Kolkata Municipal Corporation and B.L. & L.R.O. and will hand over original mutation certificate/s to the developer.

DEVELOPER'S RIGHT:

The owners hereby grants, subject to what has been hereunder provided exclusive right to the developer to build upon and to exploit commercially the said properties and shall be able to construct the new building thereon in accordance with the plan sanctioned by the Kolkata Municipal Corporation with or without any amendment and/or modification thereto made or cause to be made by the parties hereto.

All application, plans and other papers and documents as may be required by the developer for the purpose of obtaining necessary sanction for any modified, revised plan from the appropriate authorities shall be prepared and

Old 22/02/2018, Ghose

Animesh Khanna

A.D. CONSTRUCTION
Debanjan Ghosh
Partner

submitted by the developer on behalf of the owners at its own costs and expenses and the developer shall pay charges and bear all fees including architect's fees required to be paid or deposited for exploitation of the said property provided, however that the developer shall be exclusively entitled to all refunds or any or all payments and for deposit made by the developer.

Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the owners of the said premises or any part thereof to the developer or as creating any right, title or interest in respect of the developer other than an exclusive right and interest by the developer to commercially exploit the same in terms hereof and to deal with the entire allocation of the Developer in the new building in the manner herein after stated.

The Owner shall at his own costs demolish the building within two month from the date of service of the notice to be served upon the owner by the Developer.

CONSIDERATION;

Dhiman Ghose

A. D. CONSTRUCTION
Dhiman Ghose
 Partner

Animesh Khan

A. In consideration of the owner's having agreed to permit the developer to commercially exploit the said property and to construct, erect and build a new building in accordance with the plan which will be sanctioned and in accordance with the specification and materials description of which are stated in details in Schedule "D" below, the Owners' allocation Shall mean that on completion of the building the Developer shall at the 1st instance provide to the Owners **ALL THAT 36% F.A.R.** out of 100% F.A.R. and out of the said 36% F.A.R. the developer shall provide to the Owner four numbers of self contained flats of built up area out of which one self contained flat will be on the 1st floor South-West side being Flat No. A-1. Two self contained flats will be on the 2nd floor North East and North -West side being flats No. B-2 and C-2 and another self contained flat will be on the 3rd floor South-West side being Flat No. D-3, and one toilet and a WC will be provided for each flat. Even after that if the Owner is entitled to get more square feet being the deficit of the 36% in that case the Developer shall pay to the Owner the said deficit square feet by the market price.

B. The Developer must provide to the Owners 36% of the ground floor and there must be three car parking space within it and the owner shall get from the developer market price for remaining car parkings area after providing said three car parking space to the Owner.

Oliver Ghor

Animesh Khanna

Shubdeep K...

A. D. CONSTRUCTION
Oliver Ghor
Partner

C. Besides aforesaid the Developer shall pay to the Owners on the day of execution of this Agreement a sum of Rs. 5,00,000/- (Rupees Five Lakh) only, out of which Rs. 1,30,000/- (Rupees One Lakh Thirty Thousand) only, will be forfeited amount and the rest amount either will be refunded without interest before taking possession by the Owners or will be adjusted against Owners' allocation at the then prevailing market price.

D. The Owners' allocation, is morefully described in **SCHEDULE - "B"** hereunder written and the fittings fixtures and arrangements as will be provided by the Developer to the Owners allocation is morefully described in **SCHEDULE - "D"** hereunder written ?

15. **POSSESSION:**

It is to mention here that the Owners have agreed and will be otherwise obligated to handover the peaceful vacant possession of the said property to the Developer within 10 days from the date of sanction of the building plan failing which the owners shall be liable to pay damages to the

Shri. M. S. S.

A. D. CONSTRUCTION
Shri. M. S. S.
Partner

Developer for each days delay at the rate as will be suffered by the Developer.

The developer shall complete the construction of the building positively within 32 months from the date of signing of this agreement and shall hand over the owner's allocation to the Owners by the developer with the arrangements and other accessories as per specification given details in Schedule 'C' below before handing with the developer's allocation.

The developer shall on completion of the new building at the first time put the owners in undisputed possession of the owner's allocation together with all rights in common to the common portion as absolute owners thereof developer shall issue a possession letter and after delivering Owners allocation the developer shall be exclusively entitled to the developer's allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same without any right, title, claim or interest therein whatsoever with or disturb the quiet and peaceful possession of the developer's allocation by the owners. The owners shall only transfer by way of proper

Shivam Singh

Anand K Khanna

Shubdeep K Khanna
A.D. CONSTRUCTION
Shivam Singh
 Partner

Deed of Conveyance either in favour of the developer or in favour of the nominee/nominees of the developer, the undivided share of the land excepting the proportionate share of land of the owners.

In so far as necessary all dealing by the developer in respect of the new building shall be in the name of the owners for which purpose the owner undertakes to give the developer a Power of Attorney in a form and manner reasonably required by the developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the owner nor there shall be any clause inconsistent with or against the terms mentioned in this agreement.

COMMON FACILITIES:

The developer shall pay and bear all property taxes including current and arrear and other dues and outgoings in respect of the said property accruing due as and from the date of handing, over vacant possession of the said property or part

(Signature)

Animeh Khamari

A. D. CONSTRUCTION
(Signature)
Partner

of it by the owners to the developer. If there are any dues of property taxes or any owners taxes regarding the said property before the date of handing over the same that would be borne by the Developer.

As soon as the new building will be completed within the time hereinafter mentioned the developer shall give written notice with letter of possession with the undertaking that C.C. (Completion Certificate) will be delivered to the owners for their allocation after possession in the new building and there being no dispute regarding the completing of the building in terms of this agreement and according to the specification and plan thereof and certificate of the architect being produced to the effect and after 30 days from the date of service of such notice and at all times thereafter the owners shall be exclusively responsible for payment of all municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the owner's allocation, the said rates to be apportioned pro-rata with reference to the saleable space in the building if they are levied on the building as a whole.

Shri Mani Thakur

A. D. CONSTRUCTION
Shri Mani Thakur
Partner

Aniruddh Khamari

Sundar Singh

From the date of handing over the possession of the owner's allocation the owners shall pay the developer or to the owners' association as the case may be the service charges for the common facilities in the new building.

Any transfer of any part of the owner's allocation in the new building shall be subject to the provisions hereof and the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rates and service charges for the common facilities.

The owners shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said building. In that case the Developer has to comply the agreed terms and condition of this agreement.

COMMON RESTRICTION;

The owner's allocation in the new building shall be subject to the same restrictions on transfer and use as are applicable to the developer's allocation in the new building intended for

Dilman Singh

Anir-esh Khamaru

A. D. CONSTRUCTION
Dharm Singh
Partner

common benefits of all occupiers of the new building which shall include the followings :-

a. The owners shall not use or permit to be used of the owner's allocation in the new building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisances, hazards to the other owners, occupiers of the new building. The developer and his nominee/nominees shall also not use or permit, to be used of the developer's allocation in the new building or any portion thereof for carrying or any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance, hazards to the other proposed co-owners of the proposed new building ;

b. Both the parties shall abide by all laws, bye-laws, rules and regulation of the Government, local bodies and associations when formed in future as the case may be without invading the right to the owners.

Shri D. D. Construction

A D CONSTRUCTION
Shri D. D. Construction
Partner

Anime Khannar

c. The respective allottee shall keep their respective allocation in the building in good working conditions and repairs.

d. Neither party shall throw, accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the new building or in the compound, corridors any other portions of the new-building.

OWNER'S OBLIGATION;

The owners hereby agrees and covenants with the developer not to cause any interference or hindrance in the construction of the building at the said property by the developer.

The owners hereby agrees and covenants with the developer not to do any act or deed or thing by which the developer may be prevented from selling, assigning and/or disposing of any portion or portions of the developer's allocation/ portion in the building or of the said property save and except the undivided share of land of the owner's allocation.

The owners shall always without any delay and without

Dharmendra Eklash

Animesh Khanna

A. D. CONSTRUCTION
Dharmendra Eklash
Partner

receiving any consideration money put their signatures in the Deed of Agreements as Vendor in the final Deed of Conveyance for the allocation of the Developer regarding selling out undivided share of land of the said property Provide that the Developer has delivered possession of the Owners allocation before selling out Developers allocation. Owners allocation shall not be less than the agreed measurement at the time of delivering possession.

The owners hereby agrees and covenants with the developer not to let out grant, lease, mortgage and/or charges the allocated portion of the Developer but shall have all right to let out grant, lease, mortgage and/or charges, of Developer their allocated portion to any person/persons, company/ companies. The Owners shall have the right to inspect during the work or super structure or the building.

That the Developer are liable to pay all outstanding due tax and khajna and shall also be liable to mutate their names in the office of the B.L. & L.R.O at the cost of the Owner.

The owners shall hand over to the Developer all original deeds and documents, monuments, papers etc. and the same will remain in the custody of the Developer till handing over possession of all the owners of the new building but

Praveen Khanna

Praveen Khanna

D. CONSTRUCTION
Partner
Praveen Khanna

ultimately the original document shall be handed over to the owners' association of the proposed building for its protection preservation and for future reference.

DEVELOPER'S OBLIGATION:

The developer hereby agrees and covenants with the owners:-

- a. The Developer shall complete the construction of the new building within, 32 months positively from, the date of execution of this agreement.
- b. Not to violate or contravene any of the provisions or rules application for construction of the building.
- c. The Developer will use good quality of materials as mentioned in Schedule "D" hereunder below for the construction of the building. The Developer will be responsible for all defects of the building relating to the construction of the building for the period as per provision of law.
- d. The Developer shall be able to take loan from any

Dilip Kumar Ghosh

Dilip Kumar Ghosh

Shubhdeep Khanna

A.D. CONSTRUCTION
Shubhdeep Khanna
Partner

forum or any concern on the landed property of the owners and shall be solely liable to repay the said loan amount. That in such case the Owners' property shall not be affected or encumbered.

e. Developer shall make an arrangement for alternative accommodation of the owners during the period of construction.

OWNER'S INDEMNITY:

The owners hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated portion without any interference and/or disturbance provided the developer performs and fulfils all and singular the terms and conditions herein contained and/or its part to be observed and performed.

DEVELOPER'S INDEMNITY:-

The developer hereby undertakes to keep the owners indemnified against all third party claims and actions arising

Shri. M. S. G. S. S.

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A. D. CONSTRUCTION
Shri. M. S. G. S. S.
Partner

out of any sort of act of commission or omission of the developer or in relation to the construction of the said new building strictly in terms of the plan to be sanctioned by the Kolkata Municipal Corporation on that behalf.

The developer hereby undertakes to keep the owners indemnified against all action suits, costs, proceedings and claims that may arise out of the developer's allocation with regard to the development of the said premises and/or in the matter of construction of the building and/or any defect therein.

MISCELLANEOUS:

The owners and the developer have entered into the agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership between the developer and the owners. The parties hereto can proceed with this agreement. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the owners of the said property or any part thereof to the developer or as creating any right, title and interest in

Deviyani Ghose

A. D. CONSTRUCTION
Deviyani Ghose
Partner

Deviyani Ghose

respect thereof in the developer other than an exclusive right to exploit the same in terms thereof provided however the developer shall be entitled to borrow money from any bank or banks without creating any financial liability on the owners or effecting his estate and the same shall not be encumbered and/or be liable for payment of any dues of such bank or banks and for that purpose the developer shall keep the owners indemnified against all actions, suits, proceedings and cost charges and expenses in respect thereof.

FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain suspended during the duration of such majeure.

Force majeure shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or

Delmas, Dore

Animesh Khamarui

A.D. CONSTRUCTION
Delmas, Dore
Partner

any other act or commission beyond the control of the parties hereto.

JOINT OBLIGATION:

The developer shall develop and construct multi-storied buildings on the said land as per sanctioned plan and as per present rules in vogue. The Owners allocation must be constructed strictly according to building sanctioned plan and must be delivered to the owners free of any cost.

The owners will lend their name and signature in all paper, plans, documents and deeds those may come on the way of the developer for successful implementation of the project since the project will be developed in the name of the owners and under the owner's allocation. That the Developer and their Advocate perused and examined the documents of title of the Owner and after satisfying themselves regarding the good and marketable title or the Owner have entered into this Development Agreement with the Owner.

If the project fails without creating any damages of the properties though for no fault of the developer the owners

Delman, Ghose

Aniruddh Khamari

A. D. CONSTRUCTION
Delman Ghose
Partner

Mukherjee Road, P.S. Thakurpukur, under Ward No. 125, Kolkata-700008, District South 24 Parganas, The said property is butted and bounded by :-

East	:	L.I.C Park
West	:	Amrit Apartment & House of Biswaranjan Khanra.
North	:	K.M.C. Road.
South	:	15ft' 8 inch K.M.C. Road.

**SCHEDULE "B" ABOVE REFERRED TO
(OWNERS' ALLOCATION)**

A. Shall mean that on completion of the building the Developer shall at the 1st instance provide to the Owners **ALL THAT 36% F.A.R.** out of 100% F.A.R. and out of the said 36% F.A.R. the developer shall provide to the Owner four numbers of self contained flats of built up area out of which one self contained flat will be on the 1st floor South-West side being Flat No. A-1. Two self contained flats will be on the 2nd floor North East and North -West side being flats No. B-2 and C-2 and another self contained flat will be on the 3rd floor South-West side being Flat No. D-3, and one toilet and a WC will be provided for each flat. Even after that if the Owner is entitled to get more square feet being the

Dilman, Ghose

Arimesh Khamarui

Shubhdeep Khamarui

A D. CONSTRUCTION
Dilman Ghose
Partner

deficit of the 36% in that case the Developer shall pay to the Owner the said deficit square feet by the market price.

B. The Developer must provide to the Owners 36% of the ground floor and there must be three car parking space within it and the owner shall get from the developer market price for remaining car parkings area after providing said three car parking space to the Owner.

C. Besides aforesaid the Developer shall pay to the Owners on the day of execution of this Agreement a sum of Rs. 5,00,000/- (Rupees Five Lakh) only, out of which Rs. 1,30,000/- (Rupees One Lakh Thirty Thousand) only, will be forfeited amount and the rest amount either will be refunded without interest before taking possession by the Owners or will be adjusted against Owners' allocation at the then prevailing market price.

**SCHEDULE "C" ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)**

Shall mean remaining available F.A.R. of the new building including the common facilities after handing over to the

Shri. S. S. Thakur

Animesh Khanna

A. D. CONSTRUCTION

Shri. S. S. Thakur

Partner

owners' allocation as aforesaid and together with the absolute right on the part of the Developer in dealing with the same with the prospective buyer/buyers and intending transferee/ transferees, in respect of their allocated area. The owners shall have no responsibility towards the amount received by the developer in their own account for sale of developer's allocation. That the amount received by the developer shall always be treated as developers' in court.

SCHEDULE - "D" ABOVE REFERRED TO

(Amenities, facilities and works specifications)

Foundation: Building designed of R.C.C. foundation.

Steel: Standard quality available in the market.

Cement: Standard quality available in the market.

Sand: Course sand.

Stone chips: Standard quality available in the market

Bricks: 1st class available in the market.

Flooring & Skirting: Bed rooms, living-cum-dining room, Toilets, Kitchen and Balcony will be finished with Marble.

Kitchen: Kitchen will have R.C.C. Cooking platform with tiles and granite top of the platform. One steel sink will be provided, one tap on the sink and other under the sink for washing utensils.

Bathroom: Floorings of the Bathroom shall be Marble finished.

Toilets: 6' high glaze tiles fitted round the wall (Brand of tile) Toilet attached to the Bedroom will have one Western Commode (white) Brand Hindware, with cistern, taps, C.P. Towel Rod, soap tray, shower. Common Toilet will have

Shivam, Shree

Shubhdeep Khanna

Anirish Khanna

A.D. CONSTRUCTION
Shivam Shree
Partner

Western Commode (white) Brand with, cistern, one Wash basin (white) taps, Towel rod, soap tray and Shower all are good quality. Gyser point will be provided to the toilet and W.C. Both the Toilet will have good quality.

Doors. P.V.C. Door in Toilets and good quality phenol banded, flash doors in all inside doors, teak finished flash doors in main door and fitted with godrej lock.

Windows: Aluminium Sliding Windows.

Electrical Works : Electrical points for light, fan, refrigerator, television & etc. A.C Point will be provided with concealed P.V.C. wiring Specifications of wiring Cables, Switches/Plug and complete with distribution boards, sub-distribution board, with M.C.B switch board with piano type switches and 5 and 15 Amps. Plug point, electrical points and calling bell, will be provided as required.

Electrical Meter: The developer will arrange for the electric meter for common services like roof lights, stair case, passages.

Extra Work: Request for extra work or change from above mentioned specifications and fixing of costly items will be entertained before commencement of the work of the specified items and extra cost to be paid in advance basis.

WATER SUPPLY: Water will be supplied from the supply of Kolkata Municipal Corporation. Water supply from Kolkata Municipal Corporation will be arranged with underground reservoir and cost of water connection from Kolkata Municipal Corporation authority will be borne by the Developer.

Painting: All internal walls will be finished with Putty. All external paintings will be with cement based weather coats paints. All doors and windows will be enamel paints.

Sanitary: All internal pipelines will be of concealed type. Soil lines are to be connected to underground drainage pipes terminating in septic tank.

Shri. Animesh Khanna

Animesh Khanna

Shubhdeep Khanna

A. D. CONSTRUCTION

Shri. Animesh Khanna

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

SIGNED, SEALED AND DELIVERED

in presence of:

WITNESSES ;

1. Sanjit Monal

Sankharipota, Sarsura

Pin - 700061

Shubhdeep Khanna

SIGNATURE OF THE OWNERS

2. D. P. Singh

Dhiman Ghosh

Animesh Khanna

Signature of the DEVELOPER

Drafted by :

Ax. Chaudhuri

Advocate

Alipore Judges' Court, Kol-27.

Computed Typed

Alipore Judges' Court, Kol-27.

A. D. CONSTRUCTION

Dhiman Ghosh

Partner

RECEIVED of and from within named Developer the within mentioned sum of **Rs. 5,00,000/- (Rupees Five Lakh)** only, has been received by the Owners of this deed as per memo below :-

M E M O

A/c Payee Cheque/Dem and Draft /Pay Order No. & Date	Bank	Branch	Amount (Rs.)
Rtgs 22.09.2023			Rs. 5,00,000/-
TOTAL			Rs. 5,00,000/-

TOTAL : (RUPEES FIVE LAKH) ONLY.

WITNESSES :

1. Sanjit Mondal.

A. D. CONSTRUCTION
Dharmes Mondal
Partner

2. A. P. Jone
Behala, Kvt-34.

Shubhdeep Khanna










SIGNATURE OF THE OWNERS

Thumb 1st Finger Middle Finger Ring finger Small Finger

	Left hand					
	Right hand					

Name

Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	Left hand				
	Right hand				










Name

Signature *Dhiman Ghosh*

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left hand				
	Right hand				

Name

Signature *Animesh Khamaru*

	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left hand				
	Right hand				

Name

Signature *Shubhdeep Khanna*

A. D. CONSTRUCTION
Dhiman Ghosh
 Partner



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

Query No / Year: 2002361772/2023
Query Date: 16/09/2023 10:55:27 PM
Office where deed will be registered: Deed can be registered in any of the offices mentioned on Note: 11

Applicant Name: Md Mahsin
Address & Other Details: 63, Panch Masjid Road, Thana Thakurpukur, District South 24-Parganas, WEST BENGAL, PIN - 700063, Mobile No: 9831672757 Status: Solicitor firm

Transaction	Additional Transaction
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration: 2] [4311] Receipt [Rs: 5,00,000/-]
Set Forth value	Market Value
Rs. 34,44,823/-	Total Registration Fee Payable
Rs. 7,021/- (Article 48(g))	Rs. 5,021/- (Article E, E, B)
Mutation Fee Payable	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Expected date of Presentation of Deed	Rs. 5,000/-

Remarks:

Land Details:

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Annapurna Mukherjee Road, Premises No. 13, Ward No. 125, Pin Code: 700008

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	6 Katha 4 Chatak 37 Sq Ft	1/-	34,17,823/-	Width of Approach Road: 16 Ft
Grand Total:				10.3973Dec	1/-	34,17,823/-	

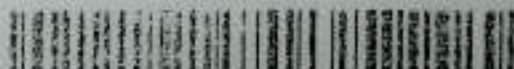
Structure Details:

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	1/-	27,000/-	Structure Type: Structure

G: Floor, Area of floor: 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total:	100 sq ft	1/-	27,000/-
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A. D. CONSTRUCTION
[Signature]
Partner





A.D.S.R Behala
22 SEP 1963
Dist - South 24 Pgs.

and Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr SHUBHADEEP KHANRA Son of Mr BISWARANJAN KHANRA, 13, AMRITALAL MUKHERJEE ROAD, City:- P O:- BARISHA, P S -Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of India, PAN No. BExxxxxx4C, Aadhaar No : 76xxxxxxx1341, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by Self To be Admitted by Self

Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	A D CONSTRUCTION (Partnership Firm) 13, BEHALA ROAD, City:- P O:- BEHALA, P S -Behala, District-South 24-Parganas, West Bengal, India, PIN - 700034 PAN No. AAxxxxxx3N, Aadhaar No Not Provided by UIDAI Status :Organization Executed by: Representative	Organization	Executed by Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr DHIMAN GHOSH Son of Late MOHANTO GHOSH 130, DAKHIN BEHALA ROAD, City:- P O:- JAKSUNA, P S -Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AHxxxxxx7Q, Aadhaar No Not Provided by UIDAI	A D CONSTRUCTION (as Partner)
2	Mr ANIMESH KHAMARU Son of Late DULAL CHANDRA KHAMARU 61/C, SABARNA PARA ROAD, City:- P O:- BARISHA, P S -Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. ACxxxxxx5F, Aadhaar No Not Provided by UIDAI	A D CONSTRUCTION (as Partner)

Identifier Details :

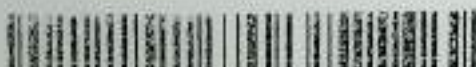
Name & address
SK MD MAHSIN Son of Late SK MD SHAHRIAR 63,panch Masjid Road, Kolkata-63, City:- P O:- THAKURPUKUR, P S -Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700063, Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of India, Identifier Of Mr DHIMAN GHOSH: Mr ANIMESH KHAMARU, Mr SHUBHADEEP KHANRA

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr SHUBHADEEP KHANRA	A D CONSTRUCTION-10.3973 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr SHUBHADEEP KHANRA	A D CONSTRUCTION-100 Sq Ft



Query No: 2002361772-4 2023, Printed On: Sep 16 2023 10:55PM, Generated from: wintegration-jov-61

A. D. CONSTRUCTION

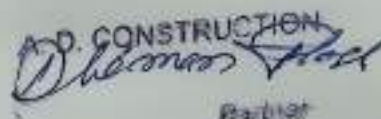
 Partner

Owner and Land or Building Details as received from KMC

Sl. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
1.	Assessment No. 411250100132 Premises No. 13 Ward No. 125 Street Name- AMRITALAL MUKHERJEE ROAD	Reference Deed No. Date of Registration Office Where Registered	Owner Name BISWARANJAN KHANRA SHUBHADEEP KHANRA Owner Address - 13, AMRITA LAL MUKHERJEE ROAD BARISSA, KOLKATA Pin No. 700008	Character of Premises Constructed Building Total Area of Land: 8 Catlak 1 Chatak, 27 Sq.Feet.

NOTE:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 16-10-2023) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 16-10-2023).
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both-w.e.f. 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lakhs (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

A.D. CONSTRUCTION

 Partner

