

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached in this document are the part of this document.

H 574445

A.D.S.R., Howrah

07 AUG 2023

DEVELOPMENT AGREEMENT

District-Howrah

THIS DEVELOPMENT AGREEMENT is made on this the 7th day of August, 2023 (Two Thousand Twenty Three) A.D.

BETWEEN

(This document is digitally signed.)

PRABIR ROYCHOUDHURY (PAN - ACRPR9758B & AADHAR-4624 0139 6455) son of Late Phani Bhusan Roychoudhury, by faith Hindu, by Nationality Indian, by occupation Business, residing at 31/6, Baidikpara Lane, P.O. Hindmotor, P.S. Uttarpara, District Hooghly, Pin - 712233 hereinafter called and referred to as the '**FIRST PARTY**' (which terms or expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include **his** heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

M/S LOKENATH DEVELOPER, a Proprietorship firm being represented by its sole Proprietor **MR. RAMESH JANA** (AFRPJ2796Q & AADHAAR NO. 4959 5961 9758), son of Late Kartick Jana, by faith Hindu, by Nationality Indian, by occupation Business, residing at Bally, Ghoshpara, Post Office- Ghoshpara, Police Station-formerly Bally at present Nicchinda, District-Howrah, Pin Code No. 711227 hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include **its** / **his** respective heirs, executors, administrators, legal representatives, successors and assigns) of the **SECOND PART.**

WHEREAS ALL THAT piece and parcel of Bastu land measuring about 02 (Two) Katha, TOGETHER WITH 100 Sq.ft. R.T Shed structure standing thereon comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 previously under LR Khatian No. 32129 presently under LR Khatian No. 71719 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 within the jurisdiction of D.S.R. & A.D.S.R. Howrah, District-Howrah, West Bengal which is more-fully described in the First Schedule herein below is the subject matter of this Development Agreement.

WHEREAS the schedule mentioned property along with many other properties were originally belonged to **SUKUMAR DAS, RENU RANJAN DAS, SUBODH CHANDRA DAS**, who were the joint owners and occupiers of the aforesaid property by way possession in Rayata Dakhali Interest without any disturbance from any corner.

AND WHEREAS by dint of a registered Deed of Gift executed on 02/07/1984 subsequently registered in the year 1984 as Deed No. 2975 registered in D.S.R. Howrah **SUBODH CHANDRA DAS** gifted his property in favour of **RENU RANJAN DAS**.

AND WHEREAS RENU RANJAN DAS gifted $4 \frac{1}{3}$ decimal property in favour of **RANJIT KUMAR DAS** by dint of a registered Deed of Gift executed on 01/09/1986 subsequently registered in the year 1986 as Book No. 1, volume no. 21, pages from 185 to 190 being Deed No. 1329 for the year 1989 registered in A.D.S.R. Howrah

AND WHEREAS Arun Kumar Das, Subrata das, Pabitra Das, Sulekha Roy, Smt Sila Bose by dint of a registered Deed of Sale executed on 15/06/1987 registered in the year 1987 as Book No. 1, Volume No. 21 Deed No. 766 registered in ADSR Howrah sold out $4 \frac{1}{3}$ decimal property in favour of **RANJIT KUMAR DAS.**

AND WHEREAS RANJIT KUMAR DAS obtained peaceful possession in respect of the said property and sold out the same in favour of **SIMA KANGSABANIK** by virtue of registered Deed of sale, duly registered before the Office of the ADSR Howrah and recorded in Book No. 1, Volume No. 114, pages from 6 to 11 being No. 4634 for the year 1989.

AND WHEREAS by virtue of said deed of purchase **SIMA KANGSABANIK** became the absolute owner & occupier of **ALL THAT** piece and parcel of Bastu land measuring about 02 (Two) Katha, **TOGETHER WITH 100 Sq.ft. R.T Shed structure** standing thereon comprised in R.S. Dag No. 2974/3191

under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 within Mouza: Bally, J.L. No. 14. Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal morefully described in the schedule mentioned property and possessed the same by recording her name as **LR Khatian No. 32129** and paying necessary Taxes & Khajna to the concern Authorities without any disturbance from any corner and free from all encumbrance

WHEREAS SIMA KANGSABANIK, the 'LAND OWNER herein entered into a **GENERAL POWER OF ATTORNEY** registered in **ADSR Howrah**, recorded in Book No. 1, Volume No. 0502-2022, pages from 359800 to 359820 being no. 050209768 for the year 2022 with **SHAMPA KANGSABANIK** (PAN EJAPK8794J & AADHAAR 8026 6357 2454), Wife of Manoj Kangsabanik, Daughter of Ratan Kumar Kangsabanik, by faith Hindu, by occupation Housewife, residing at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 for look after the said property i.e. **ALL THAT piece and parcel of Bastu land measuring about 02 (Two) Katha, TOGETHER WITH 100 Sq.ft. R.T Shed structure standing**

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thereon comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No. 2885 appertaining to LR Dag No. 5474 under LR Khatian No. 32129 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal.

AND WHEREAS SHAMPA KANGSABANIK is not in a position to look after the said landed property and not interested or unwilling to continue the Power and accordingly they jointly canceled the said **GENERAL POWER OF ATTORNEY** registered in ADSR Howrah, recorded in Book No. 1, Volume No. 0502-2022, pages from 359800 to 359820 being no. 050209768 for the year 2022 and all the dispute have been settled in between them and said cancellation Deed registered in ADSR Howrah, recorded in Book No. IV, Volume No. 0502 2023, pages from 1012 to 1028 being no. 050200062 for the year 2023 .

WHEREAS SIMA KANGSABANIK, sold out ALL THAT piece and parcel of Bastu land measuring about 02 (Two) Katha, TOGETHER WITH 100 Sq.ft. R.T Shed structure standing thereon comprised in R.S. Dag No. 2974/3191 under R.S.

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Khatian No.2885 appertaining to LR Dag No. 5474 under LR Khatian No. 32129 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal through a registered sale deed register in ADSR Howrah, recorded in Book No. 1, Volume No. 0502-2023, pages from 39971 to 39996 being no. 050201066 for the year 2023 in favour of PRABIR ROYCHOUDHURY and possessed the same by recording his name as LR Khatian No. 71719.

AND WHEREAS the party of the First Part is sufficiently seized and possessed of ALL THAT piece and parcel of Bastu land measuring about 02 (Two) Katha, TOGETHER WITH 100 Sq.ft. R.T Shed structure standing thereon comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 under LR Khatian No. 32129 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal which have more particularly

described in the **FIRST SCHEDULE** hereunder and hereinafter called the **SAID PROPERTY**.

AND WHEREAS at present the party of the First Part hereto are desirous for making construction and raising a building at the said property, as described in **FIRST SCHEDULE** hereunder.

AND WHEREAS presently the **FIRST PARTY** hereto with an intention of construction of a new building thereon have declared and approached to the parties of the Second Part for doing the said act as **DEVELOPER**, since the occupiers are not such experienced regarding construction matter.

AND WHEREAS on the basis of such approach made by the **FIRST PARTY**, the **DEVELOPER** being experienced in developing of the property, have agreed to develop the said property, hereinafter called the "**SAID PROPERTY**" at their own costs and expenses on certain terms and conditions as hereunder.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

ARTICLE -A

DEFINITIONS

In this agreement the following terms, unless which contrary to the context mean and include the follows:-

1. **SAID PROPERTY:** shall mean **ALL THAT** piece and parcel of Bastu land measuring about 02 (Two) Katha, **TOGETHER WITH 100 Sq.ft. R.T Shed** structure standing thereon comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 previously under LR Khatian No. 32129 presently under LR Khatian No. 71719 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal, as fully mentioned and described in the **SCHEDULE** hereunder written.
2. **FIRST PART** shall mean and include **PRABIR ROYCHOUDHURY** including **his** heirs, executors, successors, administrators, legal representatives and assigns.
3. **DEVELOPER/SECOND PART** shall mean and include **M/S LOKENATH DEVELOPER**, a Proprietorship firm being represented by its sole Proprietor **MR. RAMESH JANA** including **his** heirs, legal representatives, and executors, successors-in-interest assigns etc.
4. **BUILDING** shall mean the proposed multi-storied building or upto any storey or stories to be constructed on the said plot of land as per sanctioned plan and/or AS-MADE sketches Plan from Nischinda Gram Panchayet.

5. **SALEABLE SPACE** shall mean excluding ground floor space in the building available for independent use and occupation after maintaining due provisions for common facilities and the space required thereof.

6. **ARCHITECT** shall mean any person or persons or firm or firms appointed or nominated by the said DEVELOPER as architect of the building.

7. **UNIT** shall mean include the flat/shops/workshop etc, with proportionate share of land underneath in the said premises and common space in the said premises.

8. **COMMON AREAS** shall mean the area of the lobbies, staircase landing, open space, outer wall of the newly constructed building and other portions of the buildings intended or required for ingress and egress from any portion/flat or for providing free access to such portions/flat for the use of the **FIRST PARTY** of the flat/shop/room/workshop i.e. place for installation of electric meter, water pump, overhead tank, underground reservoir.

9. **COMMON FACILITIES AND AMENITIES** shall mean and include corridors stair-cases, stair-ways, of all sides including middle portion of open space/ways, water pump, pump room, over head tank and the roof of the prospective building will belong to the **FIRST PARTY**.

10. **COMMON PORTIONS** shall mean the common installation in the building for common use and utility i.e. plumbing, electrical wiring, drainage and other installations, fittings,

fixtures and machineries which are not exclusive of any portion/flat and which are specified as common by the DEVELOPER.

11. FIRST PART ALLOCATION shall mean **5% area in the Ground floor** of the proposed multistoried building together with undivided proportionate share of land.

12. DEVELOPER'/SECOND PART ALLOCATION shall mean Balance Area / Floor constructed over the sanction area together with undivided proportionate share of land after deducting the **FIRST PARTY** allocated area together with undivided proportionate share of land **SAVE AND EXCEPT** the area to be constructed in the said premises together with right liability, interest in the common facilities and amenities including common rights to use as well as the absolute right for, by way of Sale, Lease, Sub - Lease, Assign, Salami, Tenancy, Leave & License or in any way as per terms and conditions as specifically mentioned herein and to deal with the same without affecting / encumbering the occupiers' allocated area.

13. TRANSFERREES shall mean the person, firm, limited company, Association or persons to whom any pace/flat/shop/workshop in the building is proposed to be transferred on tenancy and lease basis.

14. It is intended and agreed by and between the parties hereto that this agreement shall be a complete record of the Agreement between the parties regarding the subject matter hereof and in

complete suppression of the negotiation before the execution of these presents.

15. That the roof right is the property of FIRST PARTY and also intending purchaser/s.

ARTICLE -B

COMMENCEMENT AND FIELD OF THE AGREEMENT :- This agreement shall come into effect automatically and immediately on execution of these present by and between the parties hereto,

ARTICLE - C

FIRST PART RIGHTS AND OBLIGATIONS AND REPRESENTATIONS

1. The FIRST PARTY are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the said premises free from all encumbrances, charges, liens, lispens trusts, requisition, acquisition, whatsoever nature and have a valid marketable title on the said property.
2. The FIRST PARTY have absolute right and authority to develop the said property.
3. The said property is otherwise free from all encumbrances, charges, liens, lispens, attachments, whatsoever or howsoever.

ARTICLE -D

DEVELOPER'S RIGHTS AND RESPONSIBILITIES

1. The DEVELOPER will pay all arear taxes, if any and will complete mutation of the said property before the record of **Nischinda Gram Panchayet** as well as in the settlement. Thereafter will any sketches Plans and/or AS-MADE sketches Plans from the **Nischinda Gram Panchayet** and /or concerned authority and will supply copy of the same to the **FIRST PARTY**. All the above-said works will be done with expenses of the DEVELOPER.
2. That the DEVELOPER will demolish existing structure of the **FIRST SCHEDULE** mentioned Property in their own cost and all scraps and/or demolished articles will take by the DEVELOPER and complete the construction of the said portion as per specification mentioned in the **Third scheduled** of this Agreement to the **FIRST PARTY** as their possession is existing as present. Thereafter the DEVELOPER will demolish the existing structure of the **First schedule** mentioned property and complete the construction of the said agreement.
3. Construction of the multi-storied building with all ancillary services be completed in all respect as per the plan, the details and specification mentioned in the **Third schedule** thereof within **36 (thirty Six) months from the date of obtaining Sanctioned plan**, if any dispute will not arise either civil or criminal as aforesaid and the building shall be constructed for residential purpose and/or commercial purpose.

4. The DEVELOPER will be the only and the exclusive builder and during the subsistence of this agreement, they will complete the construction of the building with the standard materials as would be available in the market as the construction of building will be good in quality.
5. The DEVELOPER shall have the sole authority to tenancy and lease out of the flats/shops of DEVELOPER' allocated portions in the proposed new building at the said premises and/or any portion/portions thereof including common areas and facilities including the right to use thereof after completion of the **FIRST PARTY** allocation and possession to them.
6. The DEVELOPER will be entitled to recover all costs, charges, expenses incurred by the DEVELOPER towards construction of the proposed new multi- storied building in addition to the profit from the prospective tenants and lessees of the flats/shops of their said allocated area out of total constructed area save & except the ground floor within the proposed new building as per terms of this agreement.
7. The construction work of the proposed new building will be completed within **36 (thirty Six) months from the date of obtaining Sanctioned plan.**

ARTICLE -E

CONSIDERAION

1. The **FIRST PARTY** will execute a registered Development Power of Attorney to be prepared by the Advocate of the DEVELOPER as may be required for the purpose of all necessary

permission with construction of the building for perusing following up the matter with the statutory authorities and to do all acts, regarding construction work and also to- negotiate with the prospective buyer to enter into receive consideration money part or full for the DEVELOPER' allocated area only as well as for fulfillment and smooth completion of the entire project.

2. The **FIRST PARTY** or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof any by the DEVELOPER and will not interfere with right of the DEVELOPER to construct and complete the said building, if they will not violate the terms and conditions of this agreement.

3. The DEVELOPER will at its own costs and expenses and without creating any financial or other liability upon the FIRST PARTY, construct and complete the building in accordance with the building plan and any amendment thereto or modification thereof made caused to be the DEVELOPER. The second party shall be liable and reasonable for the said construction of the proposed building. All costs charges and expenses relating to the said building and development of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the DEVELOPER and FIRST PARTY shall have no liability whatsoever in this context.

4. The FIRST PARTY, on being requested by the DEVELOPER, will execute the necessary Agreement for **Sale/ Sell/ Lease/**

Assign / Mortgage / Tenancy and also register Deed of Conveyance, Deed of Sale, Deed of Gift, **Assign, Mortgage, Tenancy, Leave and License** in favour of the intending purchaser/s, tenant/s and lessee/s of the DEVELOPER' choice for its allocated portion in the new building wherein the DEVELOPER shall also be join as the Confirming Party.

ARTICLE -F

RATES & TAXES

1. The DEVELOPER hereby undertake and agree to pay the **Nischinda Gram Panchayet** tax, water tax and all other taxes as being paid by the DEVELOPER under this agreement till the development of the property from the date of taking over the possession. Be it mentioned the **FIRST PARTY** shall not pay any maintenance and taxes their proportionate allotted portion at present and/or future.

ARTICLE -G

COMMON RESTRICTION

1. None of the transferee and occupier shall demolish or permit demolition of any of the main structure in their allocated portion or any part thereof.
2. Subject to the DEVELOPER fulfilling the obligation and commitment as specified herein, the owner will not be do any act or thing whatsoever by which the DEVELOPER shall be prevented from construction and/or completion of the said building in time i.e. **36 months**.

ARTICLE -H
LEGAL COMPLIANCE

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the DEVELOPER to comply with all other legal formalities and that the DEVELOPER shall provide all facilities and both the DEVELOPER & **FIRST PARTY** will execute all documents as shall be required under this law for this purpose.

2. The DEVELOPER and its representative will be duly authorized and/or empowered by the **FIRST PARTY** and under a duly executed power of Attorney to sign, execute and register all such deeds papers and documents on behalf of and in the name of the **FIRST PARTY**.

3. The **FIRST PARTY** will hand over the true certified copies of all original documents and title deed/deeds to the DEVELOPER for their Advocate in execution of this presents and always will be liable to produce the originals as and when necessary.

ARTICLE -I
MISCELLANEOUS

1. The **FIRST PARTY** and the DEVELOPER has entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to be constructed as

partnership between the DEVELOPER and the **FIRST PARTY** but as joint venture between the parties hereto.

2. There is no existing agreement regarding the development and/or the sale of the said premises and that all other agreement prior to this agreement cancelled and/or being superseded by this agreement. The **FIRST PARTY** hereby declared that they have not entered into any agreement with anybody for development of the said premises except the DEVELOPER herein.

3. This agreement or benefit hereunder shall not be transferable or assignable by the DEVELOPER in whole or in part in any respect.

4. All amendment and/or agenda to this agreement are valid only if made in writing and sign by both the parties.

5. Each terms of this agreement shall be the consideration for the other terms.

ARTICLE -J

FORCE MAJEURE

1. Force majeure is herein defined as

a. Any cause which is beyond the control of the DEVELOPER or owner as the case may be.

b. Natural phenomenon including but not limited to whether conditions of floods, earthquake and epidemics.

c. Accidents and disruption including but not limited to fires explosive break down of initial machineries or equipment and power shortage.

FIRST SCHEDULE
ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring about 02 (Two) Katha, TOGETHER WITH 100 Sq.ft. R.T Shed structure standing thereon comprised in R.S. Dag No. 2974/3191 under R.S. Khatian No.2885 appertaining to LR Dag No. 5474 previously under LR Khatian No. 32129 presently under LR Khatian No. 71719 within Mouza: Bally, J.L. No. 14, Revenue Survey No. 1767, Touzi No. 3989 Hooghly, under Nischinda Gram Panchayet, situated at Jagadish Basu Sarani, North Ghoshpara, Galasara, P.O. Ghoshpara, P.S. Bally at present Nischinda, District Howrah, West Bengal, Pin - 711227 within the jurisdiction of D.S.R. & A.D.S.R., Howrah, District-Howrah, West Bengal, together with all right of easements and appurtenances thereto and the said land is butted and bounded as follows :-

ON THE NORTH	Property of Sankar Kangsabanik & Others
ON THE SOUTH	18'-04" Panchayet Road
ON THE EAST	5'-00" Common Passage
ON THE WEST	Property of Sankar Kangsabanik & Others

SECOND SCHEDULE
ABOVE REFERRED TO
(Allocation)

1. **FIRST PART ALLOCATION** shall mean 5% area in the **Ground floor** of the proposed multistoried building together with undivided proportionate share of land.

2. **DEVELOPER'/SECOND PART ALLOCATION** shall mean Balance Area / Floor constructed over the sanction area together with undivided proportionate share of land after deducting the **FIRST PARTY** allocated area together with undivided proportionate share of land **SAVE AND EXCEPT** the area to be constructed in the said premises together with right liability, interest in the common facilities and amenities including common rights to use as well as the absolute right for, by way of Sale, Lease, Sub Lease, Assign, Sale, Tenancy, Leave & License or in any way as per terms and conditions as specifically mentioned herein and to deal with the same without affecting / encumbering the occupiers' allocated area.

*Devshi Jain***THIRD SCHEDULE****ABOVE REFERRED TO****SPECIFICATION OF CONSTRUCTION**

- | | | |
|----|--------------------|--|
| 1 | Foundation | : R.C.C. 5" <i>outside & inside wall.</i> |
| 2 | Floor | : Tiles |
| 3 | Wall | : Plaster of Putty. |
| 4 | Door | : Main entrance door and all other living room doors will be flush door and toiler doors will be of PVC make |
| 5 | Window | : Sliding aluminum windows fitted with glass and iron grill. Windows will be two & three part |
| 6 | Toilet | : Each Toilet will be fitted with glazed tiles up to 6ft and one Commode/Indian pan with 03 Nos. Tap and water connection |
| 7 | Kitchen | : Glazed tiles up to 3 ft. in front of the cooking table made of marble slab/black stone measuring 7 ft. length and 24" width fitted with one stainless steel sink & Tap |
| 8 | Wiring | : Concealed wiring |
| 9 | Electrical points | : As per discussion |
| 10 | Water supply | : Twenty-four hours supply |
| 11 | Transformer | Transformer cost will chargeable |
| 12 | Pipe Line | PVC Pipe Line |
| 13 | Extra Work | For Extra Work extra Cost will be borne by the Purchaser (will be negotiable time to time) |

IN WITNESS WHEREOF the parties hereto sign on this Agreement at Howrah on this day, month and year first above written in the presence of:-

SIGNED, SEALED AND DELIVERED

in the presence of :-

WITNESSES :-

1. Sanjay Kumar.
Harnam Singh Court
Howrah. 711001.

2. Rakshit K. Jha
Bela Nischinda
Howrah. 71227.

Rabi Raghunath

SIGNATURE OF THE FIRST PARTY.

Drafted by me on the basis of papers Supplied by the parties and as per Instruction of the parties herein and read over and explained the contents of this *Development Agreement* to the Owner herein in *his* mother language which he admitted to be correct.

LOKENATH DEVELOPER

Ramesh Jha

Proprietor

**SIGNATURE OF THE DEVELOPER/
SECOND PARTY.**

Sanjay Kumar
Advocate
Howrah Judges' Court
Typed by :- Firoj Ali Mullick

Sanjay Kumar
F 245/2013

FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature D. R. Raghunath

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Ramesh Jha

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature _____

Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240158882131

GRN Details

GRN:	192023240158882131	Payment Mode:	Online Payment
GRN Date:	07/08/2023 10:24:09	Bank/Gateway:	State Bank of India
BRN :	IK0CJYKMQ7	BRN Date:	07/08/2023 10:25:13
GRIPS Payment ID:	070820232015888212	Payment Init. Date:	07/08/2023 10:24:09
Payment Status:	Successful	Payment Ref. No:	3001999101/3/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ramesh Jana
Address:	Bally Howrah, West Bengal, 711227
Mobile:	9836598122
Contact No:	6989898989
Depositor Status:	Buyer/Claimants
Query No:	3001999101
Applicant's Name:	Mr Sanjoy Kumar
Identification No:	3001999101/3/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 3
Period From (dd/mm/yyyy):	07/08/2023
Period To (dd/mm/yyyy):	07/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3001999101/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	20
2	3001999101/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				41

IN WORDS: FORTY ONE ONLY.

Major Information of the Deed

Deed No :	I-0502-08106/2023	Date of Registration	07/08/2023
Query No / Year	0502-3001999101/2023	Office where deed is registered	
Query Date	04/08/2023 4:47:16 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Sanjoy Kumar Howrah, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 6989898989, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 200/-		Rs. 18,09,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 5,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks			

Land Details :

District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711227

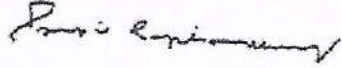
Sch. No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5474 (RS :-)	LR-71719	Bastu	Bastu	2 Katha	100/-	17,82,000/-	Property is on Road Adjacent to Metal Road,
Grand Total :					3.3Dec	100 /-	17,82,000 /-	

Structure Details :

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

Lord Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Prabir Roy Choudhury Son of Late Phani Bhusan Roy Choudhury Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office			
	07/08/2023	LTI 07/08/2023	07/08/2023
31/6 Baidikpara Lane, City:- , P.O:- Hindmotor, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712233 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: acxxxxxx8b, Aadhaar No: 46xxxxxxxx6455, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office			

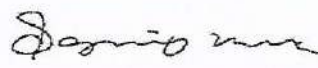
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms Lokenath Developer Bally Ghoshpara, City:- , P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227 , PAN No.: afxxxxxx6q, Aadhaar No: 49xxxxxxxx9758, 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 Ramesh Jana (Presentant) Son of Mr Kartick Jana Date of Execution - 07/08/2023, , Admitted by: Self, Date of Admission: 07/08/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Aug 7 2023 12:49PM</td> <td>LTI 07/08/2023</td> <td>07/08/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Ramesh Jana (Presentant) Son of Mr Kartick Jana Date of Execution - 07/08/2023, , Admitted by: Self, Date of Admission: 07/08/2023, Place of Admission of Execution: Office					Aug 7 2023 12:49PM	LTI 07/08/2023	07/08/2023
Name	Photo	Finger Print	Signature										
Mr Ramesh Jana (Presentant) Son of Mr Kartick Jana Date of Execution - 07/08/2023, , Admitted by: Self, Date of Admission: 07/08/2023, Place of Admission of Execution: Office													
	Aug 7 2023 12:49PM	LTI 07/08/2023	07/08/2023										
Bally Ghosh Para, City:- , P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx6Q, Aadhaar No: 49xxxxxxxx9758 Status : Representative, Representative of : Ms Lokenath Developer (as proprietor)													

er Details :

	Photo	Finger Print	Signature
Sanjoy Kumar of Late S Raj Howrah, City:- , P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN:- 711101			
	07/08/2023	07/08/2023	07/08/2023
Identifier Of Mr Prabir Roy Choudhury, Mr Ramesh Jana			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Prabir Roy Choudhury	Ms Lokenath Developer-3.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Prabir Roy Choudhury	Ms Lokenath Developer-100.00000000 Sq Ft

Land Details as per Land Record

District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part), JI No: 14, Pin Code : 711227

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5474, LR Khatian No:- 71719	Owner:প্রবীর রায় চৌধুরী, Gurdian:ফরীদুজ্জামান রায় চৌধুরী. Address:নিজ , Classification:বাস্ত, Area:0.03300000 Acre,	Mr Prabir Roy Choudhury

04-08-2023

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 18,09,000/-



Provash Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

On 07-08-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number - 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:39 hrs on 07-08-2023, at the Office of the A.D.S.R. HOWRAH by Mr Ramesh Jana ,.

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

Execution is admitted on 07/08/2023 by Mr Prahir Roy Choudhury, Son of Late Phani Bhisan Roy Choudhury, 31/6 Baidikpara Lane, P.O: Hindmotor, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712233, by caste Hindu, by Profession Business

Indetified by Mr Sanjoy Kumar, , Son of Late S Raj, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-08-2023 by Mr Ramesh Jana, proprietor, Ms Lokenath Developer (Sole Proprietorship), Bally Ghoshpara, City:- , P.O:- Ghoshpara, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711227

Indetified by Mr Sanjoy Kumar, , Son of Late S Raj, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (₹ = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/08/2023 10:25AM with Govt. Ref. No: 192023240158882131 on 07-08-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CJYKMQ7 on 07-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 20/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 675, Amount: Rs.5,000.00/-, Date of Purchase: 02/08/2023, Vendor name: SOMA SHEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/08/2023 10:25AM with Govt. Ref. No: 192023240158882131 on 07-08-2023, Amount Rs: 20/-, Bank: State Bank of India (-SBIN0000001), Ref. No. IK0CJYKMQ7 on 07-08-2023, Head of Account 0030-02-103-003-02



Provash Adhikary
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

of Registration under section 60 and Rule 69.
entered in Book - I
Volume number 0502-2023, Page from 236954 to 236987
Deed No 050208106 for the year 2023.



Digitally signed by PROVASH
ADHIKARY
Date: 2023.08.07 16:34:54 +05:30
Reason: Digital Signing of Deed.

(Provash Adhikary) 2023/08/07 04:34:54 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)