103/18

I. 80/18

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

D 811048

A-1-6282/18
10/01/18, 12:39

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 10th day of January, 2018

BETWEEN

SRI KALLOL DE (PA.N. ADTPD2318L), son of Late Dr. Tarun Sashi De, by Nationality Indian, by faith Hidnu, by occupation Business, residing at 16B, Jheel Road, Post Office Santoshpur, Police Station Garfa (erstwhile Kasba), Dist. South 24 Parganas, Kolkata-700 075, hereinafter referred to as the LEASE HOLDER/LAND OWNER (which term shall unless excluded by or repugnant to the context shall mean and include all his heirs, legal representatives, successors, executors, administrators and assigns) of the ONE PART;

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

Additional District Sub-Registrar,
Garia, South 24 Parganas

10 JAN 2018

Additional District Sub-Registrar,
Garia South 24 Parganas

10 JAN 2018

subsequently on receipt of the sanctioned building plan by executing a Supplementary Development Agreement. The said owner's allocation shall be properly demarcated in the copy of the sanctioned building plan and shall be a part of the supplementary agreement.

SCHEDUKE "C" ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT 60% of the construction area of the proposed G plus 4 storied building to be constructed in terms of the sanctioned Building Plan upon the Schedule property particularly described in the Schedule "A" with all complete fittings, fixtures, structures, connections of the specified quality whatsoever together with the undivided proportionate impartible share or interest in the land underneath and the common facilities, amenities, spaces and all management, maintenance, charges whatsoever will be applied therein along with 60% of the available car parking spaces. Demarcation of Developer's allocation in different floors of the proposed building would be made subsequently on receipt of the sanctioned building plan by executing a Supplementary Development Agreement. The said Developer's allocation shall be properly demarcated by green verges in the copy of the sanctioned building plan and shall be a part of the supplementary agreement.

SCHEDULE "D" ABOVE REFERRED TO

(Common Areas/Service Attached with the Land Owner's Allocation)

1. Lift, Stair-case on all floors as per specification Marble finished.
2. Stair-case landings on all floors as per specifications Marble finished.
3. Common passages and lobbies on the Ground Floor including passages on the Eastern, Western, Southern and Northern side of the Building and all passage for ingress and egress from the Flats to the Municipal road.

subsequently on receipt of the sanctioned building plan by executing a Supplementary Development Agreement. The said owner's allocation shall be properly demarcated in the copy of the sanctioned building plan and shall be a part of the Supplementary Agreement.

It is to be noted that the Developer/Second Party shall construct the proposed building with standard and specified quality material and strictly as per sanctioned Building Plan and any deviation of the Building Plan, if required, shall be done only through mutual agreement between the parties hereto and as per subsequent sanction of the Rajpur Sonarpur Municipality.

1.8 **DEVELOPER'S ALLOCATION** shall mean the whole of the proposed newly constructed building as per plan to be sanctioned by the Rajpur Sonarpur Municipality with proportionate share in the land underneath the building excepting owner's allocation as detailed in clause No. 1.7 written hereinabove in the proposed new building to be built over the said plot of land with the right to enter in to any agreement for sale and any type of transfer, lease or in any way deal with the same.

1.9 **THE ARCHITECT** shall mean such person or persons having requisite qualification to be appointed by the Developer for designing and planning the proposed new building.

1.10 **BUILDING PLAN** shall mean architectural and construction plan or plans to be prepared by the Developer at its own cost duly approved by the Owner to be sanctioned by the Rajpur Sonarpur Municipality on the basis of which the Developer shall construct the proposed new building.

1.11 **TIME** shall mean the maximum time span mutually agreed upon between the parties for completion of construction of the proposed new building and handing over the peaceful possession of the owner's allocation which is eighteen months from the date of receipt of the sanction plan and/or from the

Additional District Sub-Registrar,
Garia South 24 Parganas

10 JAN 2018

Additional District Sub-Registrar,
Garia South 24 Parganas

10 JAN 2018

Major Information of the Deed

Deed No :	I-1629-00080/2018	Date of Registration	10/01/2018
Query No / Year	1629-1000006282/2018	Office where deed is registered	
Query Date	08/01/2018 10:50:07 AM	A.D.S.R. GARIA, District: South 24-Pargana	
Applicant Name, Address & Other Details	S N Bhattacharya High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830021148, Status :Advocate		

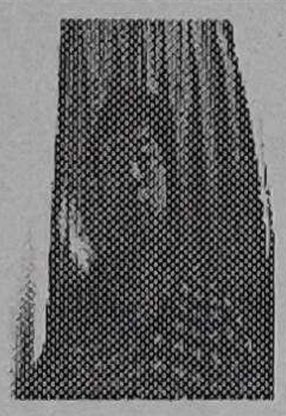
Transaction	Additional Transaction
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Ot than Immovable Property, Receipt [Rs : 15,00,000/-]
Set Forth value	Market Value
Rs. 15,00,000/-	Rs. 72,65,042/-
Stampduty Paid(SD)	Registration Fee Paid
Rs. 10,021/- (Article:48(g))	Rs. 15,021/- (Article:E, E, B)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(U area)

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Fartabad Road, Mouza: Barhans Fartabad

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detail
L1	RS-3557	RS-663	Bastu	Bagan	2 Katha 1 Sq Ft	7,50,000/-	36,32,521/-	Width of Approa Road: 20 Ft., Adjacent to Met Road,
L2	RS-3558	RS-370	Bastu	Bagan	2 Katha 1 Sq Ft	7,50,000/-	36,32,521/-	Width of Approa Road: 20 Ft., Adjacent to Met Road,
		TOTAL :			6.6046Dec	15,00,000 /-	72,65,042 /-	
	Grand Total :				6.6046Dec	15,00,000 /-	72,65,042 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	Mr Kallol De Son of Late Dr Tarun Sashi De Executed by: Self, Date of Execution: 10/01/2018 , Admitted by: Self, Date of Admission: 10/01/2018 ,Place : Office	 10/01/2018	 LTI 10/01/2018	 10/01/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Kallol De	Progressive Construction-3.30229 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Kallol De	Progressive Construction-3.30229 Dec

Endorsement For Deed Number : I - 162900080 / 2018

On 08-01-2018

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 72,65,042/-

Abhijit Bera
ADDITIONAL DISTRICT SUB-REGISTRA
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 10-01-2018

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 (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 10-01-2018, at the Office of the A.D.S.R. GARIA by Mrs Ketaki Das ,

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

Execution is admitted on 10/01/2018 by Mr Kallol De, Son of Late Dr Tarun Sashi De, 16 B, Jheel Road, Now P. S. - Garfa, P.O: Santoshpur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Indetified by Mr Santanu Paul, , , Son of Mr Paritosh Paul, Narkel Bagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

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

Execution is admitted on 10-01-2018 by Mrs Ketaki Das, Partner, Progressive Construction (Private Limited Company), Kandarpapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Santanu Paul, , , Son of Mr Paritosh Paul, Narkel Bagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

Execution is admitted on 10-01-2018 by Mrs Reshmi Gaji, Partner, Progressive Construction (Private Limited Company), Kandarpapur, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Santanu Paul, , , Son of Mr Paritosh Paul, Narkel Bagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service