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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 355363

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Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document

973802/18

Additional District Sub Registrar  
Saidah

03 JUL 2018

DEVELOPMENT AGREEMENT

THIS AGREEMENT made on this 03<sup>rd</sup> day of July, 2018 A.D.

BETWEEN

MR. NILRATAN MUKHOPADHYAY, having PAN No.ERMPM 2797 H, son of Late Satyendra Nath Mukhopadhyay, by occupation -Service, by faith- Hindu, Indian Citizen, residing at residing at 2C, Ganesh Banerjee Lane, P.O. Dhakuria, P.S. Kasba, now Garfa, Kolkata-700 031, hereinafter called and referred to as the 'OWNER' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors, representative, administrator and assigns) of the FIRST PART.

Identified by: -  
Arundhanu Bhowmik  
Hof Court Kolkata

A.D.S.R., SEALDAH  
- 3 JUL 2018  
Dist. South 24 Parganas

9



26 JUN 2018  
26 JUN 2018

Santosh Kr. Dey  
ALPORE POLICE COURT  
Kolkata-27

Vendor: .....  
P.S.: .....

Address: .....  
High Court, Calcutta

Mrs. Smt. Arundhanu Bhowmik

SI. No.: .....  
Rupees - 100/-

A. B. Bhowmik  
High Court, Calcutta

5634



**A N D**

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**HAPPY VALLEY REALTORS AND INFRASTRUCTURE**, a Partnership Business, having PAN No. **AAKFH 7887 C** and having their registered office at 8/44 B, Fern Road, P.O. & P.S. Gariahat, Kolkata-700 019, represented by their Partners, namely, 1) **MR. OSUR RAHAMAN**, having PAN No. **AAIPR 5107 K**, son of Late Yakub Ali, by faith-Islam, by occupation-Business, Indian Citizen, residing at 14/1, Jhawtala Road, P.O. Circus Avenue, P.S. Karaya, Kolkata-700 017, 2) **MR. AVIJIT GHOSHAL**, having PAN No. **AVKPG 0712 A**, son of Late Sudhir Chandra Ghoshal, by faith-Hindu, by occupation-Business, Indian Citizen, residing at 67, Tanpukur Road, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata-700 031, 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 respective legal heirs, successors, Successors-in-Interest, representatives, administrators and assigns) of the **OTHER PART**.

**WHEREAS** one Smt. Sudha Hasi Devi alias Smt. Sudha Hasi Mukhopadhyay, wife of Late Satyendra Nath Mukhopadhyay and her uncle Sri Surath Chandra Bandyopadhyay were the lawful joint owners of some landed property, lying and/or situated in Mouza - Dhakuria, Pargana - Khaspur, J.L. No. 18, Touzi No. 230, 233, comprised in C.S. Dag Nos. 672, 673, 674, 675, 686 and 789, appertaining to C.S. Khatian No. 774, under P.S. Tollygunge, then Jadavpur, then Kasba, in the District of 24 Parganas (South).

**AND WHEREAS** subsequently, while in peaceful possession of the said landed properties, the aforesaid joint Owners, mutually decided to make formal Partition of the same for their lawful enjoyment and possession without any disturbances from any corner by metes and bound and executed a registered Deed of Partition, on 14.05.1949, which was registered in the office of the Sub-Registrar at Alipore and was recorded in Book-I, Volume No. 44, Pages from 104 to , being No. 2492 for the Year 1949.

...P/3.

**AND WHEREAS** in terms of the aforesaid Deed of Partition, dated 14.05.1949, Smt. Sudha Hasi Devi was allotted exclusively a portion of landed property, measuring about 1 Bigha 8 Cottahs 4 Chittacks 22.5 Sq.Ft. More or less along with old Single storied Building and appurtenances, as more fully and particularly mentioned in the "GAA" Schedule and coloured in YELLOW in the said Deed of Partition, dated 14.05.1949. The said Property was duly mutated in the records of The Calcutta Municipal Corporation and was numbered, recorded and assessed as **Municipal Premises No. 2, Ganesh Banerjee Lane, P.O. Dhakuria, Calcutta-700 031, under P.S. Tollygunge then Jadavpur, in the District of 24 Parganas( S).**

**AND WHEREAS** in the mean time, the said Sri Surath Chandra Bandyopadhyay, being the lawful owner of the **Municipal Premises No. 3, Ganesh Banerjee Lane**, voluntarily executed a Deed of Gift, in favour of her niece, Smt. Sudha Hasi Mukhopadhyay, comprised of a landed property, measuring about **3 Chittacks 4 Sq.Ft. more or less**, lying and/or situated in Mouza - Dhakuria, Pargana - Khaspur, J.L. No. 18, Touzi No. 230, 233, comprised in C.S. Dag No. 674, appertaining to C.S. Khatian No. 774, under P.S. Tollygunge, then Jadavpur, then Kasba, in the District of 24 Parganas (South) along with pucca one Room and appurtenances, being part and portion of the said **Municipal Premises No. 3, Ganesh Banerjee Lane, P.O. Dhakuria, Calcutta-700 031, under P.S. Tollygunge then Jadavpur, in the District of 24 Parganas( S)**, by virtue of the said Deed of Gift, duly executed on 12.02.1959, which was registered on 14.05.1949, which was registered in the office of the Sub-Registrar at Alipore and was recorded in Book-I, Volume No. 15, Pages from 298 to 300, being No. 1366 for the Year 1959.

**AND WHEREAS** after some time, the said Sri Surath Chandra Bandyopadhyay died intestate on 24.12.1966, leaving behind his wife, Smt. Uma Shashi Devi and only son, namely, Sri Shankar Bandyopadhyay and only married daughter, namely, Smt. Sabita Roy Chowdhury as his legal heirs / successors as per the provisions of the Hindu Succession Act, 1956. After becoming the lawful joint Owners of their inherited properties, the said Smt. Uma Shashi Devi, Sri Shankar Bandyopadhyay and Smt. Sabita Roy Chowdhury sold, transferred and conveyed a portion of property, measur-



ing about 2 Chittacks 22 Sq. Ft. more or less, lying and/or situated in Mouza - Dhakuria, Pargana - Khaspur, J.L. No.18, Touzi No. 230, 233, comprised in C.S. Dag No. 674, appertaining to C.S. Khatian No. 774, under P.S. Tollygunge, then Jadavpur, then Kasba, in the District of 24 Parganas (South) along with pucca one Room and appurtances, being part and portion of the said Municipal Premises No. 3B, Ganesh Banerjee Lane, P.O. Dhakuria, Calcutta-700 031, under P.S. Tollygunge then Jadavpur, in the District of 24 Parganas (S), in favour of the said Smt. Sudha Hasi Devi by virtue of the said Deed of Sale (Bengali Kobala) duly executed on 24.07.1969, which was registered on 24.07.1969, which was recorded in the office of the Sub-Registrar at Allipore and was recorded in Book-1, Volume No.60, Pages from 266 to 270, being No. 3768 for the Year 1969. The entire self acquired, gifted and purchased property, measuring about 1 Bigha 8 Cottah 10 Chittack 3.5 Sq. Ft. more or less area along with old brick built single storied Building and appurtances were recorded in the name of the Smt. Sudha Hasi Devi alias Mukhopadhyay during her life time as Municipal Premises No. 2, Ganesh Banerjee Lane, P.O. Dhakuria, Calcutta-700 031, under P.S. Tollygunge then Jadavpur, in the District of 24 Parganas(S).

**AND WHEREAS** accordingly, during her peaceful possession and enjoyment of the aforesaid landed properties, Smt. Sudha Hasi Devi alias Mukhopadhyay, being the lawful and absolute owner of the said Premises, gifted an area of plot of land ( 97 Ft. 6 Inches X 4 Ft.), measuring about 8 Chittack 30 Sq.Ft. more or less to the Competent Authority of the then The Calcutta Municipal Corporation for the purpose of widening of the Ganesh Banerjee Lane from 8 Ft wide to 12 Ft. Road and retained the balance area of the landed property. In the mean time, Smt. Sudha Hasi Devi alias Mukhopadhyay, being the lawful and absolute owner of the said Premises, sold, transferred and conveyed a plot of Land, measuring about 2 Cottah 5 Chittack 43 Sq.Ft. more or less in favour of Sri Narendra Nath Naskar against valuable consideration and by virtue of a registered Deed of Conveyance, duly executed on 11.10.1972, which was registered in the office of the Sub-Registrar at Allipore and was recorded in Book-1, Volume No. 11, Pages from 102 to 106, being No.4280 for the Year 1972.

**AND WHEREAS** as aforesaid, Smt. Sudha Hasi Devi alias Mukhopadhyay, retained the balance landed property, measuring about 1 Bigha 5 Cottah 11 Chittack and 20.5 Sq.Ft. and by actual physical measurement 1 Bigha 5 Cottah 3 Chittack and 41 Sq.Ft. more or less and was peaceful possessor and enjoyment of the aforesaid landed properties, being the lawful and absolute owner of the said Premises and by residing therein and paid all municipal Taxes and govt. land revenues from time to time.

**AND WHEREAS** while in peaceful possession of the same, free from all encumbrances, whatsoever the said Smt. Sudha Hasi Devi alias Mukhopadhyay, died testate on 03.06.1979, leaving her three sons, namely, Sri Ramkrishna Mukhopadhyay, Sri Nandadulal Mukhopadhyay and Sri Nil Ratan Mukhopadhyay as his legal heirs and successors as per the provisions of the Hindu Succession Act, 1956. Sri Satyendra Nath Mukhopadhyay predeceased her.

**AND WHEREAS** Smt. Sudha Hasi Devi alias Mukhopadhyay since deceased, during her life time, executed a WILL on 04.12.1974, in respect to her aforesaid property, in favour of her three sons, namely, Sri Ramkrishna Mukhopadhyay, Sri Nandadulal Mukhopadhyay and Sri Nil Ratan Mukhopadhyay and appointed her grand-son, Sri Gouri Shankar Bandyopadhyay as the EXECUTOR of the said WILL. Accordingly, in terms of the said WILL, the said Sri Gouri Shankar Bandyopadhyay as the EXECUTOR of the said WILL, applied before the District Delegate at Alipore under Act, 39, vide Case No. 280 of 1983 (P) and after necessary compliances of the official formalities thereof and appropriate hearing of the same, he had been granted Probate on 26.03.1985. After the necessary compliance of the legal formalities thereof, the said EXECUTOR of the said WILL, Sri Gouri Shankar Bandyopadhyay given them formal assent to the legatees of the WILL of the Smt. Sudha Hasi Devi alias Mukhopadhyay since deceased. Accordingly, all the three son of Smt. Sudha Hasi Devi alias Mukhopadhyay since deceased, namely, Sri Ramkrishna Mukhopadhyay, Sri Nandadulal Mukhopadhyay and Sri Nil Ratan Mukhopadhyay, became the lawful joint Owners of the said Property, measuring about 1 Bigha 8 Cottahs 10 Chittacks 3.5 Sq. Ft. more or less area along with old brick built single storied Building and appurtenances were recorded in the name of the Smt. Sudha Hasi



Devi alias Mukhopadhyay during her life time as Municipal Premises No. 2, Ganesh Banerjee Lane, P.O. Dhakuria, Calcutta-700 031, under P.S. Tollygunge then Jadavpur, in the District of 24 Parganas(S).

**AND WHEREAS** as aforesaid, in terms of the said WILL and Probate, being granted by the District Delegate at Alipore, the said Sri Ramkrishna Mukhopadhyay, Sri Nandadulal Mukhopadhyay and Sri Nil Ratan Mukhopadhyay, became the lawful joint Owners of the said Property and were in peaceful possession of the same, free from all encumbrances. In the mean time, all the joint Owners have mutually decided for an amicable partition of the aforesaid landed property, measuring about 1 Bigha 8 Cottahs 10 Chittacks 3.5 Sq. Ft. more or less area along with old brick built single storied Building and appurtances, being **Municipal Premises No.2, Ganesh Banerjee Lane, P.O. Dhakuria, Calcutta-700 031, under P.S. Tollygunge then Jadavpur, in the District of South 24 Parganas** for the peaceful possession and enjoyment. Accordingly, they executed a formal Deed of Partition on 18.05.1987 and the same was registered in the office of the District Sub-Registrar, duly recorded in Book-1, Volume No. 144, Pages from 432 to 455, being No. 7727, for the Year 1987.

**AND WHEREAS** as aforesaid, in terms of the said registered Deed of Partition, Sri Ramkrishna Mukhopadhyay has been exclusively allotted a landed area, measuring about 8 Cottah 4 Chittack 1 Sq.Ft. more or less together with Building standing therein on the Eastern Side of the said Premises No. 2, Ganesh Banerjee Lane, Particularly, described in Schedule "KHA" and delineated in "RED" border lines, marked as "LOT-A" in the Plan annexed to the said Deed of Partition along with the user and easementary right of the common Passage. Accordingly, being the absolute Owner of his portion, he duly mutated his portion of the property as Municipal Premises No. 2, Ganesh Banerjee Lane, P.O. Dhakuria, Kolkata-700 032 under Assesse No. 21-092-11-0002-4.

**AND WHEREAS** as aforesaid, in terms of the said registered Deed of Partition, Sri Nil Ratan Mukhopadhyay, being the Third Part therein and was allotted



a portion of landed property under Schedule "GAA", measuring about 5 Cottah 1 Chittack 13 Sq.Ft. more or less along with another portion of landed property, measuring about 2 Cottah 12 Chittack 25 Sq.Ft. more or less, thus 7 Cottah 13 Chittack 38 Sq.Ft. more or less in total along with portion of old single storied Building and appurtenances in the said Premises out of the aforesaid landed property, measuring about 1 Bigha 8 Cottah 10 Chittack 3.5 Sq. Ft. more or less at Municipal Premises No. 2, Ganesh Banerjee Lane, P.O. Dhakuria, Kolkata-700 031, under P.S. Kasba now Garfa, in the limits of the Kolkata Municipal Corporation, Ward No. 92, Br. No. X and is now in peaceful possession of the same, free from all encumbrances, whatsoever. Subsequently, the Owner / First Part herein is in peaceful possession of the same by mutating his name as the absolute Owner of the said Premises at Municipal Premises No. 2C, Ganesh Banerjee Lane and Municipal Premises No. 2A, Ganesh Banerjee Lane, P.O. Dhakuria, Kolkata-700 031, under P.S. Kasba now Garfa, in the District of South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 92, Br. No. X, having Assessee No. 210921100668, in the records of the Kolkata Municipal Corporation by complying necessary formalities in respect to the said mutation and by paying municipal taxes upto date and duly paid the land revenues from time to time to the concerned Departments of the Govt. of West Bengal.

**AND WHEREAS** subsequently, the said Sri Ramkrishna Mukhopadhyay by

virtue of a registered Deed of Gift, in favour of his full blood brother, Sri Nilatan Mukhopadhyay in respect to **ALL THAT** piece and parcel of land, admeasuring an area of 2 (Two) Cottah 5 (Five) Chittack 7 (Seven) Sq.Ft. more or less, together with old structures constructed thereon on the Southern portion of the Premises 2, Ganesh Banerjee Lane, Kolkata- 700 031, under Police Station- Kasba, in the District of South 24- Parganas. Subsequently, Sri Nilatan Mukhopadhyay being the lawful owner of **ALL THAT** piece and parcel of land, admeasuring an area of 2 (Two) Cottah 12 (Twelve) Chittack 25 (Twenty Five) Sq.Ft. more or less along with said gifted portion, admeasuring an area of 2 (Two) Cottah 5 (Five) Chittack 7 (Seven) Sq.Ft. more or less, thus totally, an area, admeasuring an area of 5 (Five) Cottah 1 (One) Chittack



AND WHEREAS Sri Nil Ratan Mukhopadhyay, subsequently decided to purchase a portion of vacant land, measuring about 174 Sq.Ft. more or less, along with structures constructed thereon, measuring about 70 Sq.Ft. more or less, on the North-Western corner of his property from the lawful owners of the said property, namely, Smt. Anjali Pramanik and Sri Debjit Pramanik against valuable consideration and to amalgamate the same with his aforesaid property by complying all legal formalities thereof. Accordingly, Sri Nil Ratan Mukhopadhyay, purchased ALL THAT piece and parcel of a plot of bastu land, measuring about 174 Sq.Ft. more or less, on the southern side, along with structures constructed thereon, measuring about 70 Sq.Ft. more or less, lying and / or situated in Mouza- Dhakuria, Pargana- Khaspur, J.L. No. 18, Touzi Nos. 230, 233, comprised in C.S. Dag Nos. 672, 673 appertaining to C.S. Khatian No.744, under P.S. Kasba, now Garfa, being portion of Municipal Premises No. 3A, Ganesh Banerjee Lane, P.O. Dhakuria, Kasba now Garfa, Kolkata-700 031, in the District of South 24-Parganas, at Present within the limits of The Kolkata Municipal Corporation, Ward No.92, Br. No. X, in the District of South 24-Parganas against valuable consideration, by virtue of a registered Deed of Conveyance, duly executed on 28.06.2018, which was registered in the office of the

AND WHEREAS accordingly, during his peaceful possession and enjoyment of his own allocation out of the aforesaid Partition, Sri Nil Ratan Mukhopadhyay, retained his landed area, measuring about 5 Cottah 1 Chittack 13 Sq.Ft. more or less along with structures constructed thereon, measuring about 200 Sq.Ft. more or less, at Municipal Premises No. 2C, Ganesh Banerjee Lane, P.O. Dhakuria, Kolkata-700 031, under P.S. Kasba now Garfa, in the District of South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 92, Br. No. X, having Assessee No. 210921100668.

52(Thirty Two) Sq.Ft. more or less, being portion of the Premises 2, Ganesh Banerjee Lane, and being Municipal Premises No. 2A, Ganesh Banerjee Lane, P.O. Dhakuria, Kolkata-700 031, under Police Station- Kasba, in the District of South 24-Parganas, had entered into a Development Agreement of the said Premises under the mutually agreed terms and conditions as more fully and particularly mentioned therein.



A.D.S.R. Sealdah and recorded in Book-I, Volume No.1606-2018, pages from 93397 to 93425, being No.160602863, for the Year 2018.

**AND WHEREAS** after purchase of the same, Sri Nil Ratan Mukhopadhyay,

has become the lawful and absolute owner of the landed property, measuring about 5 Cottah 5 Chittack 7 Sq.Ft. more or less along with structures constructed thereon, measuring about 270 Sq.Ft. more or less, at Municipal Premises No. 2C, Ganesh Banerjee Lane, P.O. Dhakuria, Kolkata-700 031, under P.S. Kasba now Garfa, in the District of South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 92, Br. No. X, having Assessee No. 210921100668 and recorded his name as the absolute owner of the same in the records of the Kolkata Municipal Corporation by complying necessary formalities in respect to the said mutation and by paying municipal taxes upto date and duly paid the land revenues from time to time to the concerned Departments of the Govt. of West Bengal.

**AND WHEREAS** the present owner, Sri Nil Ratan Mukhopadhyay, has now

decided to develop the aforesaid property by obtaining a sanctioned building Plan of a (G + III) multi-storied Building from the competent Authority of the Kolkata Municipal Corporation by complying all necessary formalities in respect to the said development. Now the owner / First herein decided to appoint, engage some reputed, most reliable, experienced and a sound Developer (both technically and financially) for the purpose of development and construction of the new (G+III) multi-storied Building at Municipal Premises No. 2C, Ganesh Banerjee Lane, P.O. Dhakuria, Kolkata-700 031, under P.S. Kasba now Garfa, in the District of South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 92, Br. No. X, having Assessee No. 210921100668, and to complete the said Project and as per the sanctioned Building Plan and declared for the same.

**AND WHEREAS** the Developer herein, coming to know the facts of such

desire of the Owner herein, has made a proposal in relation to the aforesaid development of the said property before the Owner. The Owner after necessary investigation and thorough understanding with the Developer herein, has agreed to



velop the said premises by the Developer. Both the parties hereto have mutually analysed, discussed and agreed to execute a Development Agreement under certain terms and conditions to satisfy the interest of both the parties thereto. The Owner herein, for his own advantage and benefits, have agreed to appoint, **M/S. HAPPY VALLEY REALTORS AND INFRASTRUCTURE**, a Partnership Business, having PAN No. AAKFH 7887 C and having their registered office at 8/44B, Fern Road, P.O. & P.S. Gariahat, Kolkata-700 019, represented by their Partners, namely, 1) **MR. OSIUR RAHAMAN**, having PAN No. AAIPR 5107 K, son of Late Yakjub Ali, by faith- Islam, by occupation -Business, Indian Citizen, residing at 14/1, Jhawtala Road, P.O. Circus Avenue, P.S. Karaya, Kolkata-700 017, 2) **AVIJIT GHOSHAL**, having PAN No. AVKPG 0712 A, son of Late Sudhir Chandra Ghoshal, by faith- Hindu, by occupation -Business, Indian Citizen, residing at 67, Tanupukur Road, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata-700 031, the Other Part herein, as the **Developer** of the said property for constructing the proposed (G+III) multi-storied Building as per the sanctioned building Plan. The Developer herein, has also agreed to develop the said property by constructing the proposed (G+III) multi-storied Building as per the sanctioned Building Plan at it's own risk, cost and expenses under certain terms and conditions which has been decided mutually by and between the parties herein, without involving the owner in the matter of the hazzards of construction.

**AND WHEREAS** it is mutually settled by and between the Owner and the Developer herein, that, the Owner will be entitled to 50% of the sanctioned F.A.R, comprised the following :-

1) Out of the Owner's Allocation, **50% of the sanctioned F.A.R**, comprised of the **entire Second Floor, comprised of a self-contained Flat and 50% of the Third Floor, on the back side, being a self contained Flat internally connected by a personal stairs( if, K.M.C. permit to do so in the sanction Building Plan) in the aforesaid (G+III) multi-storied Building and 50% of Car Parking Spaces, 50% of the Caretaker's room and service toilet in the Ground Floor and Seperate Overhead Water Reservoir on the final roof and 50% of final roof on the Eastern side of the Premises) at Municipal Premises No. 2C, Ganesh Banerjee Lane, P.O. Dhakuria, Kolkata-700 031, under P.S. Kasba now Garfa, in the District of South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 92, Br. No. X, having Assessee No. 210921100668.**



2) A non-refundable amount of Rs.1,95, 000.00/- (Rupees One Lakh Ninety Five Thousand) only paid on different dates for different purposes.

**AND WHEREAS** the balance or remaining portion, of the sanctioned F.A.R., comprised of the **ALL THAT** piece and parcel of the balance or remaining portion, of the sanctioned F.A.R., comprised of the self contained flat/s on the entire First Floor and 50% of the Third Floor, on the Front side of the aforesaid (G+III) multi-storied Building, 50% of the Caretaker's room and service toilet in the Ground Floor and Seperate Overhead Water Reservoir on the final roof and 50% of final roof on the Western side of the Premises and balance Car Parking Spaces in the Ground Floor, of the G+III Storeyed Building, shall be vested on the Developer herein, save and except Owner's Allocation.

**AND WHEREAS** both the Owner and the Developer herein, have amicably discussed, negotiated, agreed and finally settled that, the proposed (G+III) multi-storied Building shall be completed within the aforesaid stipulated time period of **30 months i.e., (24 + 6) months** from the date of execution of this Development Agreement. It is mutually agreed that the aforesaid stipulated time period of **30 months is inclusive Force Majuere time if any**, will include Acts of God such as Weather, and natural disaster events. Completion shall mean the full construction of the building and common areas in habitable condition including elevator, the Construction Completion Certificate shall be obtained and the Owner's allocation shall be handed over to the Owner, For avoidance of doubt, the 24 +6 month time frame will include the procedural steps of Land Registration, Amalgamation, Tax Mutation. KIT Clearence, How Soil Test, Plan Sanction etc. However, in the mean time, the Developer shall have every lawful right to enter into Agreement For Sale with all intending Buyers/ Purchasers for the purpose of transfer of the self-contained Flats in the said premises under the Developer's Allocation (save and except Owner's Allocation) at any settled price without any objection from the Owner. The Developer herein, shall also be entitled to receive the part or full consideration against sale of Developer's Allocation in the said premises without any objection from the owner.



**NOW THIS AGREEMENT WITNESSETH THAT BOTH THE PARTIES HERETO HAVE AGREED TO CERTAIN TERMS AND CONDITIONS WHICH ARE AS FOLLOWS :-**

1. In the Premises and in consideration of mutual advantages and benefits to be received and derived by both the parties herein, do hereby enter this Development Agreement for the development of the said property.

2.A) **OWNER** : Shall mean **MR. NILRATAN MUKHOPADHYAY**, having PAN No.ERMPM 2797 H, son of Late Satyendra Nath Mukhopadhyay, by occupation - Service, by faith- Hindu, Indian Citizen, residing at residing at 2C, Ganesh Banerjee Lane, P.O. Dhakuria, P.S. Kasba, now Garfa, Kolkata-700 031, hereinafter called and referred to as the '**OWNER**'.

B) **DEVELOPER** : Shall mean **M/S HAPPY VALLEY REALTORS AND INFRASTRUCTURE**, a Partnership Business, having PAN No. AAKFH 7887 C and having their registered office at 8/44 B, Fern Road, P.O. & P.S. Gariahat, Kolkata-700 019, represented by their Partners, namely, 1) **MR. OSIUR RAHAMAN**, having PAN No. AAIPR 5107 K, son of Late Yakjub Ali, by faith- Islam, by occupation - Business, Indian Citizen, residing at 14/1, Jhawtala Road, P.O. Circus Avenue, P.S. Karaya, Kolkata-700 017, 2) **MR. AVIJIT GHOSHAL**, having PAN No. AVKPG 0712 A, son of Late Sudhir Chandra Ghoshal, by faith- Hindu, by occupation - Business, Indian Citizen, residing at 67, Tanupukur Road, P.O. Dhakuria, P.S. Kasba now Garfa, Kolkata-700 031, hereinafter called and referred to as the '**DEVELOPER**'.

C) **PREMISES** : Shall mean **ALL THAT** piece and parcel of Bastu plot of land, measuring about **5 Cottah 5 Chittack 7 Sq.Ft.** more or less, along with structures, measuring about 270 Sq.Ft. more or less, lying and/or situated in Mouza - Dhakuria, Pargana - Khaspur, J.L. No. 18, Touzi No. 230, 233, comprised in C.S. Dag Nos. 672, 673, 674, 675, 686 and 789 appertaining to C.S. Khatian No. 774, under P.S. Kasba, now Garfa, in the District of 24 Parganas (South) being at **Municipal**

Premises No. 2C, Ganesh Banerjee Lane, P.O. Dhakuria, Kolkata-700 031, under P.S. Kasba now Garfa, in the District of South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 92, Br. No. X, having Assessee No. 210921100668 and butted and bounded as follows :-

- ON THE NORTH** : BY Premises No. 3A, Ganesh Banerjee Lane.
- ON THE SOUTH** : BY Common Passage and By Premises No. 3B, Ganesh Banerjee Lane.
- ON THE EAST** : BY Premises of Sri Pradip Chatterjee.
- ON THE WEST** : BY 12 Ft. wide Ganesh Banerjee Lane,(K.M.C. Road).

which is more fully and particularly mentioned in the Schedule - 'A' of this Agreement and hereafter called '**The Said Property**'.

D) **BUILDING** :- Shall mean G+ III storeyed Building to be constructed on the land of the said Property, which Building will contain self-contained residential flats/ Units and space for Covered Car Parking Spaces and space for water pump and motor, space for electric meter, underground and overhead water reservoir, septic tank, Mounted room etc., those will be constructed at **Municipal Premises No. 2C, Ganesh Banerjee Lane, P.O. Dhakuria, Kolkata-700 031, under P.S. Kasba now Garfa, in the District of South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 92, Br. No. X, having Assessee No. 210921100668** in accordance with the Sanctioned Building Plan.

E) **COMMON FACILITIES** : Shall mean and include the corridor, stairs, stair-cases, staircase landing, stairways, pathways for easement from the main road and other open spaces including side, rear, front spaces and facilities, lobbies, Lift (branded), Mounted (Machinery) room and necessary installation etc. on the top floor, space for electric meter, passages, Care Taker's room in the ground floor, overhead water reservoir, underground or semi-grounded water reservoirs, septic tank, and any other area left for beautification that will be provided by the Developer for the enjoyment of the flat holders.



the Owner's Allocation, 50% of the sanctioned .....  
second Floor, comprised of a self-contained Flat and 50% of the Third  
on the back side, being a self contained Flat internally connected by a  
onal stairs( if, K.M.C. permit to do so in the sanction Building Plan) in the  
oresaid (G+III) multi-storied Building and 50% of Car Parking Spaces,  
0% of the Caretaker's room and service toilet in the Ground Floor and Seperate  
Overhead Water Reservoir on the final roof and 50% of final roof on the East-  
rn side of the Premises) at Municipal Premises No. 2C, Ganesh Banerjee  
Lane, P.O. Dhakuria, Kolkata-700 031, under P.S. Kasba now Garfa, in the  
District of South 24 Parganas, within the limits of the Kolkata Municipal Cor-  
poration, Ward No. 92, Br. No. X, having Assessee No. 210921100668.

2) A non-refundable amount of Rs.1,95,000.00/- (Rupees One Lakh Ninety  
Five Thousand) only paid on different dates for different purposes.

G) **DEVELOPER'S ALLOCATION** : Shall mean and include **ALL THAT** piece  
and parcel of the balance or remaining portion, of the sanctioned F.A.R., comprised  
of the self contained flat/s on the entire First Floor and 50% of the Third Floor, on  
the Front side of the aforesaid (G+III) multi-storied Building, 50% of the Caretaker's  
room and service toilet in the Ground Floor and Seperate Overhead Water Reservoir  
on the final roof and 50% of final roof on the Western side of the Premises and  
balance Car Parking Spaces in the Ground Floor, of the G+III Storeyed Building,  
shall be vested on the Developer herein, save and except Owner's Allocation.

H) **TRANSFER** : Shall mean and include transfer by the delivery of possession  
and by any other means adopted for effecting transfer of the saleable spaces and / or  
flats of the said include meaning of the terms, as defined under the Income Tax Act and  
also the Transfer of Property Act.

I) **TRANSFeree** : Shall mean a person, firm, limited company, association of  
persons to whom the saleable space or flat in the said building will be agreed to be  
transferred and / or for whom the said flat shall be agreed to be constructed by the  
Developer in exercise of the authority of the Developer to construct the said respective

Developer  
.....P/15.

.....P/15.

flats of the Developer's Allocation for and on behalf of such persons and at the costs of such persons who will be interested in purchasing and having flat at the said building to be constructed at the said premises.

J) **ARCHITECT** : Shall mean an Architect / Civil Engineer / L.B.S. who shall be appointed by the Developer herein and shall take the total responsibility of the proposed Project at the aforesaid Premises.

K) **TITLE DOCUMENTS** : Shall mean and include the photocopies or Certified Copies of the Original Title Documents in respect of the said property or any portion thereof which shall be under the possession of the Developer during the subsistence of the Development Agreement.

2. **THIS AGREEMENT SHALL BE DEEMED TO HAVE COMMENCED ON AND WITH EFFECT FROM THE DATE OF THE EXECUTION OF THIS AGREEMENT AND SHALL REMAIN IN FORCE AS LONG THE PARTIES HERETO PERFORM OR OBSERVE THEIR RESPECTIVE TERMS AND CONDITIONS AND COVENANTS HEREIN CONTAINED. THE DEVELOPER SHALL BE BOUND TO CONSULT AND REPORT THE OWNER EACH AND EVERY ISSUES AND GIVE HIM THE PROGRESS REPORT FROM TIME TO TIME TILL COMPLETION OF THE OF THE PROJECT.**

3. That the said Owner doth hereby revocably appoint, authorise and nominate and empower the said Developer to act as Developer of the said property and at the costs to be borne and incurred by the said Developer to have prepared and sanctioned a building plan duly sanctioned by The Kolkata Municipal Corporation.

4. That the Developer shall be always entitled to enter into the said property and to have the same surveyed and measured with the help of their men, labourers, technical persons etc. and soil thereof tested as and if required under the Building Rules and have a Building Plan prepared by a qualified Architect/Engineer/Supervisor.



That the Developer shall be entitled to sign in the name of and on behalf of the Owner and submit the plan and enter into all correspondences and make representations before the Municipal Corporation Authorities and appear before them and do all necessary acts, deeds and things in that, behalf and pay all fees and charges for getting the proposed (G+III) multi-storied Building Plan prepared and also all sanction fees and charges and also obtain and receive the sanctioned plan from the Kolkata Municipal Corporation and for that purpose to sign and grant receipts.

6. That the Owner agrees that, upon the plan being sanctioned by the Kolkata Municipal Corporation, the Developer shall be entitled to start or commence the development work, preparing the ground and to start to commence the construction of the proposed building at the land of the said premises in accordance with the said sanctioned Building Plan.

7. That upon the plan being sanctioned, the Developer agrees to construct the construction of the said building in a substantial and work like manner and use standard materials of the size and specification stated in the sanctioned plan.

8. That the said Owner doth hereby agrees to indemnify and keep the Developer duly indemnified against all claims, demands, liabilities, in respect to the title of property and K,M,C, related matters, if any, of any third party against the said premises and / or against the said Owner and also against any actions, charges, Liens, claims, encumbrances and mortgage or any third party claim in the said premises and in case of any such problems or claims, the said Owner/ First Part herein shall sort each and every claim / dispute on his own at his own cost and expenses.

9. That to avoid all kind future complications by and between the Parties herein, the Developer herein undertakes, the Developer shall not have any right to sell, lien, lease or other wise encumber the said property in any way other than mutually agreed

Furthermore, any liabilities that arise out of any action of the development activities. Furthermore, any liabilities that arise out of any action of the Developer during the period of the development, are for the account of the Developer and not the owner.

That the Developer doth hereby undertakes to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in relation to the Development and construction of the said building.

11. That the Owner hereby agrees, undertakes and confirms that the Developer shall be entitled to construct and complete the building on the land of the said premises and retain, enjoy and deal with and transfer the Developer's Allocation **TOGETHER WITH** undivided share in the land of the said premises attributable to the said Developer's Allocation without any interruption, objection, disputes, interference, hindrance of the said Owner and that the appointment of the said Developer as the said building in terms of the Agreement shall always be revocable on the part of the said Owner. It is however agreed by the Developer that the Developer shall not deliver up the possession of Developer's Allocation to Third Party without First delivering up the possession of the Owner's Allocation to the Owner within the notice period of 30 (thirty) days as stipulated in Clause No.35.

12. That the Owner has already handedover all Xerox copies and certified copies of the original title deeds to the Developer. The original Title Deed shall be in the custody of Developer and the Owner herein undertakes that its free from all encumbrances charges liabilities and the Developer will produce the same as and when it would be required by the Owner or by the intending Buyers of the Flats/ units and Car Parking Spaces etc. The Owner shall not deal with the same in any manner and shall not deposit the same for securing any money claim and the Owner herein, shall always allow the Developer to have inspection of the said documents as and when required for establishing and proving the title of the said Owner. It is recorded that, true xerox authenticated copies of the said title deeds has already been given to the Developer herein, shall be bound to provide all the original copies of Deeds, Documents, Certificates, Receipts before the Competent Authority as and when asked by the Developer. It is also agreed that the original sanctioned plan after obtaining from the Kolkata Municipal Corporation shall be in the custody of the said Developer and the Owner will get a copy of the said sanctioned plan for his own satisfaction and with a lien thereon in favour of the Developer for all costs and expenses and fees and charges paid and



incurred by the Developer and other expenses incurred by the Developer in getting the said plan prepared and sanctioned.

13. That it is agreed that, the Owner shall also from time to time sign all other documents and execute, register the same at the cost and expenses of the Developer and shall also sign, applications as may be necessary from time to time for the purpose of getting the building plan sanctioned and for the development of the said premises and construction of the new G+III Storeyed Building on the land of the schedule mentioned premises. The new G+III Storeyed Building shall be completed within the aforesaid stipulated time period of **30 months i.e., (24 + 6) months** from the date of execution of this Development Agreement. It is mutually agreed that the aforesaid stipulated time period of **30 months is inclusive Force Majeure time if any**, will include Acts of God such as Weather, and natural disaster events.
14. That it is clearly agreed and understood by and between the parties herein, that the Owner will not be liable to bear and to pay the cost of construction of the Owner's Allocation and other common benefits and facilities, it will be borne by the Developer herein. '**The Owner's Allocation**' has been determined as consideration against the cost of his landed property as well as the proportionate share against Developer's Allocation.
15. That the Developer herein, shall be entitled to appoint an Engineer/Architect, Licensed Building Surveyor, Overseers and/or their Supervisors, Agents, Building Contractors, Labour Contractors and/or other person/s, men as may be decided and selected by the Developer from time to time commencing, carrying on with the construction and for the purpose of completion of the new G+III Storeyed Building as per the sanctioned plan at the Schedule mentioned premises.
16. That immediately upon execution of this Development Agreement and after sanction of the building plan, the Owner shall make over the khas vacant and peaceful possession of the said premises to the said Developer without any objection or any further delay. The Developer will be entitled to keep, maintain and retain physical

has possession of the same, till completion of the entire premises and delivery, sale and/or transfer of the flats and/or constructed portions duly completed under the Developer's Allocation. However, the Developer shall be entitled to receive the entire sale proceeds of the old and dilapidated Building and shall prepare and develop the said land and premises for necessary construction at their own cost and expenses and the Developer will be entitled to start construction on the same as per the sanctioned Building Plan.

17. That for the purpose of ascertaining the undivided share in the land attributable to the Developer's Allocation, the total Super Built Up Area of the entire flats and the total area of land shall be duly measured and ascertained by Architects / Engineer in charge of construction of the said building and his decision in this behalf shall be final and binding. However, the Owner/ First Part may conduct necessary measurement and survey of the Owner's Allocation after finishing of the Owner's Allocation and prior to the delivery of the Owner's Allocation only in presence of the Developer and Architects / Engineer in charge of construction of the said building.

18. That the said Owner doth hereby grant unto and authorise the Developer with exclusive right and power to build upon and exploit of the said land of the said premises and to construct on the land of the said premises, building of such height and lawful nature thereof as shall be decided by the said Developer and will be permitted to be constructed under the building plan to be got sanctioned by the said Developer in terms of the Agreement. It is agreed that, the Developer shall be solely responsible for such construction of the building according to the said building Rule and in compliance with all law, rules and provisions and in strict conformity with the details drawings specifications proposals and features contained in the said plan to be sanctioned, and all necessary cost and expenses in relation thereto till completion of the building, sale and / or transfer / hand over of the flats to the intending Buyers. The said Developer shall always keep the said Owner indemnified against all claims and processes and responsibilities arising out of any deviation in constructing the said building by the said Developer and the Developer shall always remain responsible for all third party claims during the period of construction.



9. That the Owner agrees and covenants not to interfere with the possession of the Developer and also with that act and work of the said building and the Owner shall not in any manner object, restrict, obstruct, hinder or impede the said work of construction in the said building by the said Developer, If it is as per Building Permit and in conformity of this Agreement.

20. That the Developer shall unless hindered or impeded or obstructed by circumstance beyond control or any abnormal situation, will complete the construction of the said building on the land of the said premises the proposed (G+III) multi-storied Building shall be completed within the aforesaid stipulated time period of **30 months i.e., (24 + 6) months** from the date of execution of this Development Agreement. It is mutually agreed that the aforesaid stipulated time period of **30 months is inclusive Force Majeure time if any**, will include Acts of God such as Weather, and natural disaster events and shall deliver the possession of the Owner's Allocation to the Owner within the said period in good and habitable condition.

21. That from the date of receiving khas vacant possession of the said property until making over the vacant khas possession of Owner's Allocation to the said Owner herein, all municipal Rates and taxes of the said property shall be borne and paid by the Developer and it is agreed that, the Owner shall not be liable for the same. It is however, agreed and expressly understood that all arrears of Municipal Rates and Taxes and other outgoings of the said property upto the date of making possession to the Developer shall be paid by the owner herein .

22. That it is agreed that, the Owner and the Developer shall duly comply with all requirements and other formalities of obtaining sanction of the Building Plan and the Owner shall always sign, execute all documents, plans, affidavits and undertakings, declaration, that will be required to be filed with the K.M.C. from time to time in connection with the sanction of the said building plan. The Developer shall also as Constituted Attorney on behalf of the Owner, by virtue of a registered Power of Attorney, be entitled to do, sign, execute and/or to deliver all documents, plans, affidavits, undertakings in the name of the Owner.

That the Developer shall be entitled to get the said plan modified from time to time according to their discretion and the copy of the plan to be supplied to the Owner before modification and in doing so the rights of the Owner in respect of Owner's Allocation to be given shall not in any manner be affected **AND** the Developer shall be bound always to complete the construction of the said Owner's Allocation in all respects and make over khas possession of the same to the Owner before delivery of any flat / apartment / space to any other person or persons.

24. That it is agreed that, in calculating the proportion of Super Built-Up Area of the Owner's and Developer's Allocation and area of the roof, open side, front, rear spaces on the ground floor and other compulsorily left over spaces shall be taken into account and calculation and all common facility of the building and common space are common with the Owner and the Developer.

25. That the Owner and the Developer shall comply with all other requirements of the Municipal Authorities and / or other authorities having jurisdiction in the matter relating to the constructions of the said building at the land of the said premises and will abide by the direction or directions of the Municipal Authorities and other authority having jurisdiction in the matter.

26. That it is agreed that, the land of the said premises shall always from dated hereof be indivisible and impartable and neither the Owner nor the Developer nor their respective transferees shall be entitled to claim any partition, sub-division or any separation of the land of the said premises and it is agreed that, the said land shall be held jointly undivided but in proportionate share.

27. That the Owner agrees to defend the title of the said premises and also defend the possession and rights of the Developer or constructing the said building and envisaged in the Agreement.

28. That the Developer shall be entitled at it's own costs and charges and expenses to carry out all and every items of work from development of the said premises including laying drains, cables, water pipes and other connections and electricity connection



terms of the said plan to be sanctioned and / or other terms and conditions that may be imposed by The Kolkata Municipal Corporation and the Owner agrees to always assist and co-operate with the Developer as will be required and necessary from time to time to carry out in the said development work and make construction of the said building as per said sanctioned plan.

29. That the Developer shall be entitled to use the entire available F.A.R. in respect of the said premises and get the plan prepared and sanctioned using the entire F.A.R.

30. That it is mutually agreed that the Developer shall be entitled to the sale proceeds of the existing old and dilapidated Building in the said Premises exclusively and the Owner shall not be entitled to claim any part of it in future from the Developer herein as mutually settled by and between them.

31. That the Developer shall be at liberty to sell and / or allot the Developer's Allocation and the areas thereof in the allocation of the said Developer and to enter into Agreement For Sale and transfer hereof or in its discretion to enter into agreement for the sale of the said Developer's Allocation to the intending Purchasers to acquire the said flat/s and to receive construction costs from them from time to time. The Developer shall also be entitled to enter into Agreement For Sale of undivided share of land of the said property in favour of the Purchaser of the flats and / or persons intending to acquire the flats and have the same constructed by the said Developer save and except the proportionate right of the Owner. The Owner agrees that, he will join the said Agreement respectively for the sale of undivided share in land and / or also for either sale of the said constructed flat and / or for constructing the flats on behalf of the respective intending persons as may be required by the Developer from time to time and the Owner will agree to transfer the undivided share in the land and to confirm and transfer the undivided share in the land and to confirm and transfer of the constructed area and / or making of construction of the flats on behalf of the Purchasers or intending persons after getting the allotment of the Owner.

32. That it is agreed that, the entire consideration amount on sale of the said undivided share in land and also the price of the constructed flats and / or the costs of constructions of the said flats of the Developer's Allocation shall be received

clusively by the Developer as aforesaid without any right claim or dispute or objection of the said Owner.

33. That the Developer shall always have lawful right as the official Developer on the land of the said property in respect of the costs of construction and other expenses that shall be borne and paid and incurred by the Developer till the completion of the construction and sale and transfer of Developer's Allocation and/ or of undivided share of land of the Developer's Allocation in favour of the Developer or its nominees and / or appointees in terms of the said Agreement.

34. That the Parties are in Agreement with that, if for cogent reason, the Developer can not complete the proposed G+III Storeyed Building in all respect within the stipulated time period as well as the period under Force Majeure, in that event the Developer shall submit further extension of Time (EOT) to the Owner stating the reason for such delay in writing. Upon which the Parties will mutually settle and may extend further period to complete the Building in all respect as may agreed by both the Parties.

35. That the Owner has assured that, there is no notice of requisition or acquisition from the Government or from any other statutory authorities served on the said Owner upto the date of execution of agreement and that, the Owner is fully entitled to deal with the said property as it's absolute owner and to enter into this agreement with the Developer without any restriction restraint or objection from any body. The Owner hereby declares that there is no pending suit and / or legal dispute in the said property either in the name of the present owner or against the said property.

36. That the Developer shall be entitled and is authorised in the name of the Owner as far as necessary to apply for and obtain cement, steel, bricks and other building materials for construction and the said building at the land of the said premises and apply and obtain and/or permit connections water electricity power drainages sewers and other inputs and facilities of the said building and enjoyment of the flats and portions therein.



That after completion of construction of the building, the Developer shall give written notice to the Owner intimating him (the Owner) to take possession of the Owner's Allocation in the building within 30 days from the date of completion of the building and the Developer shall be entitled to hold and keep the management of the said building at the costs of the respective flat holders persons entitled to other places and portions of the said building and to receive proportionate contribution of maintenance charges, taxes, replacement expenses, repair expenses and costs of installations repairs maintenance etc., as are paid by the Flat Holders of the building containing self-contained residential apartments.

38. That both the parties herein, have mutually agreed that, the name of the proposed G+III Storeyed Building will be decided by the Developer only and the same shall be known as "**HAPPY VALLEY**" in the Schedule - 'A' mentioned Premises.

39. That during the construction and completion of the building if any problem crops up, that, will be sorted out immediately and both the parties herein, shall settle the matter / problem by discussion for the purpose of securing their best interest and benefit.

40. That it is also mutually settled that, in case of serious dis-agreement by and between the parties herein, that, matter will be referred to the common Arbitrator as mutually agreed upon and the decision of that Arbitrator will be binding upon both the parties herein.

41. That in case of any negative result of the soil test in the said Premises and if any Piling work is recommended by the Competent Authorities of the K.M.C., in such case, it is also mutually settled by and between the Parties herein that, the total expenses relating to such Piling work will be borne by both the Parties in 50% : 50% ratio. The cost of piling has been estimated to be **Rs.30,00,000.00/- (Rupees Thirty Lakh)** only, it is also mutually agreed by and between the Parties herein that, the Owner herein shall pay his share of the said expenses, amounting to **Rs.15,00,000.00/- (Rupees Fifteen Lakh)** only to the Developer herein before the delivery of the

Owner's Allocation or earlier as it suits to the Owner herein and the Developer herein shall bear the balance amount of **Rs.15,00,000.00/- (Rupees Fifteen Lakh)** only.

42. That after completion of the building, any extra work / construction demanded by the Owner herein, (other than mentioned in the work schedule) all such expenses and costs will be borne by the Owner herein, for such extra work or construction @ the market Rate in his allocation.

43. That it is mutually agreed by and between the Parties herein that, the proposed Building will be a G +III storied Building in the said Premises as per the sanctioned Building Plan from the K.M.C and and not otherwise but in case of any further construction above the present one, it would be dealt in Supplementary Agreement in continuation of the present Development Agreement.

44. That it is mutually agreed by and between the Parties herein that, in case any delay in construction during the period of development and construction of the proposed G + III storied Building in the said premises, the Developer herein undertake that they will be liable to pay a sum of **Rs. 25,000.00/- (Rupees Twenty Five Thousand) only** per month till the date of completion and delivery the of the Owner's Allocation with effect from after expiry of the **30(Thirty) months in total** from the date of execution of the Development Agreement and registered Power of Attorney in respect to the aforesaid property.

45. That it is also mutually settled that, after sanction of the Building Plan of the G + III storied Building, another Supplementary Agreement together with copy of the Sanctioned Building Plan, well demarcated will be executed by and between the Parties herein to determine the exact area of respective allocation as aforesaid and common facilities, benefits, amenities etc. meant for both the parties herein.

46. That the Parties hereby declare and agree that these present do not constitute and the Parties do not intend to be a Partnership or Association of Persons. This is only a Development Agreement for the purpose of Development of the Property and followed by construction of a Multi-Storeyed Building in respect of the said Property



anted in favour of the Developer under the mutually agreed terms and conditions as contained in these presents.

47. That the Courts of the District South 24- Parganas shall be the First Step for the legal redressal and in case of any appeal, revision, both parties shall be at liberty to refer their issues before the Hon'able High Court at Calcutta, which shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the Parties.

**SCHEDULE - 'A' ABOVE REFERRED TO**  
**PREMISES**

**ALL THAT** piece and parcel of Bastu plot of land, measuring about 5 Cottah 4 Chittack 6 Sq.Ft. more or less, along with 30 years old dilapidated pucca single storied structures, measuring about 270 Sq.Ft. more or less, lying and/or situated in Mouza - Dhakuria, Pargana - Khaspur, J.L. No. 18, Touzi No. 230, 233, comprised in C.S. Dag Nos. 672, 673, 674, 675, 686 and 789 appertaining to C.S. Khatian No. 774, under P.S. Kasba, now Garfa, in the District of 24 Parganas (South) together with all easementary rights on the 12 Ft. wide Ganesh Banerjee Lane and 6 Ft. Wide Common Passage, being at **Municipal Premises No. 2C, Ganesh Banerjee Lane, P.O. Dhakuria, Kolkata-700 031, under P.S. Kasba now Garfa, in the District of South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 92, Br. No. X, having Assessee No. 210921100668** and butted and bounded as follows :-

**ON THE NORTH : BY Premises No. 3A, Ganesh Banerjee Lane.**

**ON THE SOUTH : BY Common Passage and By Premises No. 3B, Ganesh Banerjee Lane.**

**ON THE EAST : BY Premises of Sri Pradip Chatterjee .**

**ON THE WEST : BY 12 Ft. wide Ganesh Banerjee Lane, (K.M.C. Road).**

Witness Anurag Chatterjee

**SCHEDULE - 'B' ABOVE REFERRED TO**  
**OWNER'S ALLOCATION**

**ALL THAT** piece and parcel of the 50% of the sanctioned F.A.R., comprised the following :-

1) Out of the Owner's Allocation, 50% of the sanctioned F.A.R., comprised of the entire Second Floor, comprised of a self-contained Flat and 50% of the Third Floor, on the back side, being a self contained Flat internally connected by a personal stairs( if, K.M.C. permit to do so in the sanction Building Plan) in the aforesaid (G+III) multi-storied Building and 50% of Car Parking Spaces, 50% of the Caretaker's room and service toilet in the Ground Floor and Seperate Overhead Water Reservoir on the final roof and 50% of final roof on the Eastern side of the Premises at Municipal Premises No. 2C, Ganesh Banerjee Lane, P.O. Dhakuria, Kolkata-700 031, under P.S. Kasba now Garfa, in the District of South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No. 92, Br. No. X, having Assessee No. 210921100668.

2) A non-refundable amount of Rs.1,95,000.00/- (Rupees One Lakh Ninety Five Thousand) only paid on different dates for different purposes.

**SCHEDULE - 'C' ABOVE REFERRED TO**  
**DEVELOPER'S ALLOCATION**

**ALL THAT** piece and parcel of the balance or remaining portion, of the sanctioned F.A.R., comprised of the self contained flat/s on the entire First Floor and 50% of the Third Floor, on the Front side of the aforesaid (G+III) multi-storied Building, 50% of the Caretaker's room and service toilet in the Ground Floor and Seperate Overhead Water Reservoir on the final roof and 50% of final roof on the Western side of the Premises and balance Car Parking Spaces in the Ground Floor, of the G+III Storeyed Building, shali be vested on the Developer herein, save and except Owner's Allocation.



**SCHEDULE - 'D' ABOVE REFERRED TO**  
**(PARTICULARS OF COMMON AREAS AND FACILITIES)**

1. Stair case on all floors.
2. Stair case landing and mid landings from all floors.
3. Common passage from Public Road, entrance gate upto the stair case on the Ground Floor and lobby / path way upto the entrance of the Schedule Appt.
4. Common passage and lobby, Caretaker's room and service toilet on ground floor.
5. Roof, Mounted Room, Parapet wall and other necessary installations.
6. Water Pump with motor, underground and overhead water reservoir, water pipes and other common plumbing installation.
7. All open spaces in the front side and the side spaces surrounding the multi-storeyed building.
8. 4(Four) Passenger Lift and necessary installations
9. All electrical fittings, electrical wiring, common electrical meter, common electrical meter board and other necessary electrical installations meant for common use for the flat/unit holders.
10. Drainage and sewers including man-hole, junction pits etc.
11. Boundary walls and main gate and/or side gates if any.
12. Such other common parts, areas, equipments and installations fixtures, fittings and spaces in or about the said building as are necessary for passage to other user and occupier of the Unit in common and as are specified by the Developer expressly to be the common parts after construction of the building.

**THE SCHEDULE - 'E' ABOVE REFERRED TO**  
**TECHNICAL SPECIFICATION OF THE UNITS/ BUILDING**

- A) General** : The building shall be R.C.C. framed structure as per the KMC Santioned Building Plan/s.
- B) Brick work** :  
i) All exterior brick work shall be 8" thick in 1:6 Mortar as per approved by KMC.  
ii) All Partition Brick Wall shall be 3" and / or 5" thick in 1:4 Mortar.

Plaster Work

: That the outside Plaster of the Building is 3/4 " thick ( Average) whereas the inside plaster will be 1/2 " Thick ( Average) and ceiling Plaster 1/4 " thick in 1:3 Mortar.

D) Roof &

Roof Treatment

- :
1. Concrete roof will be treated with Water proofing Chemicals, sand, cement, quarter stone chips and mortar and will be finished with Net Cement.
  2. 3' ft. height parapet wall will be provided all around the roof.
  3. Suitable rain Water pipe for proper drainage and necessary connection with main drainage pit.

E) Stairs and Stair-case:

1. The stairs steps, staircases, risers and and skirting shall be finished with good quality marble with 6 mm. or 18 mm. Width of the Stair Case shall not be less than 10-1/2 inches. Height of the One step to next step not more than 6".M.S. flat or 1/2 " Square Bar patti railing as per Stair-case drawing.

F) Floor finish, Skirting etc. :

1. All Bedrooms, Drawing, dining and Kitchen will be finished in Good Quality Marble Flooring.  
All Toilets / W.C. flooring will be finished with Good quality Ceramic Tiles or Marble.  
All Kitchen Walls and Toilets / W.C. walls shall be finished with Good quality Ceramic Tiles.



j) **Plumbing & Outside Pipe  
& Drainage Line :-**

All inside plumbing work will be concealed. All outside Plumbing work will be done with Supreme Brand PVC Pipes and necessary fittings for drainage, particularing from Toilet to Septic Tank with 6" PVC Pipe. All Rain Water pipes will be PVC Pipes.

**H) Doors and Windows**

**Doors**

- :  
: 1. Main Entrance Door
- a) Main Entrance door shall be of wooden panel Door with Door Frame shall be Sal Wood (Malasia) Size 4 X 2-1/2 or as per drawing.
- b) Brass Handle.
- c) 3 No. Oxidised Hinges.
- d) 8" long Oxidised tower bolt from inside.
- e) 1 Eye Hole.
- f) One Night Latch( of Godrej Brand)
2. Other Doors
- a) All Doors 35 mm. flush door finished with Teak wood ply and polished on the both sides of the Door or as per drawing.
- b) Wooden door frame, shall be Sal Wood (Malasia) Size 4" X 2-1/2" .
- c) Cylindrical Lock.
- d) 3 No. Oxidised Hinges.
- e) 6" long Oxidised tower bolt from inside.
- Toilet and W.C. Doors
- a) 35 mm. P.V.C. doors in Kitchen, Toilet and W.C. and / or Flush Door.
- b) 3 No. Oxidised Hinges.
- e) 4" long Oxidised tower bolt from inside.

1) Windows :-

All aluminium Sliding Windows with Glass.  
Grill:- M.S. Grill 1/2" Square Bar fitted windows steel frame or extended Box type.

**F) Toilet & Kitchen :**

**One Bath & 1 W.C.**

- a) One Commode in each Toilet and W.C. ISI approved Parryware Brand.
- b) Shower Head,
- c) Commode Shower and One Tap.
- d) Hot and Cold Mixtrure Taps
- e) Flushing Cistern( P.V.C.)

Kitchen

One Stainless steel sink in kitchen, one tap.

One Granite stone Cooking Top/ Table in the kitchen.

1) Electrical Installation :

All electrical points should be modular switches & Plug & Board cover concealed Electrical wiring (Havels).

- a) 3 Light Points, One ceiling Fan point and 1 No. 15 Amps. Plug point & One Air Conditioner Point in each Bedroom.
- b) 4 light points, 2 fan points - 5 Amp., 1 plug point 5 Amp., 1 plug point -15 Amp., 2 (One)A.C. points in Drawing room and Dining Room.
- c) One light point, 2(One) 15 Amps plug Point and One 5 Amps plug Point in Kitchen.

1 Light Point, 1 Geyser Point- 15 Amps Plug Point, 1 Exhaust Fan Point in each Toilet.



11 24 11  
1 Light Point, 1 Exhaust Fan Point in each  
W.C.

1 Light Point and 1 Fan Point in each Verandah.

### **J) Paints & Colourwash**

The Building shall be painted externally with Weather Coat. The inside of the Building shall be finished with Plaster of Paris on the plastered surface. Each Doors, Windows of the Common Area and each flat shall be finished with good quality enamel paints .

### **K) LIFT**

: A four passenger Lift of reputed Brand and necessary instalation thereof.

### **Water Supply :**

One R.C.C. overhead reservoir will be provided on the top of the last roof as per design. The suitable electrical submersible pump with motor will be installed in the underground Water Reservoir to deliver water to overhead reservoir from the underground water reservoir.

### **Compound :**

Standard height compound wall to be made existing road level. M.S. Grill Gate as per approved design of the Architect and will be painted both sides. All the above technical specifications are subject to being approved by K.M.C. Authority and with necessary modification/alteration if any.

### **Specification of Materials :-**

- |   |  |
|---|--|
| 1) Cement :-Ambuja, Lafarge, A.C.C,       | 10) all Comode, PVC Cistern made by Hindware Brand.                  |
| 2) Steel :- Elegant,                      | 11) Hot & Cold Mixture made by Hindware Brand.                       |
| 3) Brick - 1 No. Piget,                   | 12) Marble Slab- Marwar.   |
| 4) Stone Chips- 3/4 and /or 5/8,          | 13) All Paints - Asian Paints.                                       |
| 5) Sand - Medium Coarse,                  | 10) Electric Wire - Finolex and modular Box and Switches( Crabtree). |
| 6) Door Frame- Malaysia Sal,              |  |
| 7) Main Entrance Door-Teak Wood,          |  |
| 8) Window- Alluminium Sliding with Glass. |  |
| 9) M.S. Grill- 1/2 Inch Square Bar.       |  |

IN WITNESS WHEREOF, all the parties herein, hereby agreed, understood and have set and subscribed their hands and signatures on the day, month and year first above written.

**SIGNED AND DELIVERED**

In presence of :

**WITNESSES :-**

1. Pradip Mondal  
30/6/13 DR. G.S Bore  
Road - Kolkata - 700039.

2. Debjit Pramanick.  
3A Ganesh Banerjee Lane  
Kolkata - 700031.

*Nishant Kumar Dasgupta*  
**SIGNATURE OF THE OWNER**

**SIGNED, SEALED AND DELIVERED**

In presence of :

**WITNESSES :-**

1. Pradip Mondal  
30/6/13 DR. G.S Bore  
Road - Kolkata - 700039

2. Debjit Pramanick  
3A Ganesh Banerjee Lane  
Kolkata - 700031.

HAPPY VALLEY REALTORS  
AND  
INFRA STRUCTURE  
*Asim Kumar*  
Partner

HAPPY VALLEY REALTORS  
AND  
INFRA STRUCTURE  
*Arjit Ghoshal*  
Partner

**SIGNATURE OF THE DEVELOPER**

Drafted and prepared by me :

*Aradhana Biswas Sinha*  
Advocate

High Court, Calcutta.

F/186/393/1998



**MEMO OF CONSIDERATION**

**RECEIVED** a sum of **Rs.1,95,000/-**-(Rupees One Lakh Ninety Five Thousand) only as the non-refundable amount from **M/S. HAPPY VALLEY REALTORS AND INFRASTRUCTURE**, a Partnership Business, having PAN No. **AAKFH 7887 C** and having their registered office at 8/44 B, Fern Road, P.O. & P.S. Gariahat, Kolkata-700 019, on the day, month and year first above written.

**PARTICULARS****AMOUNT(RS.)**

By cash paid on different dates

1,95,000.00

---

**Rs.1,95,000.00**


---

(RUPEES ONE LAKH NINETY  
FIVE THOUSAND ONLY).

*Wibhuti Mukherjee*  
**SIGNATURE OF THE OWNER**

**WITNESSES :-**

1. *Pradip Mandal.*  
30/6/B DR. G.S. Bose.  
Rd. Kolkata - 700039.

2. *Debjit Pramanik.*  
3A Ganesha Banerjee Lane  
Kolkata - 700031.

Thumb

1<sup>st</sup> finger

Middle Finger

Ring Finger

Small Finger

PHOTO

left hand

right hand

Name .....

Signature .....



Thumb

1<sup>st</sup> finger

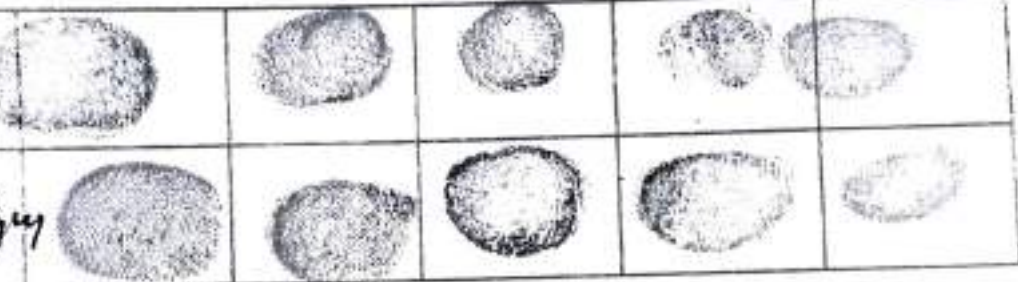
Middle Finger

Ring Finger

Small Finger

left hand

right hand



Name NILRATAN MISHRA

Signature Nilratan Mishra



Thumb

1<sup>st</sup> finger

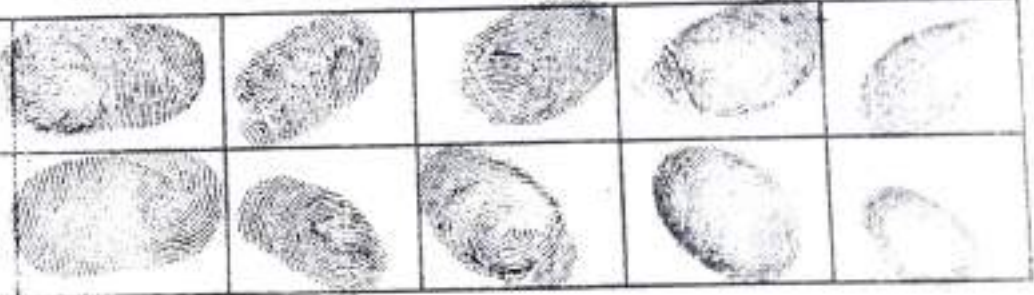
Middle Finger

Ring Finger

Small Finger

left hand

right hand



Name ARJIT GHOSHAL

Signature Arjit Ghoshal



Thumb

1<sup>st</sup> finger

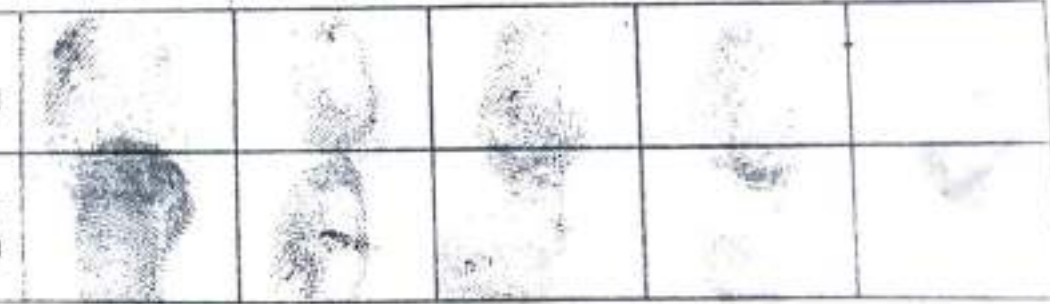
Middle Finger

Ring Finger

Small Finger

left hand

right hand



Name .....

Signature Anis Kala



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AVIJIT GHOSHAL  
SUDHIR CHANDRA GHOSHAL  
15/12/1959

Permanent Account Number

AVKPG0712A

  
Signature



Avijit Ghoshal:

*For any assistance, first of your kind, please refer to:*

Income Tax E-Services Cell (ITESC)

Plot No. 3, Sector 14, CBD Belapur,

Noida (Mumbai) - 400 614.

आयकर सेवा केंद्र/सेवा से कृपया संपर्क करें/संपर्क करें:

आयकर ई-सेवा केंद्र, प्लॉट नंबर 3, सी 14, सी 14, सी 14,

नोएडा (मुंबई) - 400 614, सी 14, सी 14, सी 14,

नोएडा (मुंबई) - 400 614.



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA™

**Address**

C/O Sudhir Chandra Ghoshal, 67,  
TANUPUKUR ROAD, Dhakuria, Kolkata,  
West Bengal - 700031

**4416 0156 3356**



1947  
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947  
Bengaluru-560 021

*Sudhir Ghoshal,*



आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

OSIUR RAHAMAN

YAKUB ALI

05/09/1958

Permanent Account Number

AAIPR5107K

O. Rahaman

Signature

If your PAN card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, I.T.S.I.

Plot No. 3, Sector 11, CBD, Balapur,

New Mumbai - 400 614.

यदि आपका पैन कार्ड खोया/पुनर्प्राप्त हुआ है, तो कृपया सूचित करें/वापस करें :

आयकर पैन सेवा यूनिट, I.T.S.I.

प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बालपुर,

नया मुंबई - 400 614.

O. Rahaman



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार

Unique Identification Authority of India  
Government of India



Enrolment No/Enrolment No.: 2010/80007/04711

Osiur Rahman (Osiur Rahman)

S/O: Yakub Ali, 14/1, JHAWTALA ROAD, Circus  
Avenue, Kolkata,  
West Bengal - 700017

**INFORMATION**

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Your Aadhaar No/ Your **Aadhaar No.:**

**2509 6170 3874**



MERA AADHAAR, MERI PEHACHAN



1947



help@uidai.gov.in



www.uidai.gov.in

Validity unknown

Digitally signed by Osiur Rahman, DN: cn=Osiur Rahman, o=Unique Identification Authority of India, ou=UIDAI, email=osiur.rahman@uidai.gov.in, c=IN, date=2017.02.09 09:52:52 +05'30'

- **Aadhaar** is valid throughout the country.
- You need to enrol only once for **Aadhaar**.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Osiur Rahman  
DOB: 05/09/1958  
Male / MALE



**Address:**

S/O: Yakub Ali, 14/1, JHAWTALA  
ROAD, Circus Avenue, Kolkata,  
West Bengal - 700017

**2509 6170 3874**

MERA AADHAAR, MERI PEHACHAN

**2509 6170 3874**

MERA AADHAAR, MERI PEHACHAN

Date: 06/02/2017



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ERMPM2797H

नाम / Name  
NILRATAN MUKHOPADHYAY

पिता का नाम / Father's Name  
SATYENDRA NATH MUKHOPADHYAY

जन्म की तारीख / Date of Birth  
26/03/1947

हस्ताक्षर / Signature



04960018

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लौटारें:  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAKFH7887C



नाम / Name

HAPPY VALLEY REALTORS AND  
INFRASTRUCTURE

निगमन / गठन की तारीख  
Date of Incorporation / Formation

13/10/2017

02/11/2017

*Opin Kishor*



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

19-201819-025563229-1

Payment Mode Online Payment

RN Date: 02/07/2018 17:25:08

Bank : State Bank of India

BRN : CKG3557537

BRN Date: 02/07/2018 17:26:12

DEPOSITOR'S DETAILS

Id No. : 16060000973802/7/2018

(Query No./Query Year)

Name : Atanu Bhattacharjee

Contact No. :

Mobile No. : +91 9831047036

E-mail :

Address : Alipore

Applicant Name : Mr ATANU BHATTACHARJEE

Office Name :

Office Address :

Status of Depositor : Solicitor firm

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement  
Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	16060000973802/7/2018	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	16060000973802/7/2018	Property Registration- Registration Fees	0030-03-104-001-16	1971

Total

11992

In Words : Rupees Eleven Thousand Nine Hundred Ninety Two only

## Major Information of the Deed

Deed No :	I-1606-02943/2018	Date of Registration	03/07/2018
Query No / Year	1606-0000973802/2018	Office where deed is registered	
Query Date	22/06/2018 9:27:27 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	ATANU BHATTACHARJEE ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831047036, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,95,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 89,83,274/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,121/- (Article:48(g))	Rs. 1,971/- (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: Ganesh Banerjee Lane, Premises No. 2C, Ward No: 92

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		5 Katha 4 Chatak 6 Sq Ft	1/-	89,14,424/-	Width of Approach Road: 12 Ft.
<b>Grand Total :</b>					<b>8.6763Dec</b>	<b>1 /-</b>	<b>89,14,424 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	270 Sq Ft.	1/-	68,850/-	Structure Type: Structure

Gr. Floor, Area of floor : 270 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type Tin Shed, Extent of Completion: Complete

<b>Total :</b>	<b>270 sq ft</b>	<b>1 /-</b>	<b>68,850 /-</b>	
----------------	------------------	-------------	------------------	--



**d Details :**

**Name,Address,Photo,Finger print and Signature**

Name	Photo	Fingerprint	Signature
<b>Mr NILRATAN MUKHOPADHYAY</b> Son of Late SATYENDRA NATH MUKHOPADHYAY Executed by: Self, Date of Execution: 03/07/2018 , Admitted by: Self, Date of Admission: 03/07/2018 ,Place : Office			
	03/07/2018	LTI 03/07/2018	03/07/2018

2C,GANESH BANERJEE LANE, P.O:- DHAKURIA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ERMPM2797H, Status :Individual, Executed by: Self, Date of Execution: 03/07/2018 , Admitted by: Self, Date of Admission: 03/07/2018 ,Place : Office



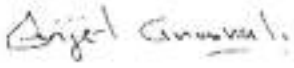
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>HAPPY VALLEY REALTORS AND INFRASTRUCTURE</b> 8/44B,FERN ROAD, P.O:- GARIAHAT, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAKFH7887C, Status :Organization, Executed by: Representative


**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Md OSIUR RAHAMAN</b>                      Son of Late YAKJUB ALI                      Date of Execution - 03/07/2018, , Admitted by: Self, Date of Admission: 03/07/2018, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Jul 3 2018 1:46PM</td> <td>LTI 03/07/2018</td> <td>03/07/2018</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Md OSIUR RAHAMAN</b> Son of Late YAKJUB ALI Date of Execution - 03/07/2018, , Admitted by: Self, Date of Admission: 03/07/2018, Place of Admission of Execution: Office					Jul 3 2018 1:46PM	LTI 03/07/2018	03/07/2018
Name	Photo	Finger Print	Signature										
<b>Md OSIUR RAHAMAN</b> Son of Late YAKJUB ALI Date of Execution - 03/07/2018, , Admitted by: Self, Date of Admission: 03/07/2018, Place of Admission of Execution: Office													
	Jul 3 2018 1:46PM	LTI 03/07/2018	03/07/2018										

14/1,JHAWTALA ROAD, P.O:- CIRCUSA VENUE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700017, Sex: Male, By Castè: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AAIPR5107K Status : Representative, Representative of : HAPPY VALLEY REALTORS AND INFRASTRUCTURE (as PARTNERS)

Name	Photo	Finger Print	Signature
<b>VIJIT GHOSHAL</b> (Representant) Son of SUDHIR CHANDAR GHOSHAL Date of Execution - 03/07/2018, , Admitted by: Self, Date of Admission: 03/07/2018, Place of Admission of Execution: Office	 <small>Jul 3 2018 1:46PM</small>	 <small>LTI 03/07/2018</small>	 <small>03/07/2018</small>
67, TANUPUKUR ROAD, P.O:- DHAKURIA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AVKPG0712A Status : Representative, Representative of : HAPPY VALLEY REALTORS AND INFRASTRUCTURE (as PARTNERS)			

**Identifier Details :**

Name & address	
Mr ARDHENDU BIKAS SENGUPTA Son of Mr DIBYENDU BIKASH SENGUPTA HIGH COURT, CALCUTTA, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr NILRATAN MUKHOPADHYAY, Md OSIUR RAHAMAN, Mr AVIJIT GHOSHAL	<small>03/07/2018</small>
	

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr NILRATAN MUKHOPADHYAY	HAPPY VALLEY REALTORS AND INFRASTRUCTURE-8.67625 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr NILRATAN MUKHOPADHYAY	HAPPY VALLEY REALTORS AND INFRASTRUCTURE-270.00000000 Sq Ft

**Endorsement For Deed Number : I - 160602943 / 2018**



**Rate of Market Value(WB PUVI rules of 2001)**

That the market value of this property which is the subject matter of the deed has been assessed at Rs 3,274/-

18/07

**Satyajit Biswas**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

**On 03-07-2018**

**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 12:52 hrs on 03-07-2018, at the Office of the A.D.S.R. SEALDAH by Mr AVIJIT GHOSHAL .

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

Execution is admitted on 03/07/2018 by Mr NILRATAN MUKHOPADHYAY, Son of Late SATYENDRA NATH MUKHOPADHYAY, 2C,GANESH BANERJEE LANE, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Service

Indetified by Mr ARDHENDU BIKAS SENGUPTA, , Son of Mr DIBYENDU BIKASH SENGUPTA, HIGH COURT,CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-07-2018 by Md OSIUR RAHAMAN, PARTNERS, HAPPY VALLEY REALTORS AND INFRASTRUCTURE (Partnership Firm), 8/44B,FERN ROAD, P.O:- GARIAHAT, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

indetified by Mr ARDHENDU BIKAS SENGUPTA, , Son of Mr DIBYENDU BIKASH SENGUPTA, HIGH COURT,CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 03-07-2018 by Mr AVIJIT GHOSHAL, PARTNERS, HAPPY VALLEY REALTORS AND INFRASTRUCTURE (Partnership Firm), 8/44B,FERN ROAD, P.O:- GARIAHAT, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr ARDHENDU BIKAS SENGUPTA, , Son of Mr DIBYENDU BIKASH SENGUPTA, HIGH COURT,CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,971/- ( B = Rs 1,950/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,971/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/07/2018 5:26PM with Govt. Ref. No: 192018190255632291 on 02-07-2018, Amount Rs: 1,971/-, Bank State Bank of India ( SBIN0000001), Ref. No. CKG3557537 on 02-07-2018, Head of Account 0030-03-104-001-16

**Stamp Duty**

that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs. 100/-  
= Rs 10,021/-

**Description of Stamp**

Stamp: Type: Impressed, Serial no 5634, Amount: Rs.100/-, Date of Purchase: 26/06/2018, Vendor name: Santosh  
Kr Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 02/07/2018 5:26PM with Govt. Ref. No: 192018190255632291 on 02-07-2018, Amount Rs: 10,021/-, Bank  
State Bank of India ( SBIN0000001), Ref. No. CKG3557537 on 02-07-2018, Head of Account 0030-02-103-003-02

*Handwritten signature*

**Satyajit Biswas**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1606-02943/2018-03/07/2018



of Registration under section 60 and Rule 69.  
red in Book - I  
me number 1606-2018, Page from 95835 to 95883  
ing No 160602943 for the year 2018.



Digitally signed by SATYAJIT BISWAS  
Date: 2018.07.04 14:32:13 +05:30  
Reason: Digital Signing of Deed.

Handwritten signature/initials.

(Satyajit Biswas) 04-07-2018 14:30:56  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)