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AB 418654

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SD-20021-  
RF 20551-

12-13-18  
14-13-18  
The document and the agreement is submitted  
to registration. the signature sheets and  
the endorsement sheets attached with  
the document are part of this document.  
District Sub-Registrar-IV  
Alipore, South 24-PGS.

27 DEC 2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the  
27<sup>th</sup> Day of December TWO THOUSAND AND EIGHTEEN  
(2018);

56536

Serial No.

Name

Puja Builders

Address

Kamdhenu More, Dugachut. Wt 55

13 DEC 2018

Prop: - Srikant Tiwari  
Licenced Stamp Vender  
BACHAN GANGA  
2 & 3, Bankshall Street  
Kolkata - 700 001

13 DEC 2018



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Identified by me

Chandrakant Kishore

Advocate

High Court Calcutta

s/o Shree Ram Kishore

F/1989/2010

**BETWEEN**

1. **Mr. DEEPAK KUMAR SINGH** (PAN ALMPS6178C) son of M. P. Singh and **Mrs. SANDHYA SINGH** (PAN ALUPS9229C) wife of Deepak Kumar Singh both by faith Hindu, nationality- Indian, resident of 106, Kiran Singh Chandra Road, P.O - Shibpur P. S - Shibpur District - Howrah, West Bengal, Pin- 711102, hereinafter called and refer to as the **OWNERS/LANDLORDS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to main and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**PUJA BUILDERS a Proprietorship** firm having office at Kamdhenu more, Kharibari, Post office- - Kamdhenu, P.S - Rajarhat Pin - 700055.

The above named proprietorship firm is represented by **Mr. SONU ROHRA** (Pan No. AIRPR2484C) son of Harish Kumar Rohra, by faith Hindu, by occupation- business, residing at 73 BL-C, Bangur Avenue South Dum Dum (M) Jessor Road Post office - Bangur, Police station - Lake Town, hereinafter called and refer 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 its successors-in-office, heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.





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**WHEREAS AND WHEREAS:-**

A. That piece and parcel of the land measuring an area of **20 Khatta 1 Chittak and 32 Sqft.** comprised in R.S Dag No. 480/600, 480/601, appertaining to L R Dag No. 621 and 622 and Khatian No. 1473 and 1474 laying and situated at Mouza – Paschim Nischintapur, J.L No. 60, P.S – Sonarpur, Holding No. 9 Ward No. 33 within the ambit of Rajpur – Sonarpur Municipality Dist - South 24 Parganas.

AND

That piece and parcel of the land measuring an area of **3 Satak.** Comprised in part of R.S Dag No. 480/601, appertaining to L R Dag No. 621 and Khatian no. 466 laying and situated at Mouza – Paschim Nischintapur, J.L No. 60, P.S – Sonarpur, Holding No. 9 Ward No. 33 within the ambit of Rajpur – Sonarpur Municipality Dist - South 24 Parganas,

AND

That piece and parcel of the land measuring an area of **I Khatta 6 Chittak.** Comprised in part of R.S Dag No. 517, appertaining to L.R Dag No. 655 AND Khatian No. 584 laying and situated at Mouza – Paschim Nischintapur, J.L No. 60, P.S – Sonarpur, Holding No. 9 Ward No. 33 within the ambit of Rajpur – Sonarpur Municipality Dist - South 24 Parganas, adjacent to Road- 18 ft, that the First Parties herein above, the absolute owners and occupiers of the entire properties described in the Schedule hereunder within the Jurisdiction of the Office of the District Sub Registry Office, Alipore which more-fully and particularly described in the Schedule hereunder written hereinafter to as the **said property.**

B. That for security and to get more profit from the said property, the Owners/First Parties herein desirous to construct new building upon the said property, but due to lack of experience and stringency of finance were in search of a good, experienced and financial capable



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Developer who could do the needful construction and allied job on the said property.

C. That the Second Party being an experienced and financial capable developer approached the Owners to enter into agreement for developing the said property with a formulated scheme to do so and for that after having several discussions requiring the terms and conditions of the agreement it has been settled that the terms and conditions should be fully embodied so that there should not be any confusion in the future towards the Agreement and development of the said property. However the Developer shall start the construction after getting the Building plan sanctioned from the authority or Municipal Corporation.

D. The Owners herein have represented and assured unto the Developer as follows:

E. The owners are absolute owner of piece and parcel of the land measuring an area of **20 Khatta 1 Chittak and 32 Sqft.** comprised in R.S Dag No. 480/600, 480/601, appertaining to L R Dag No. 621 and 622 and Khatian No. 1473 and 1474 laying and situated at Mouza - Paschim Nischintapur, J.L No. 60, P.S - Sonarpur, Holding No. 9 Ward No. 33 within the ambit of Rajpur - Sonarpur Municipality Dist - South 24 Parganas.

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AND



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That piece and parcel of the land measuring an area of **1 Khatta 6 Chittak**. Comprised in part of R.S Dag No. 517, appertaining to L.R Dag No. 655 AND Khatian No. 584 laying and situated at Mouza – Paschim Nischintapur, J.L No. 60, P.S – Sonarpur, Holding No. 9 Ward No. 33 within the ambit of Rajpur – Sonarpur Municipality Dist - South 24 Parganas (hereinafter referred to as the said property); the said property is more fully mentioned and described in the First Schedule written hereunder;

- i. The said property is free from all encumbrances, liens, lispendences, charges, mortgages, acquisitions and requisitions whatsoever and howsoever, subject to several tenants/ occupants of the said property more-fully described in second scheduled herein after;
  - ii. The Owners have not entered into any negotiations and/or agreement in respect of the said property and any portion thereof and that there are no claim or demand or outstanding in respect of the said property in any type whatsoever.
  - iii. All payments in respect of any liabilities due and/or payable the said property, including those payable towards Municipal property's Rates and Taxes have been paid by the Owner.
- B. AND further more at or before execution of this agreement, the Owner has assured the Developer as follows :-
- i. The Owners, Mr. Deepak Kumar Singh son of Sri. M. P. Singh and Mrs. Sandhya Singh wife of Deepak Kumar Singh the absolute owner of the said plot of land.
  - ii. The said plot of land is free from all encumbrances.
  - iii. The Owners has the marketable title in respect of the said plot of land.



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- iv. The Owners has full right and authority to enter into this Joint Venture Agreement.
- v. That the said plot of land or any part thereof is not subject to any notice of acquisition or requisition or alignment.
- vi. That the said plot of land or any part thereof is not subject to any Attachment under the Income Tax Act or under any provisions of the Public Demand Recovery Act.
- vii. That the Owner has neither entered into any other Agreement for Development nor have created interest in favour of any third party in the said plot of land or portion thereof.
- viii. Relying on the aforesaid representation and assurances and on being satisfied as to the marketable title made out by the Owner, the Developer has agreed to undertake the work of development of the said property and that further agreed to make payments of various amounts hereinafter mentioned **and also to incur all costs, charges and expenses for sanctioning of the plan and for development of the said property.**

Provided however, the Owner doth hereby unequivocally agrees to indemnified the Developer and all its rights under this agreement including the Developer's allocation against any claim or demand if hereinafter made by any person or persons or concern or concerns relating to or concerning the said property and /or any part thereof and thereby causing any impediment on the Vendor in complying with this Agreement.

- ix. Relying on the aforesaid representations and believing the same to be true and correct, the Developer has agreed to the proposal of the Owners and the parties herein have mutually agreed to jointly develop the said property for which the Owners have appointed the Developer herein for undertaking the development and construction of residential and/or semi-commercial and/or commercial for the purposes of sale of such constructed spaces.



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**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed by and between the parties hereto as follows:-

**ARTICLE - I: DEFINITION**

Unless in these presents it is repugnant to or inconsistency the following words and/or expression shall mean as hereinafter mentioned.

- 1.1 OWNER** of said land shall mean the said parties of the first part and also as having whatsoever right, title and interest that they may currently have or had as beneficiaries or owners in respect of said property describe in Second Schedule written hereunder hereinafter written. And also OWNER shall mean the above-named Owners/Landlords all their heirs, executors, administrators, legal representatives and assigns.
- 1.2 DEVELOPER** shall mean the said Second party of this agreement. DEVELOPER shall mean the abovenamed Developer or any other company termed by the abovenamed Developer with having respective office and licence as would be required for such Company and its Successors-in-office.
- 1.3 PROPERTY** shall mean **ALL THAT being** piece and parcel of the land measuring an area of 20 Khatta 1 Chittak and 32 Sqft. comprised in R.S Dag No. 480/600, 480/601, appertaining to L R Dag No. 621 and 622 and Khatian No. 1473 and 1474 laying and situated at Mouza - Paschim Nischintapur, J.L No. 60, P.S - Sonarpur, Holding No. 9 Ward No. 33 within the ambit of Rajpur - Sonarpur Municipality Dist - South 24 Parganas.



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**1.4 BUILDING** shall mean the building(s) to be constructed in the said property with the maximum Floor Area Ratio (FAR) available or permissible under The Building Rules and Regulations of the Rajpur Sonarpur Municipality for the time being prevailing as per plan or plans to be sanctioned by the Kolkata Municipal Corporation.

**1.5 JOINT VENTURE RATIO:** DEVELOPER 70% AND OWNER 30%

**1.6 THE PLAN** shall mean the plan or plans, elevation, designs, drawings and specification of the building or buildings as shall be sanctioned by the Rajpur Sonarpur Municipality including modification or variation thereof, which may be made from time to time.

**1.7 OWNERS ALLOCATION** shall **30%** of the proposed building of said property as per the plan or plans to be sanctioned from the Rajpur



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Sonarpur Municipality by the Owner/Landlord/First Part and the cost and expenses thereof shall be borne by the Developer/Second Part, including amongst others car parking and roof, for the proposed building to be constructed in the said property, including the proportionate share undivided impartibly share or interest in the common facilities and amenities to be attributable to the owners allocation as consideration for permitting the developer to develop the said property and commercially exploit the same and Owners allocation in in the said proposed building shall be allocated after mutual consent with the Developer.

**1.8 DEVELOPER'S ALLOCATION** shall be **70%** said property as per the plan or plans to be sanctioned by the ~~Rajpur~~ Sonarpur Municipality including amongst others car parking and roof, for the proposed building to be constructed in the said property, including the proportionate share undivided impartibly share or interest in the common facilities and amenities to be attributable to the developers allocation. Developer allocation in in the said proposed building shall be allocated after mutual consent with the Owner.

*Sonarpur*

**1.9 SUPER BUILT-UP AREA** shall mean the total constructed area which will include corridors, staircase, passage ways, water tanks, reservoirs, together with the width of the walls and such other areas used for accommodating common services to the building to be constructed at the said property.

**1.10 ARCHITECT** shall mean any person or other association of persons, whether incorporated or not, whom the Developer may appoint from time to time as the architect of the building to be constructed at the said property.



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- 1.11 TRANSFER** with its grammatical variations and cognate expression shall include transfer by delivery of possession and by any other means adopted for effecting what is understood as a transfer of space in multi-storied building to purchasers thereof.
- 1.12 TRANSFEREE** shall mean a person, persons, firm, limited company, association of persons to whom any space and/or unit in the building to be constructed at the said property, has been transferred on valuable consideration
- 1.13 UNIT** shall mean the constructed residential flats and office space and/or showroom and/or other spaces in the building or buildings intended/proposed to be built and/or constructed capable of being occupied and enjoyed separately as a distinct entity at the building or buildings to be constructed at the said property in accordance with the building sanction plan.
- 1.14 THE DATE OF DELIVERY** shall mean and include the date on which the Owners shall handover the vacate possession of the property to the Developer for starting the construction work at the said property as before or after sanctioned plan taking proper receipt of such acceptance and further after making the construction of the Owners allocation, as mentioned above, shall be handed over to the Owners by the Developer and in that case the date of giving such possession shall be noted as Delivery of possession to the new construction and in either case proper receipt shall be obtained by the either party herein.
- 1.15** Words importing singular shall include plural and vice versa.
- 1.16** Words importing any gender shall include all the other genders, i.e. masculine, famine and neuter gender



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**ARTICLE - II : COMMENCEMENT**

- 2.1** This Agreement shall be deemed to have commenced on and with effect from the date of its execution.

**ARTICLE - III : OWNERS RIGHT AND REPRESENTATIONS**

- 3.1** The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to enjoy and transfer the said property or any part of it.
- 3.2** That excepting the Owners nobody else has any right, title and interest, claim or demand whatsoever or howsoever into or upon the said property.
- 3.3** The said property is free from all encumbrances, charges, liens, lispendents, attachments, trusts whatsoever or howsoever.
- 3.4** The No Objection from the competent authority to be obtained by the Developer at its own cost and expenses.
- 3.5** That the total area comprised in the said property as per Deed no. 10468 of 2013, area measuring about **20 Khatta 1 Chittak and 32 Sqft**, and as per Deed no. 4863 of 2015, area measuring about **3 Satak (1 Khatta 8 Chittak More or less)** and as per Deed No 7961 of 2018, area measuring about **1 Chottas 6 Chittaks**, Total area **22 Khattas 15 Chittaks 32 Sq Ft.** and recorded as per Assessment Demand Registrar, a little more or less,



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- 3.6** That the Owners have handovered the peaceful and vacant possession of the purpose of raising the new construction at the said property by the Second Party/Developer.
- 3.7** That the Owners further undertakes to execute the General Power of Attorney in favour of the Second Party/Developer, whereby the land Owners will give the Developer/Second Party all the powers required for the purpose of making such construction on his own risk and cost as well as the power to negotiate for and make register deeds documents, whatsoever, required of their (Developer's) portion of the constructed area, as mentioned above along with land share for such constructed area without any interference or obstruction of the Owners other than breach of contract. Such execution shall be made after allocation of constructed area to the owner being their share aggregating 30% of the total connected area.

#### **ARTICLE - IV : DEVELOPER'S RIGHT**

- 4.1** That on the power and by virtue of this Agreement, the Developer/Second Party is hereby empowered to raise the construction at the above mentioned property investing its own finance and resources and undertake to erect the said building as per the sanction building plans. The building Plan, soil testing and whatever expenses necessary for sanction of building plan at its own cost.
- 4.2** That the Second Party is hereby empowered to suitable modify or alter the sanctioned plan as and when required with the consultation of the owners and submit the same for approval of the Rajpur Sonarpur Municipality Corporation with the previous written consent of the Owner Furthermore all applications, plans and other papers and documents as may be required by the developer for the purpose of obtaining necessary sanction from the appropriate authorities



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shall be prepared by the developer at its own cost and shall be signed by either the owner or the developer duly authorized in that behalf of and submitted by the Rajpur Sonarpur Municipality at the developer's own costs and expenses for sanction. All costs, charges and expenses required to the said sanction or to be deposit for submission of such building plan or plans to the Rajpur Sonarpur Municipality and the authorities shall be borne and met by the developer.

**4.3** That the Second Party/Developer herein shall have its rights on 70 % on proposed said building of constructed area, as mentioned above and can sale the same with due possession to the intended purchaser but not before handing over possession of the complete constructed area of the Owners allocation upto the limit, as mentioned above. However, the second Party/Developer shall have right to enter Agreement for sale to the intending purchaser/purchasers of their allocated share before handing over complete possession to the Owners allocated share.

**4.4** The Developer/Second Party shall be entitled to appoint its own labours, masons, contractor, builder, engineer, architect for necessary raising of the new construction but in doing so all expenses with regard to such appointed person shall be borne by the Second party/Developer and all the risk and liability together with all responsibility shall remain with the Developer/Second Party and to that effect the Owners/first party shall never be liable or responsible for any accident debts, payments, misappropriation of any money or anything whatsoever, eventuality takes place at the time or after construction completed and handover to the prospective purchase.





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- 4.5** The Second Party /developer shall have no right to transfer any third party in respect of allocation, as mentioned above, within the said property before handing over constructed area to the Owners first, as mentioned above, as well and also at all material time, the said power together with allowing possession to the intending purchaser or purchasers can only be made or done along with the Owners portions to the tune, as mentioned above, have duly been done together.
- 4.6** The Owners in this regard undertakes to convey Registered Power of Attorney in favour of the Second Party/ Developer, subject to the right of cancellation for breach of contract by the Developers or for Developer any act detrimental to the interest of the Owners.
- 4.7** The owners hereby grant, subject to the provisions contained herein, exclusive and irrevocable right to the developer to build upon and to commercially exploit the said property and constructing the proposed building in the said property in accordance with the plan to be sanctioned from the Rajpur Sonarpur Municipality with or without any modification and/or amendment and/or amendments thereto made or caused to be made by the parties hereto and in case of violation of building plan to construct the proposed building, in that case the owners shall have no liability and responsibility. The Developer will be liable to face legal consequence at his own cost.

#### **ARTICLE - V : CONSIDERATION**

- 5.1** In consideration of the Owner allowing the Developer to develop the said property the Developer shall allocate 30% of the constructed area in the proposed building to be constructed at the said property to the owner as owner's allocation without taking any charges and cost from the owner.



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**5.2** In addition thereto, the Developer shall make payment of a sum of Rs. 36,00,000/- to the owners.

**5.2.1** That out of the said total consideration value Rs. 20,00,000/- shall be payable to the owner/ landlords by the developers in cheques as an advance for implementation of this Agreement. The aforesaid amount will be treated as advance, by the owners/ Landlords to the developers before taking possession of their allocated portion (or will be adjusted from the allocation of owners/Landlords.)

**5.2.2** That in addition to the aforesaid the second part/ developer shall pay a sum of Rs. 16,00,000/- ( Rupees Sixteen Lakhs) Only to the owner/ landlords by the developers in cheques as an full and final payments within 90 days from the date of execution of this agreement.

#### **ARTICLE - VI : PROCEDURE**

**6.1** The Owners shall grant in favour of the Developers General Power of Attorney (i.e One Registered power of Attorney) as may be required for the purpose of obtaining the sanction of the plan and all other necessary permission from the different authorities in connection with the construction of the building and also for pursuing the follow up of the matter with I the statutory body and other authorities.

**6.2** Notwithstanding grant of Power of Attorney by the Owners in favour of the Developer and delivery of possession of the said property, no action of the Developer under this Power of Attorney shall in any manner fasten or create any financial or any other liabilities of any kind whatsoever upon the Owners



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- 6.3 The Owners have delivered vacant khas actual and physical possession of the areas morefully mentioned and described in the Schedule written hereunder unto the Developer.

**ARTICLE-VII: BUILDING**

- 7.1 The developer shall at its own costs, construct erect and complete the new building(s) of the said property in accordance with the sanctioned building plan with good and standard materials as may be specified by the architect.
- 7.2 The developer shall install and erect in the said new building, at its own costs, facilities and amenities as has been described in the Fourth Schedule written hereunder.
- 7.3 The developer shall be authorized in the name of the Owner so far as is necessary, to apply for and obtain allocations of building materials allocable to the owner for the construction of the building and to similarly apply for and obtain temporary and permanent connections of water, electricity power, drainage, sewerage to the new building and other inputs and facilities required for the construction and enjoyment of the building. All costs charges and expenses therefore shall be borne and met by the developer.
- 7.4 The developer shall at its own costs and expenses, construct and complete the said proposed building(s) in compliance with the condition of sanctioned building plan and any amendment thereto or modification thereof made or caused to be made by the developer will be at the risk of the developer.
- 7.5 All costs, charges and expenses, including plans, architect's fees during the construction of the building at the said property shall be



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borne by the developer and the owner shall have no responsibility and liabilities in this context.

- 7.6 The developer shall have all liabilities and responsibilities in case of damage or crack of new building for using inferior quality of building materials in construction of proposed building and the second party will face legal consequences therefore, if any.

#### **ARTICLE - VIII : COMMON FACILITIES**

- 8.1 The Developer shall pay and bear all corporation taxes, insurance premiums and other statutory outgoings as would be levied by the Government or any statutory authorities in respect of the said property accruing as and from the date of handing over complete, Khas, vacant possession by the owner free from all the tenancies and/or owners' possession to the developer to that effect owner shall issue a final possession notice to the developer, till the date of the owner receiving the owner's allocation as stated herein in the new building and thereafter the developer and/or is nominee or transferees shall be liable to pay such taxes, fees etc., in respect of the develop allocation only. Similarly from the date of receiving possession, the owners and/or their nominees and transferees shall make payment of all rates and taxes and other outgoings in respect of the owners allocation. As soon as the new building is completed, the developer shall give notice to the owner requiring the owner to take possession of the owner's allocation in and after 15 (fifteen) days from the date of service of such a notice and at all times thereafter, the owner shall be exclusively responsible for payment of all municipal and property taxes, rates, duties, dues and other public outgoings and impositions whatsoever (thereinafter for the sake of brevity referred to as said rates) with effect from the date of delivery of possession of the said owner's allocation, payable in respect of the said owner's allocation, the said rates to be



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apportioned pro-rata with reference to the salable space in the buildings if they are levied on the building as a whole.

- 8.2 Any transfer of any part of the owner's allocation shall be subject to the other provisions hereof and the owner transferees shall pay the said rate and service charges for the common facilities. It is made clear that the owner shall be responsible for payment of all municipal and property taxes and other outgoings and impositions in respect of the portions allocated to the owner to the authorities concerned only after being handed over the owner's allocation in the new building.
- 8.3 The owners shall not do any act deed or thing whereby the developer shall be prevented from construction and completion of the said new building at the said property.

#### **ARTICLE - IX : COMMON RESTRICTIONS**

- 9.1 The owner's allocation shall be subject to the same restriction on transfer and use as are applicable to the developer's allocation in the new building intended for the common benefits of all occupiers of the new building which shall include the following.
- 9.2 The owner or developer shall not use or permit to use any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use there or of for any propose, which may cause any nuisance or hazard to the other occupiers of the new building or against any law
- 9.3 Neither party shall deemed of permit of demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alternation therein, which shall not affect





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the structural stability of the entire building, subject to the approval from the Rajpur Sonarpur Municipal authority concerned in this behalf.

9.4 Both the parties shall abide by all laws, bye-laws, rules and regulations of the government, local bodies as the case may be and, shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye-laws, rules and regulations.

9.5 The parties hereto shall not do or cause or permit to be done any act or thing which may render void or voidable of the new building or buildings or any part thereof and shall keep each other and other occupiers of the said building harmless and indemnified from and against the consequences of any breach.

#### **ARTICLE - X : OWNER'S OBLIGATION**

10.1 The Owner as on today being the date of execution of this agreement has handover the peaceful, vacant, khas possession of the scheduled property to the developer.

10.2 The owners ensure that there are no encumbrances and/or lispendens in respect of the said property. The owners shall make out and maintain a good and marketable title in respect of the said property.

10.3 The owner shall be responsible and remain responsible for incurring, bearing and paying all costs and expenses to defend the said property and the title thereto in all/any manners. The owner further undertakes to conduct all litigations for defending the title of the owners in respect of the said property at its own cost exclusively.



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- 10.4 The owner shall join, sign and execute all deeds and documents as may be required by the developer to deal with the developer's allocation at all times, without arising any reasons whatsoever.
- 10.5 The owner hereby agrees and covenants with the developer not to cause any interference or hindrance in the construction of the new building of the said property by the developer, without arising any reasons whatsoever.
- 10.6 The owner hereby agrees and covenants with the developer not to do any act or deed or thing whereby the developer may be prevented from selling, and/or disposing of any part of the developer's allocation in the new building.
- 10.7 The owner hereby agrees and covenants with the developer not to let out, mortgage, and/or charge the said property or any portion thereof without the consent in writing of the developer from the date of execution of this present and till the completion of the said development work.
- 10.8 The owner will execute and present sale deed or any other instrument for registration in favour of intending purchaser(s) and/or person(s) of the developer in respect to allotted area of the developer marked by letter in the said building plan with endorsement of both parties.

**ARTICLE - XI : DEVELOPER'S OBLIGATIONS**

- 11.1 The developer hereby agrees and covenants with the owner to complete the construction of the new multi-storied building within a period of 36 months from the date of execution of this agreement. In default to complete construction and handover the construction area to the owner, on that the Developer agrees to pay interest @12% per annum on the value of the land which assessed to Rs



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1.50 Crores (One crore fifty lakhs) till the completion of the building and handling over the possession of the owners.

- 11.2 The developer shall join, sign and execute all deeds and documents as may be required by the owner to deal with the owner's allocation at all times.

#### **ARTICLE - XII : OWNER'S INDEMNITY**

- 12.1 The owner hereby undertake that the developer shall be entitled to the said construction and shall enjoy its allocated space without any interference and /or disturbance provided developer performs and fulfils all the terms and conditions herein contained and its part to be observed and performed.
- 12.2 The owner hereby further indemnifies and covenants to keep indemnified the developer and its transferees, nominees etc against any claim or demand arising against them by reason of challenge to the right, title and interest of the owner.

#### **ARTICLE - XIII : DEVELOPERS INDEMNITY**

- 13.1 The developer hereby undertake to keep the owner indemnified against all third party claims and action arising out of any sort of act or commission of the developer in/or relating to or arising out of the construction of the said building at the said property.
- 13.2 The labourers, men and masons of said project will be engaged by the Second Party at his own risk and cost and the Second party /Developer will be liable and responsible for cause of any injury or death of such labourer, men and mason during construction of proposed building.



District Sub-Registrar-IV  
Alipore, South 24-Pgs.

27 DEC 2018

**ARTICLE - XIV : SALE AND TRANSFER**

- 14.1 The Developer shall solely be entitled to the marketing and selling rights of the entire constructed areas, save and except the area earmarked as exclusive Owners allocation;
- 14.2 The Developer shall solely bear the cost of marketing and selling of the constructed areas and shall not entertain any sale of flats at a price lower than the price prevailing.
- 14.3 Upon any booking being made and consideration or part consideration, booking amount, advance, etc being received, the same shall be received by the Developer. The Developer shall proportionately adjust the advance given by the Developer to the Owner in terms of this agreement.
- 14.4 Upon complete adjustment of the advances, the Developer shall make over the sale proceeds of the Owners allocation directly to the Owner.
- 14.5 The Lawyer shall prepare all documents pertaining to the said sale and transfer of the constructed spaces and shall be entrusted with the execution and registration thereof. The parties shall maintain a common set of documents for all constructed spaces and uniformity.
- 14.6 The owner and the developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to be construed as a partnership between the developer and the owner or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an Association of persons.



District Sub-Registrar-IV  
Allpore, South 24-Pgs.

27 DEC 2018

**ARTICLE - XV : MISCELLENEOUS**

- 15.1 The owner and the developer have entered into this agreement purely as a contract and nothing contained herein shall not be deemed to be construed as a partnership between the developer hereto in any manner nor shall the parties hereto constitute as an Association of persons.
- 15.2 The owner and developer will decide mutually the name of the new building(s) to be constructed on the said property.
- 15.3 The party of second part shall bear the cost of marketing, advertisement, brokerage and commission for sale and transfer of their respective allocations, in their respective proportions, The Developer shall be required to undertake all requisite marketing and advertisement for sale of the constructed areas at its own cost.

**ARTICLE - XVI : DEFAULT**

- 16.1 In case the Developer failing to construct the building on time as mentioned above, the Owner shall be entitled to interest @ 12% per annum and on such event the development agreement shall be continued for further period of one year therefrom

**ARTICLE - XVII : FORCE MAJEURE**

- 17.1 The Developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the Force Majeure and shall be suspended from the obligations during the duration of the Force Majeure.
- 17.2 Force Majeure shall mean flood, earthquake, riot, war, tempest, civil commotion, strike and/or any other act or commission beyond the reasonable control of the Developer.



District Sub-Registrar-IV  
Alipore, South 24-Pgs.

127 DEC 2018



**ARTICLE - XVIII : ARBITRATION & JURISDICTION**

- 18.1 If the Developers proceeds any works and/or violate the terms and conditions of this Agreement then the owners will take legal action before the Civil Court against the Developers for appropriate relief. Similarly the owners arises any type of dispute at the time of construction, the Developers shall take legal action against the owners, appropriate court of law. All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching or arising out of these presents and/or for determination of any liability hereunder shall be referred to arbitration and FOR the same it shall referred to arbitrator, which shall be appointed by both the parties and decision/ award of the same shall be bind upon both the parties within the meaning of the Arbitration and Conciliation Act, 1996 or any other statutory modification or enactment for the time being thereto in force.
- 18.2 The Courts at Kolkata alone shall have jurisdiction to entertain try and determined all actions suits and proceedings arising out of these presents between the parties hereto.

**FIRST SCHEDULE**

**(Schedule of the Land & Building)**

*Chandrabati Kundu*  
That piece and parcel of the <sup>Bachu</sup> land measuring an area of **20 Khatta 1 Chittak and 32 Sqft.** comprised in R.S Dag No. 480/600, 480/601, appertaining to L R Dag No. 621 and 622 and Khatian No. 1473 and 1474 laying and situated at Mouza - Paschim Nischintapur, J.L No. 60, P.S - Sonarpur, Holding No. 9 Ward No. 33 within the ambit of Rajpur - Sonarpur Municipality Dist - South 24 Parganas, Pin code-700154

L.R Dag No. 621 = 13 khatta 7 chittak 10 sq ft.  
L.R Dag No. 622 = 6 khatta 10 chittak 22 sq ft.

*Sonu Raha*  
*AKH*  
*SS/val*



District Sub-Registrar-IV  
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27 DEC 2018

AND

That piece and parcel of the land measuring an area of **3 Satak (1Khatta 8 Chittaks more or less)**, Comprised in part of R.S Dag No. 480/601, appertaining to L R Dag No. 621 and Khatian no. 466 laying and situated at Mouza - Paschim Nischintapur, J.L No. 60, P.S - Sonarpur, Holding No. 9 Ward No. 33 within the ambit of Rajpur - Sonarpur Municipality Dist - South 24 Parganas, Pin code.700154

AND

That piece and parcel of the land measuring an area of **I Khatta 6 Chittak**, Comprised in part of R.S Dag No. 517, appertaining to L.R Dag No. 655 AND Khatian No. 584 laying and situated at Mouza - Paschim Nischintapur, J.L No. 60, P.S - Sonarpur, Holding No. 9 Ward No. 33 within the ambit of Rajpur - Sonarpur Municipality Dist - South 24 Parganas Pin code. 700154 **adjacent to 18ft. Road** (hereinafter referred to as the said property), a little more or less together with undivided proportionate impartible share in the land underneath along with all easement rights and other common amenities and facilities.

**Total Area: 22 khatta 15 Chittak 32 Sq. Ft.**

**Butted and Bounded by:**

**ON THE NORTH: R.S DAG NO. 480/625**

**ON THE SOUTH: PART OF R.S DAG NO. 517**

**ON THE WEST: R.S DAG NO. 516**

**ON THE EAST: R.S DAG NO. 602**

*Nearest Road: Baral Road (Rakshitar More - Thanthanra)*

*Land accompanying with 400 Sq Ft structure, cemented flooring, Tiles shed for residential use.*

*Chaitanya Kumar*

*Chaitanya Kumar*



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District Sub-Registrar-IV  
Alipore, South 24-Pgs.

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**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands and seals to this presents on the day month and year first written above.

**SIGNED            SEALED            AND**  
**DELIVERED**            by            the  
OWNERS/LANDLORD AS FIRST  
PARTY at Kolkata in the presence of:

1. Pritam Pal  
1A, Vamsitara Row.  
KOL - 1

2. Subin Ghosh  
1A, Vamsitara Row  
KOL - 1

**SIGNED            SEALED            AND**  
**DELIVERED** by the DEVELOPER  
as SECOND PARTY at Kolkata in the  
presence of:

1. Pritam Pal  
1A, Vamsitara Row  
KOL - 1

2. Subin Ghosh  
1A, Vamsitara Row  
KOL - 1

*Deepa Kumar Singh*  
*Sandhya Singh*  
Signature of owners/Landlord

**PUJA BUILDERS**

*Sonu Rishi*  
Proprietor

Signature of the Developer

Drafted by me

Chandrabant Kusuraba  
Advocate  
High Court Calcutta  
F/1989/2010



7  
District Sub-Registrar-IV  
Alipore, South 24 Pgs.



**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Developer the within mentioned a total sum of ₹ 20,00,000/- (Rupees Twenty Lakhs Only) being as advance interest free money payable by the developer in respect of the 'said Joint Development Venture' and the rights and properties appurtenant thereto in the manner as follows:-

Name of the Owner/ Landlord	Cheque No./ Dated/ Bank/ Branch	Total
<b>SRI DEEPAK KUMAR SINGH</b>	Corporation Bank Chq. No. 246923 DD. No. 713761	Rs. 5,00,000/- Rs. 5,00,000/-
<b>SMT. SANDHYA SINGH</b>	Corporation Bank Chq. No. 246924 DD. No. 713762	Rs. 5,00,000/- Rs. 5,00,000/-
	<b>Total</b>	Rs. 20,00,000/-

**WITNESSES :**

1. Pritam Pal.

1. *Deepak Kumar Singh*

2. Sandhya Singh

2. Subir Ghosh

(Co-OWNERS)

Signatures on behalf of the  
OWNERS/Landlords



District Sub-Registrar-IV  
Alipore, South 24-Pgs.

27 DEC 2018

**SPECIMEN FORM FOR TEN FINGERPRINTS**

LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Deepak Kumar Singh



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Sandhya Singh



LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Sonu Ratan



27 DEC 2018  
District Sub-Registrar,  
Alibore, South 24 Pgs.



**Government of West Bengal  
Directorate of Registration & Stamp Revenue**

**e-Assessment Slip**

<b>Query No / Year</b>	<b>1604-0001934646/2018</b>	<b>Office where deed will be registered</b>
<b>Query Date</b>	<b>24/12/2018 6:12:01 PM</b>	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24 -Parganas
<b>Applicant Name, Address &amp; Other Details</b>	CHANDRAKANT KUSHWAHA 1A VANSITTART ROW, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8961103239, Status : Advocate	
<b>Transaction</b>	<b>Additional Transaction</b>	
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]	
<b>Set Forth value</b>	<b>Market Value</b>	
	Rs. 1,16,75,685/-	
<b>Total Stamp Duty Payable(SD)</b>	<b>Total Registration Fee Payable</b>	
Rs. 20,021/- (Article:48(g))	Rs. 20,053/- (Article:E, E, B, M(b), H)	
<b>Mutation Fee Payable</b>	<b>Expected date of Presentation of Deed</b>	<b>Amount of Stamp Duty to be Paid by Non Judicial Stamp</b>
<b>Remarks</b>	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	

**Land Details :**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Road (Rakshiter More - Thanthania), Mouza: Pashchim Nishchintapur, Ward No: 33 Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-621	LR-1473	Bastu	Danga	13 Katha 7 Chatak 10 Sq Ft		66,71,210/-	Property is on Road
L2	LR-622	LR-1474	Bastu	Danga	6 Katha 10 Chatak 22 Sq Ft		33,00,819/-	Property is on Road
L3	LR-621	LR-466	Bastu	Danga	3 Dec		9,01,726/-	Property is on Road
L4	LR-655	LR-584	Bastu	Danga	1 Katha 6 Chatak		6,81,930/-	Width of Approach Road: 18 Ft.,
		<b>TOTAL :</b>			<b>38.4452Dec</b>	<b>0 /-</b>	<b>115,55,685 /-</b>	
		<b>Grand Total :</b>			<b>38.4452Dec</b>	<b>0 /-</b>	<b>115,55,685 /-</b>	





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

7557/18

GRN: 19-201819-032112725-1

Payment Mode Online Payment

GRN Date: 24/12/2018 18:50:37

Bank : Corporation Bank

BRN : CS241220182912283

BRN Date: 24/12/2018 18:53:43

**DEPOSITOR'S DETAILS**

Id No. : 16040001934646/2/2018

[Query No./Query Year]

Name : sonu rohra

Contact No. :

Mobile No. : +91 9007493000

E-mail : sonurohra@gmail.com

Address : 73 block c bangur avenue kolkata 700055

Applicant Name : Mr CHANDRAKANT KUSHWAHA

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	16040001934646/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	20021
2	16040001934646/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	20053

**Total**

**40074**

In Words : Rupees Forty Thousand Seventy Four only





Deepak Kumar Singh



Deepak Kumar Singh

1972-1973



1972-1973

ভারত সরকার  
Government of India

দীপক কুমার সিং  
Deepak Kumar Singh

জন্মতারিখ/DOB: 05/05/1958  
লিঙ্গ / Male

6311 4350 5319

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
Unique Identification Authority of India

ঠিকানা: / মহেশ্বর প্রসাদ সিং  
এ/এফ ২নং গঙ্গেশ গার্ডেন  
কিরান চন্দ্র সিংহ রোড, শিবপুর  
হাওড়া (এম. কর্পোরেশন), হাওড়া, হাওড়া  
পশ্চিম বঙ্গ,

Address: S/O: Maheshwar  
Prasad Singh, A/2/F 2ND  
GANGES GARDEN, 108  
KIRAN CHANDRA SINGHA  
ROAD, SHIBPUR, Howrah (M  
Corp), Shibpur, Howrah,  
West Bengal, 711102

6311 4350 5319

1800 300 1547

help@uidai.gov.in

www.uidai.gov.in

Deepak Kumar Singh



*Handwritten signature or text, likely a name, written in blue ink.*




**ভারত সরকার**  
 Government of India


 সন্ধ্যা সিং  
 Sandhya Singh  
 জন্মতারিখ / DOB : 01/10/1964  
 মহিলা / Female



**4977 2369 2823**

**আধার - সাধারণ মানুষের অধিকার**

Sandhya Singh


**ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ**  
 Unique Identification Authority of India

**ঠিকানা:**  
 W/O: দীপক কুমার সিং,  
 ১/২/১ফ ২য়লডী গ্যাংগেস গার্ডেন,  
 ১০৬ কিরন চন্দ্র সিংহ রোড,  
 শিবপুর, হাওড়া  
 (এম.কর্পোরেশন), হাওড়া,  
 বাবপুর, পশ্চিম বঙ্গ, ৭১১১০২

**Address:**  
 W/O: Deispek Kumar Singh, A/2/F  
 2ND GANGES GARDEN, 106  
 KIRAN CHANDRA SINGHA  
 ROAD, SHIBPUR, Haora  
 (M.Corp), Howrah, Shibpur, West  
 Bengal, 711102

**4977 2369 2823**

 1947  
 1800 300 1947

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आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA


स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ALUPS9229C



नाम / Name  
SANDHYA SINGH  
पिता का नाम / Father's Name  
NARAYAN PRASAD SINGH  
जन्म की तारीख /  
Date of Birth  
01/10/1954  
हस्ताक्षर / Signature

26103018

Sandhya Singh

इस कार्ड के खोने/पाने पर तुरन्त सूचित करें/नोट करें:  
आपका पैन सेवा यूनिट, एस एच डी एल  
5 वीं मंजिल, मन्त्री 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 Bunglow Chowk,  
Pune - 411 016.  
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [unitinfo@nsdl.co.in](mailto:unitinfo@nsdl.co.in)



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SONU ROHRA  
HARISH ROHRA

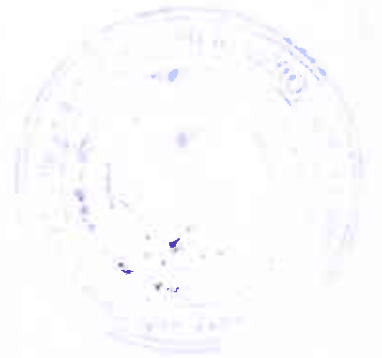
22/12/1984

PAN Card Account Number  
AIRPR2484C

*Sonu Rohra*  
Signature

100320 15

*Sonu Rohra*









भारत सरकार

Government of India

आपका उत्तर क्रमांक / Your Address No :  
7071 4226 0159



आधार - आम आदमी का अधिकार

भारत सरकार

Government of India

Sarku Rathi

31 Dec 20 12:17:06z

W/e



7071 4226 0159



आधार - आम आदमी का अधिकार



Sonu Rathi



16/12/18



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

Query No / Year	1604-0001934646/2018	Office where deed will be registered
Query Date	24/12/2018 6:12:01 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	CHANDRAKANT KUSHWAHA 1A VANSITTART ROW, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8961103239, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 20,00,000/-]	
Set Forth value	Market Value	
	Rs. 1,16,75,685/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,021/- (Article:48(g))	Rs. 20,053/- (Article:E, E, B, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Road (Rakshiter More -Thanthania), Mouza: Pashchim Nishchintapur, Ward No: 33 Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-621	LR-1473	Bastu	Danga	13 Katha 7 Chatak 10 Sq Ft		66,71,210/-	Property is on Road
L2	LR-622	LR-1474	Bastu	Danga	6 Katha 10 Chatak 22 Sq Ft		33,00,819/-	Width of Approach Road: 18 Ft., 09 m
L3	LR-621	LR-466	Bastu	Danga	3 Dec		9,01,726/-	Property is on Road
L4	LR-655	LR-584	Bastu	Danga	1 Katha 6 Chatak		6,81,930/-	Property is on Road 18
		<b>TOTAL :</b>			<b>38.44521000 Dec</b>	<b>0 /-</b>	<b>1,15,55,685 /-</b>	
	<b>Grand Total :</b>				<b>38.44521000Dec</b>	<b>0 /-</b>	<b>1,15,55,685 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	400 Sq Ft.	0/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	<b>Total :</b>	<b>400.00000 sq ft</b>	<b>0 /-</b>	<b>1,20,000 /-</b>	



Query No: 1604-0-001934646 of 2018

*Bohu Land Stone*

Handwritten notes in the top right corner, including the number "1" and some illegible scribbles.



**Land Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr DEEPAK KUMAR SINGH Son of Late M P SINGH, 106 Kiran Singh Chandra Road, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No. ALMPS6178C, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Mrs SANDHYA SINGH Wife of Mr DEEPAK KUMAR SINGH, 106 Kiran Singh Chandra Road, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ALUPS9229C, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	PUJA BUILDERS ( Sole Proprietorship ) , Kamdhenu More Kharibari, P.O:- KAMDHENU, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700055 PAN No. AIRPR2484C, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr SONU ROHRA Son of Mr HARISH KUMAR ROHRA 73 BL-C Bangur Avenue South Dum Dum (M) Jessor Road, P.O:- BANGUR, P.S:- Lake Town, South Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIRPR2484C	PUJA BUILDERS (as PROPRIETOR)

**Land Details as per Land Record**

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Road (Rakshiter More - Thanthania), Mouza: Pashchim Nishchintapur, Ward No: 33 Pin Code : 700154

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 621(Corresponding RS Plot No:- 480/601), LR Khatian No:- 1473	Owner: সন্ধ্যা সিং, Gurdian: দীপক কুমা, Address: শিবপুর, হাওড়া - 02 , Classification: ডাঙ্গা, Area: 0.06 Acre,	Mr DEEPAK KUMAR SINGH
L2	LR Plot No:- 622(Corresponding RS Plot No:- 480/600), LR Khatian No:- 1474	Owner: দীপক কুমার সিং, Gurdian: এম. পি. সি, Address: শিবপুর, হাওড়া - 02 , Classification: ডাঙ্গা, Area: 0.11 Acre,	Mrs SANDHYA SINGH
L3	LR Plot No:- 621(Corresponding RS Plot No:- 480/601), LR Khatian No:- 466		Seller is not the recorded Owner as per Applicant.







L4	LR Plot No:- 655(Corresponding RS Plot No:- 517), LR Khatian No:- 584	Owner:রাধা রমণ রায়, Gurdian:নিকুজ লা, Address:নিজ , Classification:ডাঙ্গা, Area 0.46 Acre,	Mr DEEPAK KUMAR SINGH
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#### Identifier Details :

Name & address
Mr CHANDRAKANT KUSHWAHA Son of Mr SHEOJEE RAM KUSHWAHA 1A VANSITTART ROW, Vansi Hart Row, 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 DEEPAK KUMAR SINGH, Mrs SANDHYA SINGH, Mr SONU ROHRA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-11.0974 Dec
2	Mrs SANDHYA SINGH	PUJA BUILDERS-11.0974 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-5.49083 Dec
2	Mrs SANDHYA SINGH	PUJA BUILDERS-5.49083 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-1.5 Dec
2	Mrs SANDHYA SINGH	PUJA BUILDERS-1.5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-1.13437 Dec
2	Mrs SANDHYA SINGH	PUJA BUILDERS-1.13437 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-200 Sq Ft
2	Mrs SANDHYA SINGH	PUJA BUILDERS-200 Sq Ft

#### Owner and Land or Building Details as received from KMC :

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
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#### Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 06/02/2019 for registration.



Query No: 1604-0-001934646 of 2018



3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) 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 lac (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.
10. It appears that sellers/transferors are not recorded owners/tenants. Please get their names mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: [banglarbhumii.gov.in](http://banglarbhumii.gov.in).







## Major Information of the Deed

Deed No :	I-1604-07551/2018	Date of Registration	27/12/2018
Query No / Year	1604-0001934646/2018	Office where deed is registered	
Query Date	24/12/2018 6:12:01 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	CHANDRAKANT KUSHWAHA 1A VANSITTART ROW, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8961103239, Status : Advocate		
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 : 20,00,000/-]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 1,16,75,685/-		
Rs. 20,121/- (Article:48(g))	Registration Fee Paid		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		
	Rs. 20,053/- (Article:E, E, B, M(b), H)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Road (Rakshiter More - Thanthania), Mouza: Pashchim Nishchintapur, Ward No: 33 Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-621	LR-1473	Bastu	Danga	13 Katha 7 Chatak 10 Sq Ft		66,71,210/-	Property is on Road
L2	LR-622	LR-1474	Bastu	Danga	6 Katha 10 Chatak 22 Sq Ft		33,00,819/-	Property is on Road
L3	LR-621	LR-466	Bastu	Danga	3 Dec		9,01,726/-	Property is on Road
L4	LR-655	LR-584	Bastu	Danga	1 Katha 6 Chatak		6,81,930/-	Width of Approach Road: 18 Ft.,
		<b>TOTAL :</b>			<b>38.4452Dec</b>	<b>0 /-</b>	<b>115,55,685 /-</b>	
		<b>Grand Total :</b>			<b>38.4452Dec</b>	<b>0 /-</b>	<b>115,55,685 /-</b>	

### Structure Details :







Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	400 Sq Ft	0/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	<b>Total :</b>	<b>400 sq ft</b>	<b>0 /-</b>	<b>1,20,000 /-</b>	

Major Information of the Deed :- I-1604-07551/2018-27/12/2018





**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr DEEPAK KUMAR SINGH</b> Son of Late M P SINGH Executed by: Self, Date of Execution: 27/12/2018 , Admitted by: Self, Date of Admission: 27/12/2018 ,Place : Office	<b>Photo</b>  27/12/2018	<b>Fingerprint</b>  LTI 27/12/2018	<b>Signature</b>  27/12/2018
106 Kiran Singh Chandra Road, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: ALMPS6178C, Status :Individual, Executed by: Self, Date of Execution: 27/12/2018 , Admitted by: Self, Date of Admission: 27/12/2018 ,Place : Office				
2	<b>Name</b> <b>Mrs SANDHYA SINGH</b> Wife of Mr DEEPAK KUMAR SINGH Executed by: Self, Date of Execution: 27/12/2018 , Admitted by: Self, Date of Admission: 27/12/2018 ,Place : Office	<b>Photo</b>  27/12/2018	<b>Fingerprint</b>  LTI 27/12/2018	<b>Signature</b>  27/12/2018
106 Kiran Singh Chandra Road, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALUPS9229C, Status :Individual, Executed by: Self, Date of Execution: 27/12/2018 , Admitted by: Self, Date of Admission: 27/12/2018 ,Place : Office				



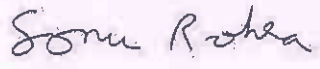
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PUJA BUILDERS</b> Kamdhenu More Kharibari, P.O:- KAMDHENU, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AIRPR2484C, Status :Organization, Executed by: Representative


Major Information of the Deed :- I-1604-07551/2018-27/12/2018



# Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SONU ROHRA</b> <b>(Presentant )</b> Son of Mr HARISH KUMAR ROHRA Date of Execution - 27/12/2018, , Admitted by: Self, Date of Admission: 27/12/2018, Place of Admission of Execution: Office	<b>Photo</b>  <small>Dec 27 2018 2:38PM</small>	<b>Finger Print</b>  <small>LTI 27/12/2018</small>	<b>Signature</b>  <small>27/12/2018</small>
73 BL-C Bangur Avenue South Dum Dum (M) Jessor Road, P.O:- BANGUR, P.S:- Lake Town, South Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AIRPR2484C Status : Representative, Representative of : PUJA BUILDERS (as PROPRIETOR)				

# Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr CHANDRAKANT KUSHWAHA</b> Son of Mr SHEOJEE RAM KUSHWAHA 1A VANSITTART ROW, Vansi Hart Row, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			 <small>27/12/2018</small>
Identifier Of Mr DEEPAK KUMAR SINGH, Mrs SANDHYA SINGH, Mr SONU ROHRA			

Major Information of the Deed :- I-1604-07551/2018-27/12/2018





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-11.0974 Dec
2	Mrs SANDHYA SINGH	PUJA BUILDERS-11.0974 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-5.49083 Dec
2	Mrs SANDHYA SINGH	PUJA BUILDERS-5.49083 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-1.5 Dec
2	Mrs SANDHYA SINGH	PUJA BUILDERS-1.5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-1.13437 Dec
2	Mrs SANDHYA SINGH	PUJA BUILDERS-1.13437 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KUMAR SINGH	PUJA BUILDERS-200.00000000 Sq Ft
2	Mrs SANDHYA SINGH	PUJA BUILDERS-200.00000000 Sq Ft

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Road (Rakshiter More - Thanthania), Mouza: Pashchim Nishchintapur, Ward No: 33 Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 621, LR Khatian No:- 1473	Owner:সন্ধ্যা সিং, Gurdian:দীপক কুমা, Address:শিবপুর, হাওড়া - 02 , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Mr DEEPAK KUMAR SINGH
L2	LR Plot No:- 622, LR Khatian No:- 1474	Owner:দীপক কুমার সিং, Gurdian:এম. পি. সি, Address:শিবপুর, হাওড়া - 02 , Classification:ডাঙ্গা, Area:0.11000000 Acre,	Mr DEEPAK KUMAR SINGH
L3	LR Plot No:- 621, LR Khatian No:- 466		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 655, LR Khatian No:- 584	Owner:রাধা রমণ রায়, Gurdian:নিকুঞ্জ লা, Address:নিজ , Classification:ডাঙ্গা, Area:0.46000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160407551 / 2018

Major Information of the Deed :- I-1604-07551/2018-27/12/2018





**On 27-12-2018**

**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 14:00 hrs on 27-12-2018, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SONU ROHRA ,

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,16,75,685/-

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

Execution is admitted on 27/12/2018 by 1. Mr DEEPAK KUMAR SINGH, Son of Late M P SINGH, 106 Kiran Singh Chandra Road, P.O: SHIBPUR, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession Advocate, 2. Mrs SANDHYA SINGH, Wife of Mr DEEPAK KUMAR SINGH, 106 Kiran Singh Chandra Road, P.O: SHIBPUR, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by Profession House wife

Indetified by Mr CHANDRAKANT KUSHWAHA, , Son of Mr SHEOJEE RAM KUSHWAHA, 1A VANSITTART ROW, Road: Vansi Hart Row, , 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 27-12-2018 by Mr SONU ROHRA, PROPRIETOR, PUJA BUILDERS (Sole Proprietorship), Kamdhenu More Kharibari, P.O:- KAMDHENU, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Indetified by Mr CHANDRAKANT KUSHWAHA, , Son of Mr SHEOJEE RAM KUSHWAHA, 1A VANSITTART ROW, Road: Vansi Hart Row, , 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 20,053/- ( B = Rs 20,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,053/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 24/12/2018 6:53PM with Govt. Ref. No: 192018190321127251 on 24-12-2018, Amount Rs: 20,053/-, Bank: Corporation Bank ( CORP0000052), Ref. No. CS241220182912283 on 24-12-2018, Head of Account 0030-03-104-001 -16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 20,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 56536, Amount: Rs.100/-, Date of Purchase: 13/12/2018, Vendor name: Bachan Ganga

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 24/12/2018 6:53PM with Govt. Ref. No: 192018190321127251 on 24-12-2018, Amount Rs: 20,021/-, Bank: Corporation Bank ( CORP0000052), Ref. No. CS241220182912283 on 24-12-2018, Head of Account 0030-02-103-003 -02



**Asish Goswami**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1604-07551/2018-27/12/2018



Major Information of the Deed :- I-1604-07551/2018-27/12/2018







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2019, Page from 22119 to 22162  
being No 160407551 for the year 2018.



*Pradipta Kishore Guha*

Digitally signed by PRADIPTA KISHORE  
GUHA

Date: 2019.02.13 17:11:39 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 13-02-2019 17:10:53  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)