

6212112

I 5449/17

एक सौ रुपये

₹. 100

Rs. 100

ONE

**HUNDRED RUPEES**



## सत्यसेव जयते

# भारत INDIA INDIAN NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বংগাল WEST BENGAL

Y 612721

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

Adm. Dir. Sub-Engineer  
Vapor. Breath 14 Persons  
25 AUG 2017

## **DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT is made on this 25th day of August, 2017 (Two thousand seventeen)

## B E T W E E N

Sl. No. 2357 Rs. 100/- Date 26 JUL 2017  
Name. Gu. mukha Construction  
Address. 420, 7 M. Lane. Vol. 27.  
Vendor Sign. Gu. mukha ch. Haldar

S. C. Haldar  
Licenced Stamp Vendor  
Alipore Judges Court  
Kolkata-700027

Signature.....

25 AUG 2017

ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

Sarmin Ghose  
2/0 Sukhdevi Ghose  
Gulabpur P.O - Tola  
P.S. Sarindrapur K.G.I - 700106.  
Hindu. Business

SUMUKHAA CONSTRUCTION, PAN - ABGFS0602R, a Partnership Firm, having its Principal Official address at 10, Canning Street, P.S. Hare Street, Kolkata 700 001, represented by its Partners 1) RAHUL BAID, PAN - AFZPB3269G, son of Karan - Singh Baid, and 2) SAURABH BAID, PAN - ACEPB7177P, son of Anand Singh Baid, both of 10, Canning Street, P.S. Hare Street, Kolkata 700 001, hereinafter called the "OWNER/FIRST PARTY" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed mean and including its successors-in-office and/or assigns) of the FIRST PART.

AND

M/S LOKENATH CONSTRUCTON, having its office at 8B, Braun Feld Row, P.S. Ekbalpore, Kolkata - 700027, a Proprietorship Firm, represented by its Proprietor SRI JALADHAR CHATTERJEE, PAN - AFKPC4216P, son of late Ambika Charan Chatterjee, of 76, Braun Field Row, P.S. Ekbalpore, Kolkata - 700027, hereinafter called and referred to the "DEVELOPER/SECOND PARTY" (which term or

expression shall unless excluded by or repugnant to the subject or context be deemed mean and including its successors-in-office and/or assigns) of the **OTHER PART.**

**WHEREAS :-**

A. One (Smt.) Bimala Sundari Deb, since deceased, wife of Late Munindra Nath Deb, was the absolute owner and was absolutely seized and possessed of, *inter alia*, 1) **ALL THAT** the piece and parcel of revenue redeemed land totally admeasuring 9 (Nine) Cottahs, a bit more or less together with tiled shed structures with chitebera walls standing thereon lying and situate at the Premises No. 42A and 42D, Jainuddin Mistry Lane, P.S. previously New Alipore presently Chetla, Calcutta 700 027, out of which 5 (Five) Cottahs, a bit more or less lying and situate at the Premises No. 42D, Jainuddin Mistry Lane, Calcutta – 700 027, **AND 2) 4 (Four) Cottahs**, a bit more or less lying and situate at the Premises No. 42A, Jainuddin Mistry Lane, Calcutta – 700 027, are free from all encumbrances, charges and lien whatsoever.

B. During her lifetime the said Bimala Sundari Deb executed her last Will and Testament on 25<sup>th</sup> January, 1953 whereby

she devised and bequeathed all her properties in favour of her four daughters named (Smt.) Renu Prova Bosu Mallick, (Smt.) Anuprova Bose, (Miss.) Jyoti Prova Deb and (Miss.) Gouri Deb after her death and partitioned the said properties in such manner so that all her daughters shall get the demarcated portions of land after her death. In the said Will the said Bimala Sundari Deb devoid her daughter (Smt.) Labanya Prova Ghosh and her heirs, successors any right in any of her properties.

C. The said Bimala Sundari Deb died and after her death, the Executors of her last Will and Testament, (Smt.) Anuprova Bose, (Miss.) Jyoti Prova Deb and (Miss.) Gouri Deb filed an application, praying for granting of Probate of the last Will and Testament left by the said Bimala Sundari Deb before the Learned Court of the District Delegate at Alipore in Act 39, Probate Case No. 213 of 1972 (P) and the Ld. Court was pleased to grant Probate of the said Will and Testament as per the wishes of the Testator, by his Order dated 17<sup>th</sup> April, 1973.

D. In the said last Will and Testament of the said Bimala Sundari Deb devised and bequeathed the demarcated plots of land being Premises No. 42A and 42D, Jainuddin Mistry Lane, P.S. Chetla, Calcutta in favour of her unmarried fourth daughter (Miss.) Jyoti Prova Deb absolutely and forever with the right to sell, convey, transfer assign and assure all her right, title and interest in the said properties and partitioned the said properties in such manner so that there should not be any difficulties amongst her daughters.

E. By virtue of the Probate of the said Will and Testament of the said Testator, Bimala Sundari Deb, her daughter (Miss.) Jyoti Prova Deb, became the absolute owner and is absolutely seized and possessed of **ALL THAT** the piece and parcel of revenue redeemed land totally admeasuring 9 (Nine) Cottahs, a bit more or less together with tiled structures standing thereon lying and situate at the Premises No. 42A and 42D, Jainuddin Mistry Lane, P.S. previously New Alipore presently Chetla, Calcutta out of which 4 (Four) Cottahs, a bit more or less lying and situate

at the Premises No. 42A, Jainuddy Mistry Lane, Calcutta and another adjacent plot measuring about 5 (Five) cottahs, a bit more or less lying and situate at the Premises No. 42D, Jainuddy Mistry Lane, Calcutta both fully occupied by tenants/occupiers/trespassers, morefully described in the Schedule - 'A' & 'B' hereunder written.

AND WHEREAS by an Indenture of Conveyance dated 11<sup>th</sup> October, 2007 and registered in the office of the District Sub-Registrar-I at Alipore and recorded in Book No.I, Volume No.65, pages from 197 to 210, Being No. 00996, for the year 2008 and made between Miss. Jyoti Prabha Deb, therein as the Vendor of the One Part **AND** M/S Sumukha Construction, therein called the purchaser of the Other Part, sold, conveyed, transferred, assigned and assured unto and in favour of the purchaser therein **ALL THAT** the piece and parcel of land admeasuring 4 (four) cottahs, a bit more or less lying and situate at the Premises No. 42A, Jainuddin Mistry Lane, P.S. Chetla, Kolkata - 700 027, free from all encumbrances, charges and lien whatsoever.

AND WHEREAS by another Indenture of Conveyance dated 11<sup>th</sup> October, 2007 and registered in the office of the District Sub-Registrar – I, Alipore and recorded in Book No.I, C.D. Volume No.7, Pages from 1043 to 1057, Being No. 00050, for the year 2013 and made between Miss. Jyoti Prava Deb therein called the Vendor of the One Part and M/S Sumukha Construction, therein called the purchaser of the Other Part, the vendor Miss. Jyoti Prava Deb, sold, conveyed, transferred, assigned and assured unto and in favour of the purchaser therein **ALL THAT** the piece or parcel of land ad-measuring 5 cottahs, a bit more or less lying and situate at Premises No.42D, Jainuddin Mistry Lane, P.S. Chetla, Kolkata – 700 027, free from all encumbrances, charges and lien whatsoever.

In the manner as aforesaid M/S Sumukhaa Construction became the absolute owner and is absolutely seized and possessed of and / or otherwise well sufficiently entitled in respect of two Premises No. 42A & 42D, Jainuddin Mistry Lane, under K.M.C. Ward No. 82, P.S. Chetla, Kolkata – 700 027,

AND WHEREAS now the present Owner desirous for developing their aforesaid 'A' & 'B' **SCHEDULE** property by constructing a multi-storied building or buildings in accordance with the K.M.C. Sanctioned Building Plan.

AND WHEREAS the Developer hereto has proposed to undertake to construct such multi-storied building or buildings upon the aforesaid premises with a consideration of that he will realize the entire cost of construction by selling the said newly constructed multi-storied building or buildings to any intending purchaser/s at his own discretion and the Owner has agreed to such proposal of the Developer at a consideration of that the Owner will take the possession of one flat on the second floor, North-Eastern portion measuring about 1000 square feet SBA in the said proposed multistoried building to be erected upon the **SCHEDULE** - 'A' property in accordance with the Sanction Building Plan of K.M.C., alternatively the developer shall pay Rs.40,00,000/- (Rupees Forty Lakhs) only against the aforesaid flat, more particularly described in the **SCHEDULE** - "C" written hereunder as the owner's allocation and both the parties hereto

have mutually agreed upon to enter into this **AGREEMENT** on the terms and conditions as follows :-

**NOW THIS AGREEMENT WITNESSETH AND BOTH THE PARTIES HAVE AGREED** as follows :-

1. The Developer shall construct multi-storied building or buildings in accordance with the KMC sanctioned plan including its all amendments and rectifications specifications attached therewith at his own cost and the Developer has been prima-facie satisfied about the marketable title of the Owner as above set forth and regarding the legality and authenticity of all of the relevant papers, shown and exhibited to him by the owner.
  
2. The owner shall hand over the vacant and peaceful possession of the property unto and in favour of the Developer free from all encumbrances and lispendens for the construction of the said proposed multistoried building within 2 (two) months from the date of this agreement with all the original documents for the purpose of construction work and selling and / or disposing of Developer's

allocation and the Developer's proprietor *Sri Jaladhar Chatterjee*, will act all these things, as Constituted Attorney of the owner.

3. The Developer shall at his own cost, obtain building sanctioned plan from the KMC by depositing all the sanction fees, water connection fees, drainage connection fees for and on behalf of the Owner and the Developer shall be entitled to all refunds of fees from the KMC.
  
4. The Developer, after completion of the construction of the said new multi-storied building or building within 18 months from the date of sanction of such building plan or from the date of commencement of the construction work shall deliver undisputed possession of the owner's allocation i.e. one flat measuring about 1000 square feet SBA in the second floor of the proposed multistoried building to be erected upon the **SCHEDULE- 'A'** property; alternatively the developer shall pay Rs.40,00,000/- (Rupees Forty Lakhs) only against the said flat particularly described in the **SCHEDULE - "C"** written hereunder as

the owner's allocation and the Owner shall deliver the vacant and peaceful possession to the Developer within 2 (two) months from the date of this Agreement after making the property free from all encumbrances and the Developer shall submit the plan for sanction within 2 (two) months from the date of getting vacant possession of the **SCHEDULE- 'A' & 'B'** properties.

5. The Owner hereto shall also give a General Power of Attorney to the Developer for construction of the said multi-storied building or buildings and also deliver the possession of the **SCHEDULE- 'A' & 'B'** properties free from all encumbrances together with all the original documents and title deeds to the Developer.
6. The Owner shall also give a General Power of Attorney as mentioned in Clause No.5 in favour of the Developer to facilitate the construction work of the said multi-storied building or buildings including to sell /transfer/assign the constructed portion allocated in favour of the developer including proportionate share of land excluding the areas

of the Owner's allocation to any intending purchaser/purchasers at his own discretion.

7. The Owner shall not object against or put any hindrance to enter into any Agreement for Sale or to sell any flat or flats to any intending purchaser/purchasers, save and except the said constructed area to be allotted to the Owner. The Developer will also be entitled to enter into agreement for sale of his allocated portion to any intending purchaser / purchasers. The Developer shall also execute, sign the Agreement for Sale as well as other relevant papers as Constitute Attorney of the owner.
8. The Owner shall not interfere into the construction work of the said multi-storied building or buildings, provided the developer shall proceed with the construction work as per Sanctioned Plan and/or modified plan and also construct further floor / floors after sanction of the building plan. The said further floor or floors will be the developers allocation where the owner shall not claim any money or portion share of the further floor.

9. The developer has satisfied himself with the marketable title of the owner in respect of the property described in the **SCHEDULE- 'A' & 'B'** and developer shall not be entitled to cancel this Agreement on the ground of defects in title of the property.
10. The Developer shall expend the cost of building materials, sanitary works and fittings, electric works and fittings, labour charges etc. which are necessary for the construction of the said multi-storied building or buildings including installation of electric motor driven water pump and common electric meter at his own cost.
11. The Developer shall complete the said multi-storied building or buildings with first class building materials in accordance with the KMC sanctioned building plan and specifications within 18 (eighteen) months from the date of the commencement of the construction work.
12. The Developer shall be entitled to rectify and amend the building plan, as and when necessary as his own choice

with consultation of L.B.S. Architect /Engineers.

13. The Developer shall, at its own cost, appoint Architect, LBS and Advocates, the labour Contractor, watchman, Masons etc. for the said construction work of the multi-storied building or buildings.
14. The Developer shall be liable to settle any dispute and/or agreement with the third party without impleading and/or involving the Owners during the period of the said construction work of the said multi-storied building or buildings and also negotiate with the existing tenants/trespassers.
15. The Developer shall be entitled to fix sign-board or hoarding for the purpose of advertisement of the sale of the flat or flats of his share after execution and registration of the Development Agreement.

16. The Developer shall deliver the possession of the Owner's allocation to the Owner of the flat and the Owner shall receive the owner's allocation as per **SCHEDULE - "C"** as total consideration as their share in the project or as the owner's allocation alternatively if the owner intends to sell the said flat i.e. owner's allocation in that event the developer shall every right to purchase either his own name or his nominee or assignee the same by paying Rs.40,00,000/- (Rupees Forty Lakhs) only as per the payment schedule written into **SCHEDULE - 'C'** written hereunder.

17. The Owner do hereby declare as follows :-

- a) Their respective property, described in the **SCHEDULE- 'A' & 'B'** written hereunder is free from all encumbrances and lispendens.
- b) There is no impediment to construct the building under the provisions of Urban Land (Ceiling & Regulation) Act, 1976

and a clearance is to be obtained from the competent authorities.

- c) There is no bar for and on behalf of the Owners to enter into this agreement or otherwise to transfer their properties.
- d) There is no impediment to obtain the sanctioned plan in respect of the premises of the Owners subject to the clearance to be obtained from the Kolkata Improvement Trust, KMDA, and Urban Land Ceiling Department, if required.

**18. The Developer do hereby declare as follows :-**

- a) The Developer shall bear all the expenses of the construction of the said new building or buildings and the entire cost for the development work will be realized by transferring developer allocation to the third party.

- b) The Developer shall provide and install the necessary facilities and amenities to the beneficial use of the several self-contained flat or flats to be constructed into the said new multi-storied building or buildings.
- c) After completion of the said multi-storeyed building or buildings and also fulfillment of the owner's allocation written hereunder of the newly constructed building shall have exclusive right of the new building and shall deal with the property as developer as well as representative of the owner.
- d) The Developer shall complete the construction of the said new multi-storeyed building or buildings by investing his own capital.

19. The Owner, at the request of the Developer shall join themselves or their Constituted Attorney in any Agreement for Sale or Deed of Conveyance at the time of execution and registration of the same to transfer the proportionate share of land in respect of the flat or flats of the Developer's

allocation in favour of the intending purchaser/purchasers and the Developer shall be at liberty to own and possess its allocation on the project for sale or disposed of the same to any prospective purchaser/purchasers at a consideration money as may the Developer at his discretion think fit and proper.

20. The Owner shall indemnify and/or kept indemnified the Developer from any third party claim in respect of the **SCHEDULE- 'A' & 'B'** property simultaneously, the Developer shall also indemnify or keep indemnified the Owner against any third party claim or dispute during the period of the construction of the said new multi-storeyed building or buildings and the Owner shall co-operate with the Developer in every respect for the construction of the said multi-storeyed building, provided the said construction shall be made as per the Sanctioned Plan of the K.M.C.
21. The Developer is hereby authorized to sell the flat and/or flats to any intending purchaser/ purchasers, save and

except the aforesaid Owner's allocation, for realizing the construction cost of the said new multi-storeyed building.

22. The Developer/Contractor shall pay all the rates and taxes upto the date of delivery of the land to the K.M.C and also the Developer shall pay the rates and taxes during the construction period, including the arrear taxes assessed by the K.M.C. to the G.R. of annual valuation prior to the execution of this Agreement. Thereafter the Developer/Contractor shall pay the rates and taxes in respect of his allocation also pay proportionate share of expenses and maintenance of the said multi-storied building and buildings and the Owner shall pay the rates and taxes including proportionate share of maintenance cost in respect of the Owner's allocation from the date of delivery of the possession of the same.
23. The Developer shall be entitled to any vertical or horizontal construction of the building by amending or rectifying the KMC Sanctioned Plan, without the consent of the owner.

24. The developer shall install the main electric service line, into the said proposed multi storied building along with electric meter for common places and purposes of the said multi storied building and the developer shall install the required electric meter in his name or in the name of transferee in respect of the said proposed building at his own cost or transferee's cost.
25. The Developer shall, at his own cost, install the main service line and the electric meter for common spaces and purposes.
26. Both the parties hereto including their respective nominee or nominees and the confirming party hereto shall abide by the rules and regulations and / or common restrictions mentioned herein for the enjoyment of the common parts and portions of the said proposed multistoried building to be constructed upon the said property and also pay their respective proportionate share of maintenance as provided herein.

27. The owner hereto do hereby confirm this agreement and have agreed to execute any further lawful deed, writings, papers at the cost of the developer as and when are required by the developer for the development of the said property.

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

(Description of Premises)

**ALL THAT** the piece and parcel of land admeasuring 4 (four) cottahs, a hit more or less together with the structure standing thereon lying and situate at the Premises No.42A, Jainuddin Mistry Lane, Kolkata - 700 027, Police Station Chetla, Kolkata Municipal Corporation Ward No.82, District Registration Office at Alipore, District - South 24 Parganas, butted and bounded in the manner as follows :-

**ON THE NORTH** : By Premises No.40/1B,  
Jainuddin Mistry Lane.

**ON THE SOUTH** : By 42C, Jainuddin Mistry Lane;

**ON THE EAST** : By Jainuddin Mistry Lane.

**ON THE WEST** : Premises No.42D,  
Jainuddin Mistry Lane.

**SCHEDULE - 'B' ABOVE REFERRED TO**

(Description of Premises)

**ALL THAT** the piece and parcel of land admeasuring 5 (five) cottahs, a bit more or less together with the structure standing thereon lying and situate at the Premises No.42D, Jainuddin Mistry Lane, Kolkata - 700 027, Police Station Chetla, Kolkata Municipal Corporation Ward No.82, District Registration Office at Alipore, District - South 24 Parganas, butted and bounded in the manner as follows :-

**ON THE NORTH :** By Premises No.40B, Jainuddin Mistry Lane and partly Premises No. 3/1C, Jainuddin Mistry Lane.

**ON THE SOUTH :** By the KMC Road named Gobinda Auddy Road;

**ON THE EAST :** Premises No.42A, Jainuddin Mistry Lane;

**ON THE WEST :** Premises No.42E, Jainuddin Mistry Lane.

**THE SCHEDULE - "C" ABOVE REFERRED TO**

(Owner's allocation)

The owner shall be allotted one self contained flat measuring about 1000 square feet SBA in the second floor (North-Eastern portion) of the proposed multistoried building to be erected upon the **SCHEDULE - 'A'** property in accordance with the Sanction Building Plan of K.M.C. together with undivided proportionate share of land described in the **SCHEDULE - 'A'** written herein above along with to use the common parts and portions of the said building described in the **SCHEDULE - 'E'** written hereunder commonly with the Developer and his nominees and ~~occupant(s) only~~, ~~in the second floor, the owner will require Rs. 50,000/- (Rupees Fifty Lakhs) only if the flat will be transferred, in his own name or his nominee or intending buyer's name~~ and accordingly, Rs.50,000/- (Rupees Fifty thousand) only as part payment of consideration has been paid to the owner and also have paid Rs.4,50,000/- (Rupees Four Lakhs fifty thousand) only on 06.04.2017 and Rs.15,00,000/- (Rupees Fifteen Lakhs) only at the time of execution and registration of the Development

Agreement and the balance Rs.20,00,000/- (Rupees Twenty Lakhs) only will paid during construction work 6 (six) months from the date of commencement work. If the Developer unable to pay balance sum of Rs.20,00,000/- (Rupees Twenty Lakhs) only within 6 (six) months from the renewal date of existing sanction plan in that case the developer shall allot the entire second floor to be constructed in the 'A' Schedule property.

THE SCHELDULE - "D" ABOVE REFERRED TO

(Description of the Developer's Allocation)

ALL THAT balance constructed areas after allocating the owner's allocation described in the SCHEDULE- 'C' written herein in consisting of several self-contained flats in habitable condition together with garage/open car parking space , shop room, etc. if any on the ground floor of the proposed new building or buildings to be erected upon the aforesaid SCHEDULE- 'A' & 'B' property in accordance with the KMC sanctioned building plan and specifications together with

undivided imparible proportionate share of land described in the **SCHEDULE- 'A' & 'B'** written hereinabove altogether with the common right to use with the Owners, the common parts and portions of the building, described in the **SCHEDULE"D"** written hereunder along with all easement and quasi-easement right annexed to the said proposed building.

**THE SCHEDULE - "E" ABOVE REFERRED TO**

(The Common Portions)

1. Entrance and exit and roof of the building.
2. Boundary walls and main gate.
3. Entrance lobby, electric utility space.
4. Water pump space.
5. Staircase and lift landing on the ground floor.

6. Drainage and sewerage line and other installations for the same except only those which are installed within the exclusive area of any unit exclusively for its use.
7. Electric Sub-Station and electrical wirings and other fittings exclusively only those as are installed within the exclusive area of any unit exclusively for its use.
8. Water pump, water reservoir, together with all common plumbing installation for carriage of water excluding only such parts of installations and fittings as are exclusively within and for the unit.
9. Such other common parts, areas, equipments, installations, fittings, fixtures and spaces in or around the land and buildings are necessary for passage to and/or user of the units in common by the co-Owners.
10. The ultimate roof.

11. The area of common portion may be varied or decreased as per the further modification and/or change the plan for making further construction before delivery of possession.

**SCHEDULE - "F" REFERRED TO AS ABOVE**

(Common expenses)

1. The expenses of maintaining, repairing, redecorating etc. of the building, gutters and rain water pipes of the building, water pipes, sanitary pipes, gas pipes and electric pipes, wires and installation, under or upon the building and enjoyed or used by the purchaser in common with the Owners and the other occupier/ purchaser and the main entrance, passage, landing and staircase of the building as enjoyed by the purchaser or used by the Purchaser in common as aforesaid and the boundary walls of the premises and its compound etc.
2. The costs of cleaning and lighting the passage landing staircase and other parts of the building and enjoyed or used by the purchaser/s in common as aforesaid.
3. The costs of the decorating the exterior of the building.

4. The costs or the salaries of care-takers, clerks, bill collector, chowkidars, sweepers, malis, mistries etc. if any, to be appointed by the Association of the Owners of the flat and before formation of such Association by the Owners.
5. The costs of working and maintenance of light and service charges of the common areas and facilities.
6. The costs of working and maintenance of pump and equipments.
7. Municipal and other taxes and/or any levies.
8. Insurance of the building and pumps against all types of risks.
9. Capital or recurring expenditure for replacement of all or any item comprised in the general common parts and portions and common facilities.
10. Common other expenses as necessary or incidental for the maintenance of the said building and/or other taxes until separately assessed.

IN WITNESS WHEREOF the parties hereto have put their respective signature and seals on the day, the month and the year first above written.

SIGNED, SEALED & DELIVERED

In the presence of WITNESSES :-

1. Jagdev Prasad Gupta  
13, P. G. Road, Kol-700 039

SUMUKHAA CONSTRUCTIONS  
Rahul Basu *Rahul Basu* Partner  
Sauvee Basu *Sauvee Basu* Partner

SIGNATURE OF THE OWNER

2. Suman Ghosh  
Dulalpur Jore  
P. Haridwar  
Kol-104

LOKENATH CONSTRUCTION

*Jagadish Chatterjee*  
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by :-

Subhasish Mukherjee  
Advocate F/1447/2008  
Alipore Judges' Court,  
Kolkata - 700 027.

Computer typed by :-

Sudip Dolen  
Alipore Judges' Court,  
Kolkata - 700 027.

**MEMO OF RECEIPT**

RECEIVED from the within named Developer, the sum of  
Rs.5,00,000/- (Rupees Five Lakhs) only as per memo below :-

<u>Particulars</u>		<u>Amount (Rs.)</u>
1) By cheque no. 529127, dated 27.7.16 .. drawn on Corporation Bank, Bank, Kolkata-Alipore-PBB-0649 Branch.		50,000/-
2) By cheque no. 303155, dated 09.04.2017, 303177 104.2017 drawn on Corporation Bank, New Alipore Branch. PBB 0649	..	4,50,000/-
3) R.T.U.S Corporation Bank. (New Alipore) 000008129308	..	15,00,000/-
		Total Rs. 20,00,000/- =====

Total Rs.20,00,000/- (Total Rupees Twenty Lakhs) only as part payment from the total consideration of Rs.40,00,000/- (Rupees Forty Lakhs) only.

SUMUKHAA Gava SUMUKHAA Gava 67.000

Sarah Bard  
Partner

SIGNATURE OF THE OWNER

### **Witnesses :-**

Witnesses :-

2. Sammen Ghose

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

19-201718-006323390-1

BRN Date: 24/08/2017 17:30:58

BRN: IK00HBOHM5

Payment Mode

Online Payment

Bank:

State Bank of India

BRN Date: 24/08/2017 17:32:05

DEPOSITOR'S DETAILS

Name : BIKROM ROY  
 Contact No. :  
 E-mail :  
 Address : NABAPALLY

Applicant Name : Mr JALADHAR CHATTERJEE

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
 Payment No 5

Id No. : 16051000285963/6/2017

[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16051000285963/6/2017	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	16051000285963/6/2017	Property Registration- Registration Fees	0030-03-104-001-16	40021
Total				80042

In Words : Rupees Eighty Thousand Forty Two only

### Major Information of the Deed

Deed No / Year	I-1605-05449/2017		Date of Registration	25/08/2017
Deed Date	1605-1000285963/2017		Office where deed is registered	
Applicant Name, Address Other Details	11/08/2017 3:49:36 PM JALADHAR CHATTERJEE ALIPORE, Thana : Alipore, District : South 24-Parganas Mobile No. : 9899178938, Status : Advocate			
Transaction [0110] Sale, Development Agreement or Construction agreement	Additional Transaction [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 40,00,000/-]			
Set Forth value Rs. 4/-	Market Value			
Stampduty Paid(SD) Rs. 40,121/- (Article:48(g))	Registration Fee Paid Rs. 40,021/- (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:- Chetla, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jainuddin Mistry Lane, , Premises No. 42A, Ward No: 82

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Katha	1/-	1,15,05,920/-	Property is on Road

District: South 24-Parganas, P.S:- Chetla, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jainuddin Mistry Lane, , Premises No. 42D, Ward No: 82

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu		5 Katha	1/-	1,43,82,401/-	Property is on Road
Grand Total :					14.85Dec	2 /-	258,88,321 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

S2	On Land L2	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure
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Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	1000 sq ft	2 /-	7,50,000 /-	
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**Details :**

Name,Address,Photo,Finger print and Signature

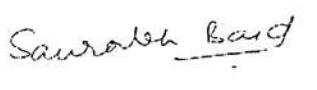
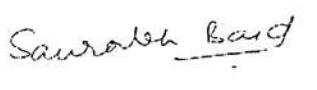
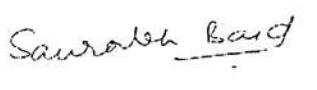
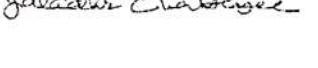
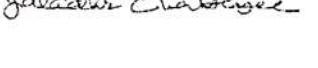
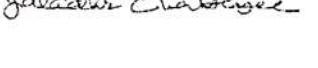
**SAMUKHAA CONSTRUCTION**

10, CANNING STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.: ANXPB9827Z, Status :Organization, Executed by: Representative, Executed by: Representative

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M/S. LOKENATH CONSTRUCTION</b> 8B, BRAUN FIELD ROW, P.O:- KHIDDERPORE, P.S:- Ekbalpore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700023 , PAN No.: AFKPC4216P, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr RAHUL BAID Son of Mr KARAN SINGH BAID Date of Execution - 25/08/2017, , Admitted by: Self, Date of Admission: 25/08/2017, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr> <tr> <td>Aug 25 2017 2:35PM</td><td>LTI 25/08/2017</td><td></td><td>25/08/2017</td></tr> </tbody> </table> <p>10, CANNING STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ANXPB9728J Status : Representative, Representative of : SAMUKHAA CONSTRUCTION (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr RAHUL BAID Son of Mr KARAN SINGH BAID Date of Execution - 25/08/2017, , Admitted by: Self, Date of Admission: 25/08/2017, Place of Admission of Execution: Office				Aug 25 2017 2:35PM	LTI 25/08/2017		25/08/2017
Name	Photo	Finger Print	Signature										
Mr RAHUL BAID Son of Mr KARAN SINGH BAID Date of Execution - 25/08/2017, , Admitted by: Self, Date of Admission: 25/08/2017, Place of Admission of Execution: Office													
Aug 25 2017 2:35PM	LTI 25/08/2017		25/08/2017										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr SAURABH BAID Son of Mr ANAND SINGH BAID Date of Execution - 25/08/2017, , Admitted by: Self, Date of Admission: 25/08/2017, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr> <tr> <td>Aug 25 2017 2:36PM</td><td>LTI 25/08/2017</td><td></td><td>25/08/2017</td></tr> </tbody> </table> <p>10, CANNING STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJPBP9827H Status : Representative, Representative of : SAMUKHAA CONSTRUCTION (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr SAURABH BAID Son of Mr ANAND SINGH BAID Date of Execution - 25/08/2017, , Admitted by: Self, Date of Admission: 25/08/2017, Place of Admission of Execution: Office				Aug 25 2017 2:36PM	LTI 25/08/2017		25/08/2017
Name	Photo	Finger Print	Signature										
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Aug 25 2017 2:36PM	LTI 25/08/2017		25/08/2017										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr JALADHAR CHATTERJEE (Presentant ) Son of Late AMBIKA CHARAN CHATTERJEE Date of Execution - 25/08/2017, , Admitted by: Self, Date of Admission: 25/08/2017, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr> <tr> <td>Aug 25 2017 2:34PM</td><td>LTI 25/08/2017</td><td></td><td>25/08/2017</td></tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr JALADHAR CHATTERJEE (Presentant ) Son of Late AMBIKA CHARAN CHATTERJEE Date of Execution - 25/08/2017, , Admitted by: Self, Date of Admission: 25/08/2017, Place of Admission of Execution: Office				Aug 25 2017 2:34PM	LTI 25/08/2017		25/08/2017
Name	Photo	Finger Print	Signature										
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Aug 25 2017 2:34PM	LTI 25/08/2017		25/08/2017										

BARUN FIELD ROW, P.O:- KHIDDERPORE, P.S:- Ekbalpore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, A/c No.: AFKPC4216P Status : Representative, Representative of : M/S. LOKENATH CONSTRUCTION (as SOLE PROPRIETOR)

Identifier Details :

Mr SOUMEN GHOSAL Son of Mr D H GHOSAL DULALPUR, P.O:- JOKA, P.S:- Thakurpukur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700104. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr RAHUL BAID, Mr SAURABH BAID, Mr JALADHAR CHATTERJEE	Name & address
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25/08/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SAMUKHAA CONSTRUCTION	M/S. LOKENATH CONSTRUCTION-6.6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SAMUKHAA CONSTRUCTION	M/S. LOKENATH CONSTRUCTION-8.25 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SAMUKHAA CONSTRUCTION	M/S. LOKENATH CONSTRUCTION-500.0000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	SAMUKHAA CONSTRUCTION	M/S. LOKENATH CONSTRUCTION-500.0000000 Sq Ft

Endorsement For Deed Number : I - 160505449 / 2017

On 16-08-2017

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,66,38,321/-

*Ch*

Amitava Chanda  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal

On 25-08-2017

**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 13:55 hrs on 25-08-2017, at the Office of the A.D.S.R. ALIPORE by Mr JALADHAR CHATTERJEE ..

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

Execution is admitted on 25-08-2017 by Mr RAHUL BAID, PARTNER, SAMUKHAA CONSTRUCTION (Partnership Firm), 10, CANNING STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr SOUMEN GHOSAL, , , Son of Mr D H GHOSAL, DULALPUR, P.O: JOKA, Thana: Thakurpukur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

Execution is admitted on 25-08-2017 by Mr SAURABH BAID, PARTNER, SAMUKHAA CONSTRUCTION (Partnership Firm), 10, CANNING STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr SOUMEN GHOSAL, , , Son of Mr D H GHOSAL, DULALPUR, P.O: JOKA, Thana: Thakurpukur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

Execution is admitted on 25-08-2017 by Mr JALADHAR CHATTERJEE, SOLE PROPRIETOR, M/S. LOKENATH CONSTRUCTION (Sole Proprietorship), 8B, BRAUN FIELD ROW, P.O:- KHIDDERPORE, P.S:- Ekbalpore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700023

Indetified by Mr SOUMEN GHOSAL, , , Son of Mr D H GHOSAL, DULALPUR, P.O: JOKA, Thana: Thakurpukur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 40,021/- ( B = Rs 40,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 40,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/08/2017 5:32PM with Govt. Ref. No: 192017180063233901 on 24-08-2017, Amount Rs: 40,021/-, Bank: State Bank of India ( SBIN0000001 ), Ref. No. IK00HBOHM5 on 24-08-2017, Head of Account 0030-03-104-001-16